

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, AUGUST 5, 2019
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER PAMELA L. HOWETH**
- A. 3. INVOCATION BY COUNCIL MEMBER PAMELA L. HOWETH**
- A. 4. APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING (BUDGET WORKSHOP) OF JUNE 13, 2019 AND THE REGULAR CITY COUNCIL MEETING OF JULY 15, 2019**

Public Hearing

- B. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6227**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Three Two-Family, Single-Story Patio Homes in an R-1 (One Family Residential) District/College Park Overlay District at 802/804, 806/808 and 810/812 North Broughton Street, being Lots 8, 9 and 10, Block 1, Boyer & Lucas Addition (Lazy L Enterprises, Owner; William Magers, Representative; Holley Homes, General Contractor; and Underwood Drafting and Surveying, Inc., Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- B. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6228**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Single-Story Patio Home in an R-1 (One Family Residential) District/College Park Overlay District at 800 North Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition (Lazy L Enterprises, Owner; William Magers, Representative; Holley Homes, General Contractor; and Underwood Drafting and Surveying, Inc., Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- B. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6229**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Permanent Makeup/Micro-Blading in a C-2 (General Commercial) District/Central Business District at 125 East Wall Street, being part of Lot 7, Block D, T.J. Shannon's Supplement (John and Sharen Arriazola, Owners; and Madelyn Greenwood, Tenant); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- B. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6230**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Permanent Makeup/Micro-Blading in a C-1 (Retail Business) District/Central Business District at 105 South Travis Street, Suite 200, being the west one hundred feet of the north one-half of Lot 2, Block 5, Original Town Plat (OTP) (Reid and Dana Fady, Owners; and Brittney Evans, Plushed Spa, Tenant); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

B. 5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6231

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Automobile Sales in a C-1 (Retail Business) District at 1908 East Lamar Street, being Lot 1, Block 1, East Side Business Park (Christobal Madrid, Owner; Brigitte Arndt, Tenant; and Helvey-Wagner Surveying, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

B. 6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6232

Amending Section 6.11, Ordinance No. 2280, so as to Grant a Planned Development for Terra Perpetua Village in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway), being 245.83 acres in the Sherrod Dunman Survey, Abstract No. 329 (Terra Perpetua, LLC, Owners; Bryan Klein, ION Design Group, Representative; Bush Architects, LLC, Architect; and Underwood Drafting and Surveying, Inc., Surveyor); Providing for a Repealer Clause; Providing that this Planned Development shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

Close Public Hearing and Consider Adoption of Ordinances

B. 7. ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 6227, 6228, 6229, 6230, 6231 and 6232

B. 8. CONSENT AGENDA

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

Resolutions

C. 1. RESOLUTION NO. 6501

Authorizing Execution of an Economic Development Program Agreement with Jeremy and Natalie Roberts for the Grant of Incentives Pursuant to Chapter 380 of the Texas Local Government Code

C. 2. RESOLUTION NO. 6502

Authorizing Execution of a Professional Services Agreement with Hidell and Associates Architects, Inc. for Pre-Design and Site Evaluation Services for the New Sherman Police Headquarters

C. 3. RESOLUTION NO. 6503

Authorizing the Acceptance of a General Warranty Deed from RTS Enterprises, Inc. for the Conveyance of a 0.85 acre tract of land, more or less, situated in the S. M. McGlothlin Survey, Abstract No. 811, City of Sherman, County of Grayson, State of Texas, being more fully described by metes and bounds in the attached Exhibit "A" and illustrated in the attached Exhibit "B"

C. 4. * RESOLUTION NO. 6504

Authorizing Execution of a Professional Services Agreement with Kimley-Horn and Associates, Inc. for the Engineering Design and Services for Improvements of the Center Street Bridge over Post Oak Creek

C. 5. RESOLUTION NO. 6505

Awarding a Bid to and Authorizing Execution of a Contract with North Rock Construction, LLC for Construction of an Outdoor Basketball Facility at Pecan Grove West Park

- C. 6. **RESOLUTION NO. 6506**
Affirming the City of Sherman's Support of and Partnership with the 2020 Census
- C. 7. *** RESOLUTION NO. 6507**
Authorizing Execution of a School Resource Officer Interlocal Agreement between the City of Sherman and the Sherman Independent School District
- C. 8. *** RESOLUTION NO. 6508**
Declaring the City of Sherman's Eligibility and Intention to Renew its Tax Abatement Program to Promote Development/Redevelopment in the Central Business District of the City; Establishing Guidelines and Criteria
- C. 9. *** RESOLUTION NO. 6509**
Abandoning a Portion of a Ten Foot (10') Utility Easement located in Lot 4 of West Canyon Creek Estates, Section 1, filed of record in Volume 22, Page 121, Plat Records, Grayson County, Texas, and being more particularly described on the Exhibit "A" attached hereto and made a part hereof for all purposes

Change Orders

- D. 1. *** CHANGE ORDER NO. 1**
Shepherd Drive Woodbine #1 Well Repairs; Weisinger Incorporated; \$7,070.00 Decrease

Other Business

- E. 1. **OTHER BUSINESS**
Receive Quarterly Progress Report from Sherman Economic Development Corporation President Kent Sharp
- E. 2. **OTHER BUSINESS**
Consider Charter Amendments proposed by the Charter Review Commission for the November 5, 2019 Special Election
- E. 3. **OTHER BUSINESS**
Receive Update from Public Works Manager Kevin Winkler on the City's Brush and Bulk Waste Program
- E. 4. **OTHER BUSINESS**
Review 2019-2020 Draft Budget
- E. 5. **OTHER BUSINESS**
Discussion of the Proposed Tax Rate for Fiscal Year 2019-2020 and Scheduling Public Hearings for the Budget and Proposed Tax Rate
- E. 6. **OTHER BUSINESS**
Review of the Draft Capital Improvement Program (CIP) 2019-2024 and Set a Public Hearing for Monday, August 19, 2019
- E. 7. *** OTHER BUSINESS**
Approve Quarterly Investment Report for Quarter Ended June 30, 2019

E. 8. * OTHER BUSINESS

Site Plan Approval for Sherman Crossroads, LTD, Owners; ClayMoore Engineering, Inc., Engineer; Matt Moore, Representative; Rogue Architects, Architect; and Daniel Reece, Landscape Architect under Ordinance No. 2252, Article IV, Section 410 (2)(j), concerning the property located at 3612 South U.S. Highway 75, being Lot 1, Block 2, Sherman Crossroads, Phase 2, containing 1.527 acres in the Preston Kitchen Survey, Abstract No. 667, for a McDonald's Restaurant with Drive-Thru in the Blalock Industrial Park/Blalock Commercial Overlay District

E. 9. * OTHER BUSINESS

Replat Approval of Sherman Crossroads, Phase II, Lots 1R, 4 and 5, Block 2, a Replat of Lot 1, Block 2, Sherman Crossroads, Phase II, being part of Lot 1, Block 2, Sherman Crossroads, Phase II, containing 13.497 acres in the Preston Kitchen Survey, Abstract No. 667; Sherman Crossroads, LTD, Owners; ClayMoore Engineering, Inc., Engineer; McDonald's USA, LLC, Developer; and JPH Land Surveying, Inc., Surveyor (3200-3600 blocks of South U.S. Highway 75)

E. 10. * OTHER BUSINESS

Replat Approval of Dr. Swamy Addition II, a Replat of Lot 1, Block A of Dr. Swamy Addition, Lots 1-7, Block A, being a part of the William Milligan Survey, Abstract No. 875 and Lot 1, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 1.035 acres; One Ganesha, LTD, Owners; Srinivasa A. and Sudha Reddy, Developer; and Underwood Drafting and Surveying, Inc., Surveyor (6118 Swamy Drive)

E. 11. * OTHER BUSINESS

Replat Approval of Dr. Swamy Addition III, a Replat of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, being all of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 4.044 acres; One Ganesha, LTD, Owners; Areshaya Sherman, LLC, Developer; and Underwood Drafting and Surveying, Inc., Surveyor (2511 Swamy Drive)

E. 12. * OTHER BUSINESS

Replat Approval of College Park Addition, Block 7, Lots 10R1 & 10R2, a Replat of part of Lot 9 and all of Lot 10, Block 7, College Park Addition, being part of Lot 9 and all of Lot 10, Block 7, College Park Addition; Oraporn and Kham Sansavath, Owners; and Preston Trail Land Surveying, Surveyor (802 North Cleveland Avenue)

I. CITIZEN REQUESTS

J. MEDIA QUESTIONS

K. COUNCIL COMMENTS

Executive Session

L. 1. EXECUTIVE SESSION

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

Section 551.071	Consultation with City Attorney concerning Pending or Contemplated Litigation
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Section 551.071 Consult with the City Attorney on a Matter in which the Duty of the Attorney to the Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter

Section 551.087 Deliberation Regarding Economic Development Negotiations:
(a) Deliberate Regarding Commercial or Financial Information that the City has Received from a Business Prospect and Deliberate any Offers or Incentives to the Business Prospect

The Council reconvenes into General Session

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 2, 2019 at 2:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 2nd day of August, 2019.
City of Sherman, Texas

City Clerk

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

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

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

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

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

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

Mayor

David Plyler

Deputy Mayor

Shawn C. Teamann

Council Members

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

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

Shawn C. Teamann, Council – District #1

Josh Stevenson, Council – District #2

Pamela L. Howeth, Council – District #3

Daron Holland, Council – District #4



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

A.4.

Meeting Date: 08/05/2019

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

**APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING (BUDGET WORKSHOP)
OF JUNE 13, 2019 AND THE REGULAR CITY COUNCIL MEETING OF JULY 15, 2019**

Attachments

June 13, 2019 - Budget Workshop

Budget Workshop Slides

July 15, 2019

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Workplan Update

Mr. Hefton updated the City Council on the progress made from their direction at last year's Budget Workshop for the 2019 Workplan. Staff has completed the vast majority of the workplan. They are still waiting on the purchase of one piece of equipment. He added that there is really no start or end to the General and Utility CIP projects. That is an ongoing process, but great progress has been made on individual projects. This year the Council adjusted solid waste rates and Mr. Hefton said they would be talking about rates again for next year.

He added that there is also an agenda item on the next Council Meeting to discuss moving the Pecan Grove walking trail from Phase II to the present budget year, in order to save money. Cost of the project will be about \$180,000, but while the concrete work is being done now, the contractor can install the walking trail and save the City money. Most of the cost will be paid for by the contingency that is already included for the project.

Mr. Hefton said there was no change in the property tax rate for FY 2019, but bonds were issued to support the CIP general projects.

Mr. Hefton also addressed prior initiatives and presented an update on those projects. These prior initiatives are either from 2018 or before, or projects that came up after the 2019 workplan was adopted. These projects include Legacy Village (Schulman Movie Bowl Grille), Sherman Crossroads, Pecan Grove Ballfields (Phase II), Sherman Landing, Legacy Boulevard, Bel Air Planned Development, Planned Developments, Munson Planned Development, FM 1417 and Travis Land, and the Hwy 75 Ramp Reversal. He said there are currently two planned developments in the process and a third that is in the early stages.

Council Member Steele asked about the City's property at FM 1417 and Travis Street, and if the staff was considering a ground lease or the sale of the property. Mr. Hefton said the City is "open to all things, right now" concerning the property. Some retailers want to own their own property and some prefer ground leases. One challenge is how to dispose of the land, since it's City property. The land could be included in a reinvestment zone, so the income from the sale could be used to build roads in that zone, instead of issuing debt.

CIP/Projects Update/Economic Impacts

At 8:44 a.m., Mr. Hefton dismissed everyone to the movie theater to view a video flyover for the Capital Improvement Plan Projects Update. The update included the following projects:

- Water Treatment Plant
- Fallon Drive Extension
- Pecan Grove West Athletic Complex
- Lamberth Road Extension
- Friendship Road Extension
- Lamberth Road Drainage Improvements
- McGee Street Extension
- FM 1417 Expansion (US 82 to SH 56)
- Swan Ridge Street Extension
- FM 1417 & West Travis Street Intersection
- West Travis Street (US 75 to FM 1417)
- Main Street and Munson Avenue
- Sewer Line North to High School
- Moore Street Extension (Phase 1)
- Moore Street Extension (Phase 2)
- Moore Street Extension (Phase 3) - Progress Drive Extension
- Fire Station No. 4 EMS Building
- US 75 Ramp Reversal
- Legacy Boulevard
- Bel Air Planned Development
- South Travis Street Bridge
- Park Street Extension
- US 75 GAP Project
- TIRZ #7 Legacy Village

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- TIRZ #5 Crossroads
- TIRZ #6 Sherman Landing/
Sherman Corners

City Council Members took a break from 9:56 a.m. to 10:09 a.m.

Mr. Hefton discussed the financial impact of the CIP projects and outlined the debt issued over the past four or five years, approximately \$65 million. He outlined the project cost for each project, how much the debt for the project is costing the City, its relative impact on the tax rate, and the benefit that the City receives from the project.

In total, the CIP projects will cost about \$65 million, which equates to nearly \$0.16 on the tax rate. He also estimated the property tax and the sales tax that is expected to be generated from these projects. He said these are conservative numbers because there will be some additional value for businesses once Hwy 75 is completed and some new development once West Travis Street is completed. New thoroughfares don't necessarily generate a lot of incremental revenue, but they are necessary for development, which spurs other things. Reinvestment zones do generate incremental revenue, both property tax and sales tax.

Mr. Hefton also presented the same economic impact information on future bonded projects for the next few years. He said there will be some savings, about \$2 million to \$2.5 million, in the West Travis Street project that can be used for other projects. Mr. Hefton said these projects will cost about \$3 million in debt service and generate about \$7 million in property and sales tax.

Mr. Hefton reiterated that street and thoroughfare projects do not directly pay for themselves, unless they are part of a TIRZ or planned development. Commercial, retail, and industrial development always subsidize residential development. A residential development that is a high density, planned development might pay for the streets in the development.

Police and Fire

Zach Flores, Police Chief, explained that the Council has gone through four options for Police Department reconfiguration and have removed Option B and Option C. Option A is the renovation of the current Police Department, which would increase the staff capacity to 94 sworn officers. Option D includes renovation of the Police Department plus a new facility.

Chief Flores said parking is an issue and the current building has four parking spaces in front of the building. There is parking on the street, but without easy access, and there are security concerns for parking underneath the front part of the building. He said a solution to the parking issue is not an option with Option A. They don't have enough employee parking and it needs to be secured parking.

The proposed new facility would require a 5.4 acre site, and would feature 50 public parking spaces, 124 secure parking spaces, and 24,381 square feet. Aaron Babcock, Architect, with Hidell & Associates Consultants, added that enclosing the open area of the current Police Department would increase the square footage of the current building to 19,000. The new facility would support 128 sworn officers, and would have a multi-purpose room for public and staff use. The proposed plan would also allow for future expansion.

Chief Flores said Option A, the renovation only, would cost about \$4.6 million and would give them 19,823 square feet of space, to support 94 sworn officers. He said the longer term solution would be Option D.

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Option D includes renovating the existing Police Department and Central Fire Station, and new construction of a Police Headquarters. With this proposal, the current Police Department would house Communications, Fire Administration, a Fire Training Room, Fire Investigation, Parking Enforcement, Patrol Substations, Environmental Code, the EOC, IT, and 11 future offices or workstations, for an increase of 41 personnel.

Central Fire Station would include Restrooms and a Shower, a Day Room, Kitchen, and Dorms, and would become a full-fledged fire station again, with an increase of six personnel. The new Police Headquarters would include Administration, Communications, Criminal Investigation, Patrol, Property and Evidence, Records, and Support and Training, with an increase of 59 sworn officers. Total cost of all three of the projects is \$15.8 million.

Mr. Babcock said with Option D, they looked at the appropriate number of personnel and the space needed for each area, and designed the facility around that. With Option A, they were just trying to fit what they could into 19,000 square feet. He added that Option A is really at a minimum operational standpoint.

Mr. Hefton said the staff has not really considered a particular site for a new facility and verified that they would need about five acres for the Police Headquarters. He asked what type of “footprint” would be needed if a location was found in the downtown area. Mr. Babcock said for a facility of that type, they would consider a multi-story building, to reduce the footprint. He said it would probably be in the 15,000 or 16,000 square foot range. He said there are many different ways to construct parking.

Mr. Babcock said there would not be a huge impact on the cost of a multi-story building versus a single-story building. The multi-story building would need two sets of stairs and an elevator, but the functionality of the building would not be impacted. He discussed the setup of the building including the requirements needed for evidence and records.

Deputy Mayor Teamann asked if a study had been completed to determine the correct number of police officers that would be needed. Chief Flores said generally, the standard is two officers for every 1,000 citizens. They are also reassessing the process to make an accurate determination as to the number of officers that are needed.

Council Member Howeth asked, with the two upcoming planned developments, would the City outgrow the number of officers needed very quickly. Mr. Hefton said those developments won't happen in two years, but felt that an average seven year buildout might be more realistic. Every service provided by the City would be affected by this growth, and there will be a more direct impact on police, fire, and their support services. He added that Option A was always considered to be a five to ten year plan, and would not prepare the City for 20 years in the future.

Deputy Mayor Teamann asked if the Council decided to remodel the existing Police Department and then later decided to build a new facility, could the remodeled Police Department be used for civilian work in other City departments. Mr. Babcock said it could be, but it would not be set up as efficiently and would still need some significant modifications. For example, evidence needs a different ventilation system, different types of storage shelving, intake, and freezers. Once that has been created, there is a significant cost to come back and renovate that.

Mr. Hefton said it's not “if the City grows that much” it's “when the City grows that much” and the impact will be from how quickly Sherman grows. The speed of growth brings its own challenges. He added that the current Police Department facility would be useful in the future for other City departmental uses. The staff is not recommending demolition of the facility. It is structurally

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sound and is actually built to be a bomb shelter, and the current Police Department is useful now and in the future.

Council Member Steele asked Danny Jones, Fire Chief, if he was satisfied this proposal was also where he needed to be with his administration. Mr. Hefton said there are other parts tied to the Police Department plan, that will have an impact on the Fire Department as well. He said during the process for the police, the staff began looking at the Fire Department and their needs.

Mr. Hefton said it has been many years since Central Fire Station was operated as a full fire station, running EMS and an engine. He said call volumes and runs are increasing annually. When Station 1 (Central) and Station 2 (Dewey Avenue) were built, there was not much north of Hwy 82 and not much west of FM 1417. The City's geography looked different and the stations were located there because that's where the population was located and where the service area was.

The staff started looking at a division of labor and how they could be more efficient. Currently the Fire Department answers about 7,700 calls per year, with 80% being medical calls, and they operate four full stations and Central Fire Station. He said Stations 3, 4, and 5 carry about 75% of the calls, with Stations 1 and 2 carrying about 25% of calls. The question came up about combining Stations 1 and 2 at a different location, still providing for the 1.5 mile radius of coverage area. Sherman is growing north and west. A good location might be between Travis Street and Grand Avenue, on Houston or Lamar Streets.

City Council Members took a lunch break from 11:17 a.m. to 11:40 a.m.

Street Program/Street Sales Tax

Kevin Winkler, Public Works Manager, addressed operations, equipment, and staffing in the Street Department. He said last year they were preparing for growth, but this year they are adjusting to growth.

Over the past years, the City has added layers to the street and last year they purchased a milling machine to remove those layers. They are trying to get to the point where they can do the work themselves when it's cost effective. There is an initial equipment expense, but after that it's usually much cheaper for the City to do the project, sometimes even one-third of the cost of a contractor.

Mr. Winkler introduced Eric Sandberg, Street Superintendent, who was hired in January 2019 to head the Street Department.

He said in 2017, the City took over an additional 25 miles of streets from Grayson County. He also told them about the crushed concrete that is stored behind the Animal Shelter on Ida Road. Concrete is accepted from City projects as well as other companies or individuals. It is crushed and reused on City projects. This year, the City had 40,710 tons of concrete crushed by Big City Concrete.

Mr. Winkler said, over the last five years, the Street Department has performed maintenance on over 50 miles of streets, not including utility cuts. They have repaired 650 utility cuts in that time period, with an average of 135 cuts each year, and that increases by about 10% each year. They have repaired 1,935 pot holes over the last five years, and expect that number to reach 2,100 by the end of the year. He added there has been a significant increase in street repairs and maintenance over the last five years.

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Mayor Plyler asked if the City was installing sleeves for utility lines under the new streets in developments that have new concrete streets, so those streets don't have to be "cut" for utilities. Mr. Winkler said that typically utility lines are laid in advance of the street construction so no cuts are made to the new streets.

He discussed the new street maintenance equipment that has been purchased over the last few years so that more maintenance can be completed in house and on the City's own time schedule. He outlined the quality of the Caterpillar equipment that has been purchased. They also try to purchase equipment that could be used for multiple jobs.

He added that the asphalt that is milled up off streets is also reclaimed and reused on other street repairs where base is needed or for utility cuts. He discussed the new machine that lays Thermoplastic markings, such as stop bars and crosswalks. These Thermoplastic markings are used especially in high traffic areas and are more expensive than paint. In the past, they have used paint to designate street markings, but that lasts a maximum of one to two years. Thermoplastic markings can last as long as seven years.

Mr. Winkler discussed two new positions that were hired for storm water and have been used to provide some creek cleaning and cleaning under bridges, to help the flow of flood water. The crew is used to clean areas that fall under the City's responsibility. Money to fund these two positions came from the Storm Water Fee. In the last three months, they have addressed 21 separate locations.

Mr. Winkler displayed a map of street maintenance projects from 2015 until 2019, which is more than the 50 miles he mentioned earlier in his presentation. This map represents all streets they have worked on or spent money on, including those that were projects through the Texas Department of Transportation, but that also required a City funding match, or that required the purchase of right-of-way.

He also displayed a map with projected projects for the next five years, from 2020 through 2024. He said the map is "fluid" and changes as the needs change. Some areas deteriorate faster than others or may need emergency repairs, and those will move forward on the plan.

Deputy Mayor Teamann asked if they were able to repair more streets since they have purchased so much additional equipment. Mr. Winkler said they are repairing more streets, but they are also doing a higher level of repairs now, instead of contracting those out.

Mr. Hefton said Nate Strauch, Community and Support Services Manager, has been working with the City's IT Department to make the Budget Workshop presentation run smoothly. He thanked them for their hard work.

Street Sales Tax

Mr. Hefton presented the map of the Street Maintenance Plan for 2020-2024. Funding for a portion of this plan will come from the upcoming Street Sales Tax Election. He recognized the various projects, which are located in all parts of the City, adding that this is an aggressive plan. The Street Sales Tax from the FY 2015-2019 period was used to fund a portion of the Loy Lake Road project for \$1 million, purchase additional equipment for \$500,000, and provide additional street maintenance for \$2.8 million.

Through the Street Sales Tax, the City receives about \$1.2 million to \$1.3 million annually. This is the fourth round of the tax, which expires every four years. The tax can be renewed under the same manner as initially imposed, which is by Election. The money is being used in ways to

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stretch the dollars and that benefits the entire City. The Sales Tax for Streets Election will be held on November 5, 2019, and if approved, will take effect the first quarter after which the tax is adopted. The tax is 1/8 of 1%.

He explained that there are restrictions on what the money can be used for. The City cannot build new streets with the money. It must be used for maintenance and enhancements on existing streets and thoroughfares. They can widen an existing street, but they can't build a new road.

Staffing/Compensation/Benefits

Terrence Steele, Assistant City Manager, said since he has been employed at the City, he has seen the staff asked to do more with less, with little griping, and it seems to be a reflection of management. Little gestures for employees like showing up at a 7:00 a.m. meeting with pigs in a blanket, sending popsicles to the Parks or Street Department employees that are out working. These gestures show employees that management really appreciates the work they are doing for the City.

The staff has also started leadership training for succession planning. As tenured employees consider retirement, the staff is making sure that the next generation of employees are prepared to take on the leadership roles.

Currently the City has 457 employees, and in the last decade, only 52 new positions have been added. With all the growth during this time frame, the employees are being asked to do more with less. Resources are limited, but management is trying to provide, as resources become available.

Mr. Steele said this year the departments requested an additional 24 employees, and each was a legitimate request for needed personnel. However, because of the budget, he said only five new positions were being recommended, including two employees to maintain the new Pecan Grove Park.

The staff is requesting a 2.5% across-the-board pay increase for employees, 3% for the Police and Fire Departments. They are also asking for box pay for EMS personnel. Mr. Steele said the staff is proposing various market adjustments, with the pay goal for every position to meet the peer average plus, considering job duties and internal pay parity.

Council Member Melton asked how those peer averages would be determined. The question arose about the recently announced 20% pay increase for firefighters at the City of Denison. Mr. Hefton explained that Denison pay was "way below" the peer market. The 20% increase basically brings them to about where Sherman is currently paying.

He explained that Sherman's police and fire salary structures are very complicated and there are multiple ranks with various steps. Because of these various levels, the proposed 3% increase is an overall average, and not every position in every rank will receive a 3% increase. The box pay will equate to between 5% and 7% of their annual salary. Not all firefighters will receive the box pay.

Mr. Hefton said one of the requested employee positions that was being recommended was for an additional dispatcher. It is a high stress position that serves both police and fire, and they were already understaffed. The two positions hired for Parks Ground Maintenance will be used for ballfield maintenance, not just general grounds maintenance.

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Mr. Hefton discussed the Annual Compensation Survey that is used each year to determine the market rate of each position, based on the nine peer cities. He explained how this is used to help determine salaries for each job duty. They also consider competition for jobs. The goal is for Sherman's pay to be in the middle of the peer cities.

Group Health Plan

Mr. Hefton said the group health plan is the second single largest expenditure in the City, and it costs in the \$4 million to \$5 million range. Two years ago, it was costing in the \$8 million to \$9 million range. Adjustments were made because it was bankrupting the plan and about to cause employee layoffs.

He presented a comparison of peer cities group health deductibles, adding that most cities had a similar "high deductible" plan. On most high deductible plans, after the deductible is met, it pays 100% of the remaining charges. Sherman has one deductible for the local facilities and a higher deductible for out of network facilities. At Texoma Medical Center, Wilson N. Jones, and Baylor Scott and White Surgical Center, the City has the lowest deductible allowed by IRS regulations. With this plan, he said Sherman tries to support the local health facilities, and keep the deductibles lower for employees than at other cities.

Mr. Hefton said almost every peer City has a two-to-one match for their retirement systems, at Texas Municipal Retirement System, at 7%. The third largest expenditure is the retirement plan, and Sherman is on par with the other peer cities.

Council Member Melton asked how the retiree health insurance compared to other cities. Mr. Hefton said there are many variations across the board on retiree health insurance. A survey was performed to see what other cities did for their retirees. Some cities pay 100% of the health insurance for their retirees, some cities don't offer retiree health insurance, and some offer health insurance to the retiree at the City's actual cost. This last option is what the City of Sherman does now.

There are still some employees that were told 20 years ago that they could "buy into" health care and those are still being honored. There are also some firefighters that are still covered by the insurance. He said there is "no normal" for retirees.

City Holidays

Mr. Hefton mentioned peer City holidays and said this is an area in which Sherman is probably a little behind. If the Council wanted to bring the employees up to what is average, six of the eight peer cities give at least 11 days, including the personal "floating" holiday. The additional holiday that is most often given is Good Friday. Currently employees can use their personal floating holiday for Good Friday.

As for vacation days, Mr. Hefton said Sherman is right in the middle, with the vast majority of the cities doing the same thing Sherman does. There are some cities that, after an employee reaches five years, they add a day for every year they've worked. At year six, an employee would get 11 vacation days, at year seven they would get 12 days, and so on. He felt the City is on par with other peer cities for vacation days.

City Council Members took a break from 12:57 p.m. to 1:12 p.m.

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Financing and Development Tools

Mr. Hefton discussed development tools that enhanced the City, including Tax Increment Reinvestment Zones, Property Tax Abatements, Chapter 380 Agreements, Public/Private Partnerships, and CIP Programs. The newest tool is the Public Improvement District.

Tax Increment Reinvestment Zones are allowed through the Texas Tax Code and allows the City to establish a geographic area that also allows the City to set aside the increment property tax or sales tax created through development. This allows the City to participate in the construction of public improvements within the boundaries. They are predominantly commercial and retail in nature. He added that the residential component is limited by statute.

Mr. Hefton discussed the procedure for designating a TIRZ and the types of projects that can be funded through the program. Authorized improvements include sidewalks, pedestrian/bike trails, street and storm drainage, storm drainage systems and storage, water and sewer infrastructure, signage, parking lots, and parks and other necessary public improvements. They can also be combined with Chapter 380 Agreement improvements.

There are currently six TIRZ in Sherman, numbered one through seven (there is no number 4). The TIRZ include Sherman Town Center, Downtown, Sherman Commons, Sherman Crossroads, Sherman Landing, and Legacy Village.

Council Member Steele asked if there was ever a scenario when a TIRZ is closed or shut down. Mr. Hefton said, to the extent that debt has been issued to fund those improvements, the TIRZ has to remain in place until the debt has been paid off. Most TIRZ are 20 year debts. However if the amount needed to pay the debt is less, the extra is used in the General Fund to fund other operations. TIRZ are generally used on major developments. Other potential TIRZs include the Bel Air Development, which could be an expansion of TIRZ #7, and the Munson Planned Development.

Mr. Hefton said the City already does residential and commercial Property Tax Abatements, which incentivize a company or residential development that is not already in existence. The abatement is capped by State law at 10 years, but their usefulness can be extended by Chapter 380 Agreements. They can be used on real property or personal property and for commercial or industrial purposes.

The residential Tax Abatement Program is for use in target areas, to encourage development in low-to-moderate income areas. Council Member Steele asked if multi-family units would qualify for residential Tax Abatements. Mr. Hefton said he thought they would, but didn't know if they needed to be in a target area. He did feel there were better tools to use for multi-family development.

Chapter 380 Agreements are very broad-based, and can be grants, loans, or services provided by the City. They are for commercial or retail development, and it has been used for industrial purposes. It can also be used to "extend" a Tax Abatement Agreement. A Property Tax Abatement is capped at 10 years, but a Chapter 380 Agreement can cover years 11 through 15. A Chapter 380 Agreement is not a Tax Abatement, it's a Tax Rebate.

Current 380 Agreements that are in force in Sherman include Schulman Movie Bowl Grille and Sherman Bobcat, which rebate a portion of sales tax revenues, and Panda Energy and Finisar, which rebate a portion of property taxes.

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Mr. Hefton explained that Public Improvement Districts are not as widely used, but also cover a designated geographical area, and can be used in the City's ETJ. It can either be used as a financing tool or a development tool, and is used to "enhance" a development.

Public Improvement Districts are usually created for quality of life amenities that are above the normal level of services or amenities, such as water features, enhanced maintenance, parks, or additional security.

A PID is initiated by a petition of at least 50% of the landowners, and the two proposed for Sherman, the Munson property and Bel Air, are owned by one person. It creates its own tax and those ultimately purchasing the property will be subject to the assessment. A Service and Assessment Plan is determined and must cover at least five years. The plan is reviewed annually. It determines the geographic boundaries, the improvements, cost of the improvements, how that cost will be assessed, and the source of funding. Once the assessments are set, no changes can be made.

Mr. Hefton said assessments can be made to individual property owners through the tax rate, per lot, or per building square footage, but that through the tax rate is the most common way. PIDs can also be used for safety and security. Therefore, Mr. Hefton said, it is possible, that the City could use a PID to build all or part of a new police station. The police station would have to be located in the geographic area, but the Munson development has discussed reserving a portion of land for a civic-related amenity.

He explained that PID bonds are not a good financing vehicle because they are very expensive and not easily sold. The City can, however, back the PID bonds with a tax pledge, which would basically make them a "tax supported" debt, such as Certificates of Obligation or General Obligation Bonds. This would bring the rates down and make them more marketable. He said the City should be leery of using PIDs as a financing tool, but they could be a positive development tool.

The City can do a PID and a TIRZ together. TIRZ are for infrastructure development such as for roads, water, sewer, and drainage, while PIDs are for aesthetic and maintenance enhancements such as water features, parks, cultural amenities, and public safety amenities.

Mr. Hefton said Development Agreements are partnerships with the landowner or developer to provide for infrastructure or other improvements, such as roads, water, sewer, parks, and other amenities. He presented examples of some recent Development Agreements. Sometimes the City proactively plans and constructs infrastructure improvements to help spur growth and development.

City Council Members took a break from 1:57 p.m. to 2:10 p.m.

Solid Waste Discussion – Including TASWA

Mr. Hefton said there are some issues with the Texoma Area Solid Waste Authority that will have a great impact on the City's budget. As of October 2019, TASWA will have enough cash on hand to pay for their next cell and to fund the gas mitigation project. They will also continue putting back \$1.2 million per year for future cell development in FY 2025, and at current volumes, will be generating about \$2.6 million per year more than is needed to fund operations and reserves.

They are able to do this because their volumes are much greater than they projected. They are processing over 200,000 tons of waste per year. When they built the performance for TASWA, they were counting on somewhere between 130,000 and 150,000 tons. That is about 40% plus

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higher volume than they expected. They also set their gate rate at \$35 per ton, based on this lower expected volume. There is a risk if the economy “tanks” and development goes down, their volumes could also go down, and they wouldn’t be generating \$2.5 million per year more than is needed.

He said the question becomes, what do you do with the excess cash. According to the by-laws, they can do two things with the excess cash. They could lower their rate, which would lower the rate for everyone using TASWA. Or they can make a distribution to the members, which would be the City of Sherman, the City of Denison, the City of Gainesville, Grayson County, and Cooke County.

Each of these member entities has a voting seat on the TASWA Board. The two counties did not put in any money when TASWA was originally formed and they don’t haul trash, so changing the gate rate does not help them. Originally the cities were the only ones that put in money to help fund TASWA, and they do offer trash service to their citizens. Since that time, TASWA issued debt and repaid the cities for their initial investment. Therefore only three of the member entities contribute to the success of TASWA.

So the only two options, according to the by-laws, are that they can lower rates or make a distribution to member cities. Should TASWA make a distribution of cash, and if so, at what amount? If they make a distribution, should they also lower the gate rate?

Mr. Hefton outlined the current tonnage of waste that each City is contributing to TASWA. Of the member cities, Sherman represents about 50%, Denison about 23%, and Gainesville 27%. Of the total amount of trash that is sent to TASWA, Sherman has 27%, Denison 12%, and Gainesville 15%, with 46% coming from non-member entities.

All three entities that originally put money in to fund TASWA, have been paid back. But, as member cities, each is equally responsible for the debt that has been issued. The City pays debt service in proportion to how much trash they take to the landfill.

Mr. Hefton said if there is to be a distribution of cash, there are three basic lines of thought as to the payouts. Option 1 is an even split, so the cities of Sherman, Denison, and Gainesville would each receive 33.3% of the distribution. Option 2 is based on relative use or how much trash the entity takes to the landfill, and Option 3 is based on a combination of the equal split and relative use for a “blended” rate.

The five member board is comprised of the Mayors of Sherman, Denison, and Gainesville, and the County Judges of Grayson and Cooke Counties. Mr. Hefton said any money that has been generated in excess of what is needed, has been generated, not on an equal basis, but from relative use. He said he was also okay with TASWA lowering the rates, because the City would benefit greatly from that option.

Council Member Steele asked if the City of Sherman was bound to take their trash to TASWA. Mr. Hefton said there are three documents that pertain to TASWA, the Articles of Incorporation, the By-Laws, and the Contract that was signed with them. The only document dealing with that specifically is the contract. He addressed the debt being served through TASWA and the commitment by the member cities to make sure they have the revenue to pay the debt. Council Member Howeth asked about the length of the term of the contract. Mr. Hefton said he thought there was no ending date on the contract, but if it was a bad deal for Sherman, they needed to look at possible alternatives.

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Mr. Hefton said he did believe the City has an obligation to TASWA. However they need to see how the vote on the distribution goes, because it effects every Sherman citizen and every business, and is a key component to Sherman offsetting the impact of a tax rate increase. The staff will be proposing to increase solid waste rates to help balance things, and the rates are just low, compared to the peer cities.

Deputy Mayor Teamann asked if it would offset the proposed tax rate increase if the citizens were being charged the correct rate at TASWA, and not an inflated rate. Mr. Hefton said if TASWA was only covering their costs, and putting money back for future projects, Sherman's allocation, either through rates or distribution, would essentially pay for all the impact of a tax rate increase to the citizens. Deputy Mayor Teamann recommended that the City draw a "hard line" and demand that they charge our citizens what it costs them to operate, like an effective rate. Council Member Steele felt the City would also have a viable option with Hillside Landfill opening up again.

Mayor Plyler said the distribution comes from money that TASWA has already collected. If they go with an equal split, as proposed by the Denison Mayor, then Sherman residents will have paid more for the same services, than what Denison and Gainesville paid. Mayor Plyler said that is an unacceptable situation. He said the situation has caused a lot of controversy.

He felt the end solution would probably be Option 3, with a lowering of the gate rate. TASWA has benefited because they were the only area landfill, however with Hillside Landfill opening up, that changes things and TASWA could lose 20% to 30% of their volume overnight. He said there are also some new Texas Commission on Environmental Quality regulations coming up.

Deputy Mayor Teamann felt they need to lower the rates for the citizens of Sherman and get them paying what they should be paying. With a worst-case scenario, the City needs to look for another place to take their trash.

Mayor Plyler felt the City needed to "do what was right" and live up to their obligations, but they also need to make sure that Sherman citizens are being treated fairly, along with citizens of other counties.

Mr. Hefton said there are a lot of unknowns. Hillside has not opened yet and volumes have been greater than expected, both from member cities and from non-member cities. However, right now, there is the situation of excess accumulated cash, and that needs to be addressed. He said the staff has not built anything into the budget, for getting anything from TASWA, neither the gate rates being lowered or any distribution of cash. And to address Deputy Mayor Teamann's comment, that could be the difference in fully offsetting the impact of a tax rate increase for the citizens, or only offsetting about 40% of that through something else.

Mr. Hefton said TASWA's bond counsel also agrees that if there is a distribution, it should be based on a combination, not necessarily those same numbers. Based on the bylaws, a distribution should be based on considering two things, percentage of use and initial investment. He added that they just want recognition that, at current levels, rates are too high, and there should be some distribution of accumulated money, that helps offset the City's cost. He also hoped the distribution would come in FY 2020. Rates can be adjusted as needed, depending on the amount of trash collected.

Deputy Mayor Teamann asked if TASWA was allowed to change the rates only for member cities. Mr. Hefton said he wasn't sure, but he felt like they probably couldn't have a different rate for

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member cities than for non-member cities. With a distribution, there would be an “effective” rate that would be lower, and everyone else would be paying the gate rate.

Deputy Mayor Teamann verified that the disbursement, if received, could be used to lower solid waste rates for citizens, but it could also be placed in the Solid Waste Fund and used for other City purposes.

Property Tax Rate/FY 2020 Workplan

Mr. Hefton briefed the Council on the status of the proposed revenue cap by the State Legislature. From FY 2021 on, they have decided that the revenue cap will be 3.5%. For FY 2019, the current tax rate is \$0.32 for Maintenance and Operations; \$0.11 for Interest and Sinking; for a total of \$0.43.

He presented a 20 year history of Sherman's property tax rates, and showed how the current rate compares to our peer cities. The staff is proposing a tax rate increase to \$0.34 for Maintenance and Operations; \$0.16 for Interest and Sinking; for a total of \$0.50.

Mr. Hefton said during the 20 year period, the staff expects the property tax base to nearly double. This projection takes into consideration the growth that is seen today and adds in the potential effects of the two planned developments that are being contemplated. The values of these planned developments wouldn't come on the tax rolls until 2022 or 2023.

Mr. Hefton presented a worksheet that plugged in the 3.5% capped rate and possible scenarios spread over future years. He said millions of dollars of requests were cut from staff requests for the upcoming budget, just to get to this point today. He also compared the tax rates of peer cities. He said he could “make a strong case” for a tax rate of \$0.52, but was trying to be judicious, getting the debt rate only where it needs to be to pay the debt service that the City has already committed too, and getting the M&O rate back to almost \$0.35.

He said the City is capped at somewhere in the low \$0.50 range for the tax rate from here, long term. Some of that amount is allocated to debt and some to M&O rate. As the tax base grows, assuming no additional debt is issued after 2021, the debt rate goes down. He discussed possible future projects for which debt might be issued. Whatever tax rate is set, less the debt rate, is what the M&O rate is.

Financial, Tax Rate, Other Rates

Mr. Hefton said the staff presented what they need to make the budget work for FY 2020. At the planning meeting, the Council indicated that they wanted a way to offset the impact of the tax rate increase to the citizens. There is a suggestion, that doesn't fully offset the impact, but gets us nearly half the way there for residents, and depending on what happens with TASWA, nearly all the way there. If that happens, there would be very little effect, as if there was no tax rate increase for residents.

Council Member Howeth said Mr. Hefton previously said the staff “cut back” this year from what the original departmental requests were, in order to reduce the possible rate increases. She asked if citizens would see a loss of services. He said citizens shouldn't notice it. He said, on an ongoing basis, the City is “better than balanced” in the General Fund. There is a little cushion left in revenues over expenses, and there are reserves.

He said the City can't do every year, what they are proposing to do in FY 2020. He said the staff is proposing to minimize the impact by giving some back on the residential side, that will be an offset to all residents. It won't be on the tax bill, but it will be on their monthly rates. Mr. Hefton

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said the City is not in danger, in FY 2020, with the plan of cutting things too close where they can't deliver services. He added that the FY 2020 budget reflects the City's ability to deliver the current level of services that they are delivering today. It is a little more risky, because if there are unexpected expenses, the plan would be to use reserves and a little cushion.

Mr. Hefton said the group health costs have climbed by over \$500,000 more than the prior year, but it is still not as high as it was over the last two to three years. The City has also hired more employees to deal with the growth.

Council Member Holland expressed concern about the cost of things that were ordered from overseas and that required a tariff. He said these costs need to be built into the budget.

Council Direction

Mr. Hefton presented the proposals for the FY 2020 workplan. These include:

- Staff COLA increase of 2.5%
- Salary market adjustments – as needed
- Police and Fire adjustments – across-the-board, and specific adjustments
- Additional staffing
- Police and Fire Department renovations – some direction needed today
- Limited capital spending
- Growth and development – two possible planned developments
- Development tools – public improvement district, etc.
- Additional infrastructure needs
- Continuation of the retail recruitment program
- Street sales tax election – November 2019 – brings in \$1.3 million per year and is currently built into the budget – budget amendment needed if it doesn't pass
- Property tax rate of \$0.502
- No Utility Fund rate adjustment
- Increase commercial solid waste rates 20% to approximate average peer market

Mr. Hefton said the debt issuance for FY 2020 would be largely driven by the planned development activity and agreements. Other potential impacts would be the Fire Station consolidation and EMS Building, the Police Department, and Pecan Grove Park, Phase II.

He asked the Council for a discussion about how the staff should proceed on the Police Department. He said the current facility is not okay for long term and even with renovations, that would cover only a five to seven year plan. He said that might be what the Council wants to do with the other proposals for this year. He asked the Council, for FY 2020, how far out they wanted to look, as it relates to the Police Department.

Council Member Stevenson said he was not interested in Option A for the Police Department. Council Member Steele and Council Member Melton agreed. Council Member Stevenson said he would recommend moving forward with the new Police Department, but leave the renovations on the old facility and the Fire Department, until a later date.

Mr. Hefton said the City can move independently on those decisions, but one does affect the others. They aren't mutually exclusive. Council Member Stevenson said dispatch could be left in the old building without spending the \$1 million for the facelift, until they know whether or not they need to do the renovation on the Fire Department. Mr. Hefton said they should know more on the Fire Department needs by the end of the summer.

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Deputy Mayor Teamann said he liked the 20 year concept, but wants to know what's going on with the Fire Department first. He also felt that they should look at all possibilities of a phased implementation.

Mr. Hefton said it would take a year to get a construction-ready design for the Police Department. During that year, the staff could be moving in parallel to select a location, because that will have an impact on design. He said it could be that the Council's direction is to move forward with Option D, but not approve it and issue \$15 million in debt to build it.

They could decide to move forward with Option D, select a location, and prepare a timeline for when it would be constructed and debt would be issued. He did not anticipate construction starting in FY 2020, but they could be spending money on the purchase of a site. Money could also be spent on the design of the facility. Mr. Hefton said there are a number of scenarios that could possibly work for a new police headquarters. If the Council says to move forward with a new facility, the staff will take that and bring back those types of recommendations.

Council Member Steele recommended moving forward with a new Police Department, in the \$12 million range, and continue to explore the new combined Fire Station, located somewhere downtown. This will then lead to what needs to be done with the old Police Station and the old Fire Station. He also thought the City needed to move forward with the new EMS Building.

Mr. Hefton reiterated that the Council wanted to move forward with Option D for the Police Station and move ahead with the EMS Building, independent from the decisions to combine Fire Stations #1 and #2.

City Council Members took a break from 3:55 p.m. to 4:05 p.m.

Financials and Capital

Ms. Lawrence outlined the FY 2020 budget financial highlights.

- Proposed property tax rate is \$0.502 per \$100 valuation
- Four additional staff personnel
- Utility Fund – put off capital spending and additional staff; debt service relief in 2021; no water or sewer rate increase; no additional staff
- Solid Waste Fund -- \$850,000 for fleet; additional driver
- Commercial Solid Waste – 20% rate increase; excess tonnage charge on roll-offs
- General Improvement Fund – no new projects; continuing projects
- Pay adjustments – market adjustments; 2.5% COLA; 3% for police and fire; Box pay for Fire Department

Ms. Lawrence said all fund balances are within the target of 60 to 90 days. The General Fund is at \$7.7 million, just below the FY 2019 budget, and the Utility Fund and Solid Waste Fund are also about where the FY 2019 budget was. She outlined the ongoing fund balancing and highlighted one-time, non-recurring items.

She said the Utility Fund is not balanced on an on-going basis, partly because the rate was not increased to cover updates to the Water Treatment Plant. She said a plan will be presented next year to the Council to get this fund balanced on-going. There is currently an acceptable fund balance level. Mr. Hefton reminded the Council that there is also relief to the debt service coming in FY 2021.

The Solid Waste Fund is balanced on-going, with the 20% increase in the Commercial Solid Waste rates. This also does not include any disbursement from TASWA.

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Ms. Lawrence outlined revenues and expenditures in the major funds. Sales tax is up 8% for the year, with a major part of that being from the Finisar remodel. She said construction has been the biggest industry sector contributing to sales tax so far this year. The staff is projecting a 3.5% increase in sales tax for next year. They are also projecting growth in new value for property taxes.

Ms. Lawrence showed a graph of the City's debt, with a large portion of that being debt through the Greater Texoma Utility Authority. Sherman's utility system is unique in that we have a laboratory, water wells, Water Treatment Plant, Lake Texoma water, a City owned collection system, and a water distribution system. Most other cities that have no revenue debt are purchasing their water from someone else. They are paying for their water, they just aren't operating their own system. Mr. Hefton added that those cities would be paying through their utility rates, not through debt.

Sherman is still on the low end of the property tax rate for peer cities, even with the proposed tax rate increase.

Mr. Hefton briefed the Council on some indirect tax relief. Over the past several years, Grayson County has lowered their rate by about \$0.05. One-third of the County's tax base comes from the City of Sherman. They have record reserves on hand, and the City of Sherman has taken over some maintenance from them. He said their costs are decreasing, as it relates to Sherman, and their revenues are increasing, as it relates to Sherman. Grayson County does expect to reduce their rate again in 2020. This helps provide some tax relief to Sherman citizens.

Mr. Hefton mentioned two alternatives to give citizens some residential property tax relief by reducing their monthly solid waste rate by \$4 per month. Their property tax rate would still be \$0.502, but they would have a lower monthly solid waste bill to help offset that increase. However, this would reduce the reserves in the Solid Waste Fund to about 50 days. This would not affect commercial accounts.

A second alternative would be to use the incremental income from the commercial rate increase for debt service needed from property taxes. All taxpayers would benefit from this alternative. Reserves in the Solid Waste Fund would be lowered to about 50 days.

Council Member Melton felt the proposed rate increase was too high, all at once for the commercial solid waste customers. Council Member Stevenson said people doing business in other cities are shocked at how low the commercial solid waste rates are in Sherman. Mr. Hefton said about 40% of the commercial revenue is for construction purposes, and about 60% is for other businesses, such as offices and restaurants. Council Members also discussed the possible rebate from TASWA.

Ms. Lawrence said some growth is predicted in the Utility Fund, mostly from growth. She also presented unfunded requests from the Utility Fund. These total \$711,018. She presented the General Improvement Fund and its projects. Sherman's total annual budget is \$94 million, with about \$17 million being capital items.

Reiteration of Council Direction

Mr. Hefton reiterated the Council's direction:

- Move forward with compensation
- Direction on police facilities; more discussion on particulars; location; timing; transition to actual design; Option D; west side of Sherman
- Move forward with EMS building; not training building

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- More information on combining two fire stations; timing; cost
- Move forward with Street Sales Tax Election
- No debt issuance planned for FY 2020; driven by planned development; timing of other projects
- Pecan Grove – walking trail moved to current year
- Property tax rate of \$0.502; residential relief at \$0.48; maybe more with TASWA disbursement

Mr. Hefton asked if there was anything else Council Members wanted to discuss. Council Member Melton said she felt all employees should be wearing City uniforms and should be driving City vehicles. Mr. Hefton verified that she wanted some way to identify employees. She felt it was important for both the safety of the citizens and the employees. Mr. Hefton said it probably wouldn't have a tremendous budget effect and was probably more of an operational issue. Vehicles would be a different issue. She expressed concern about an employee paying their own deductible for an accident.

Council Member Stevenson recommended adding Good Friday as a City holiday and giving veterans Veteran's Day off too. Council Member Melton suggested adding New Year's Eve as a City holiday too. Mr. Hefton asked what is the correct number of days off and then the staff will make a recommendation as to what day it should be. Council Members confirmed they wanted to add one additional holiday. Council Member Stevenson still wanted to give Veteran's Day off for veterans.

ADJOURNMENT

There being no further business to come before the City Council today, motion was duly made and approved to adjourn the Called Meeting at 4:48 p.m. Documentation for the Budget Work Session is held in the General File "Budget Work Session FY 2019-2020" in the City Clerk's Office.

ATTEST

MAYOR

CITY CLERK



Budget Workshop

June 13, 2019

Budget Workshop Agenda

TIME	SUBJECT	PRESENTER
8:00 - 8:15	BREAKFAST	
8:15 - 8:45	Opening Comments/Workplan Update	Hefton
8:45 - 10:00	CIP/Projects Update/Economic Impacts	Philpott/Strauch/Hefton
10:00 - 10:15	BREAK	
10:15 - 11:00	Police and Fire	Flores
11:00 - 11:45	Street Program/Street Sales Tax	Winkler/Hefton
11:45 - 12:00	LUNCH	
12:00 - 12:30	Staffing/Compensation/Benefits	Steele/Lawrence
12:30 - 1:15	Financing and Development Tools	Hefton
1:15 - 1:30	Solid Waste Discussion - including TASWA	Hefton
1:30 - 1:45	REFRESHMENTS	
1:45 - 2:30	Property Tax Rate/FY 2020 Workplan	Hefton/Lawrence
2:30 - 3:30	Financials, Tax Rate, Other Rates	Lawrence
3:30 - 4:30	Council Direction	Hefton



Work Plan Update

2019 Council Direction

Page 1 of 2

★ Completed

★ In-Progress

Compensation and Staffing

- ★ *Add full time employees as presented*
- ★ *Adjust Public Safety and other pay*
- ★ *Provide a cost of living pay increase of 3% for all City employees*

Fleet

- ★ *Purchase necessary fleet/equipment*

Rate Adjustments

- ★ *Implement Utility CIP projects*
- ★ *Adjust solid waste rates to finance program expansion*

Street/Stormwater Program

- ★ *Additional personnel for FY19 for Stormwater, evaluate program for FY20*
- ★ *Additional funding for equipment*

Parks and Recreation

- ★ *Design and begin Phase II of Pecan Grove West ballfields*

2019 Council Direction

Page 2 of 2

Police Department Renovation

- ★ *Phased renovation for FY19 & FY20*

General CIPs and related debt

- ★ *Implement CIP projects*
- ★ *No change in property tax rate for FY19*
- ★ *Phased approach to issue bonds to support CIP General projects*

Additional resources for a Cleaner City

- ★ *Additional resources for Environmental Code, Substandard Structures program, and Stormwater program*

Prior Initiatives Update

Page 1 of 3

Legacy Village (Schulman MBG)

- ✓ May 2019 opened
- ✓ Phase II (Hotel/conference center/entertainment) planning ongoing
- ✓ Lone Star construction underway

Sherman Crossroads

- ✓ One pad site sold, two pad sites under contract and in a diligence period
- ✓ Medical Office Building open and occupied; tenant finish of suites ongoing
- ✓ Continued health facility discussions ongoing

Pecan Grove Ballfields – Phase II

- ✓ Looking for funding sources

Prior Initiatives Update

Page 2 of 3

Sherman Landing

- ✓ QuikTrip open October 2018; Legacy Bank under construction

Legacy Blvd

- ✓ Construction of Phase I complete May 2019; \$2 million project
- ✓ Finalize Phase II in connection with Bel Air PD approval and hotel/convention plans finalized

Bel Air Planned Development

- ✓ PD application expected for Council consideration in July 2019
- ✓ 250-acre mixed-use site anchored by multi-family & single-family, with retail and possible school site, linear park land planned
- ✓ Phase I construction (multi-family) expected 1Q2020

Prior Initiatives Update

Page 3 of 3

Planned Developments

- ✓ P&Z approval of Ordinance in February 2019; Council adopted in March 2019

Munson Planned Development

- ✓ Development application and related agreements expected for Council consideration in July 2019
- ✓ Sanitary sewer engineering underway to connect SISD/City site to Flanary Road sewer main; SISD/City to jointly pay for sewer (total cost \$1.1 million)

FM 1417/Travis land

- ✓ Land to be held for possible ground lease purposes for retail development
- ✓ See sewer update above

Hwy 75 Ramp Reversal

- ✓ Project completed June 2019

CAPITAL IMPROVEMENT PLAN PROJECTS UPDATE

Water Treatment Plant

CIP UPDATES

Description

Constructing an additional 10 million gallon per day capacity to the Water Treatment Plant. Project consists of Microfiltration followed by Reverse Osmosis Treatment. In addition to the membrane facility, one pre-oxidation basin and one chemical recycle basin has been added.

Design (CH2M Hill)

- ✓ Cost \$2.0 M
- ✓ Schedule: Completed in 1Q 2017

Construction (MWH Constructors)

- Cost \$24.6M
- Start Date 1Q 2017
- Completion 3Q 2019

Funding – GTUA Bonds

Fallon Drive Extension

CIP UPDATES

Description

Extending Fallon Drive east to align with Dripping Springs Road. Schematic design includes alignment east to Dripping Springs. Final design only includes 700 LF of roadway extension (past development of MPS Site). Construction will include 44' wide curb and gutter street, water line extension, sewer line extension. The sewer line will be extended and tied on to existing line in Dripping Springs. This will allow the abandonment of an existing lift station.

Design (McManus & Johnson)

- ✓ Cost \$92,000
- ✓ Schedule: Complete in 3Q 2019 (6 months)

Construction (TBD)

- Cost \$800K (SEDCO Partially Funded)
- Start Date 3Q 2019
- Completion 1Q 2020

Funding – City + SEDCO

Pecan Grove West Athletic Complex

CIP UPDATES

Description

Constructing a 26-acre park west of Pecan Grove West just past Shady Oaks Lane along Canyon Creek Street. The park will have four baseball / softball fields, multiple soccer fields, concession stand and a walking trail. Future phases include park lighting and a splash pad.

Design (Dunkin Sims Stoffels) (Hidell Associates)

- ✓ Cost \$263,000
- ✓ Schedule: Completed in 4Q 2018 (6 months)

Construction (Dean Construction)

- Cost \$3.9M
- Start Date 4Q 2018
- Completion 4Q 2019

Funding – CO Bonds

Lamberth Road Extension

CIP UPDATES

Description

Schematic design and alignment of Lamberth Road from Shady Oaks Lane to SH 289. This alignment included ROW maps for acquisition purposes. ROW acquisition has taken place thru Carriage Estates to accommodate water line extension. The plan is part of the City's proactive approach to development planning.

Design (Huitt-Zollars)

- ✓ Cost \$298,000
- ✓ Schedule: Completed in 1Q 2018 (12 months)

Construction (TBD)

- Construction is not anticipated until future development warrants larger capacity street
- ROW is acquired as needed to accommodate current development and utility extension

Funding – CO Bonds

Friendship Road Extension

CIP UPDATES

Description

Schematic design and alignment of Friendship Road from SH 56 North to US 82. Project included design around Regional Detention Site 8A. This alignment included ROW maps for acquisition purposes. The plan is part of the City's proactive approach to development planning.

Design (Huitt-Zollars)

- ✓ Cost \$572,000
- ✓ Schedule: Completed in 3Q 2017 (12 months)

Construction (TBD)

- Construction is not anticipated until future development warrants larger capacity street
- ROW is acquired as needed to accommodate current development and utility extension

Funding – CO Bonds

Lamberth Road Drainage Improvements

CIP UPDATES

Description

Increases capacity of the East fork crossing of Post Oak Creek to handle a 100 year storm event. Currently the road has flooding issues and would be overtopped in a 10 year storm event. The existing 10' diameter culvert will be replaced by four 12' x 12' box culverts; and the road in that area will be raised up to 4 feet. The project will also replace the asphalt street section with concrete between US 75 and Travis Street (1,100 LF).

Design (Halff & Associates)

- ✓ Cost \$182,500
- ✓ Schedule: Completed in 2Q 2019 (12 months)

Construction (TBD)

- Cost \$1.7M
- Start Date 3Q 2019
- Completion 3Q 2020

Funding - Stormwater

McGee Street Extension

CIP UPDATES

Description

Reconstructing and expanding McGee Street from Little Lane to Sand Creek Flood Plain (2500 LF). The thoroughfare will be four-lane median divided (Washington / Taylor Thoroughfare). Current construction will be for south half only. Working with Heritage Crossing Development (Phase 1 - 45 Lots).

Design (Kimley Horn)

- ✓ Cost \$292,000
- ✓ Schedule: Completed in 2Q 2019 (9 months)

Construction (TBD)

- Cost \$1.0M
- Start Date 3Q 2019
- Completion 2Q 2020

Funding – CO Bonds

FM 1417 Expansion (US 82 to SH 56)

CIP UPDATES

Description

Reconstructing and expanding FM 1417 from US 82 south to SH 56 (15,700 LF). Future thoroughfare will be six-lane median divided. Current construction will be for only the four outside lanes with curb and gutter. City is partnering with TxDOT to design and construct project.

Design (Lochner)

- ✓ City paid for the Schematic Design and ROW. Cost \$892,000
- ✓ TxDOT paid for final design costs
- ✓ Schedule: Completed in 3Q 2019 (36 months for TxDOT approval)

ROW Acquisition (Lochner / In House)

- Cost \$2.2M

Construction (TBD)

- Cost \$26M (City Share \$2M)
- Start Date 1Q 2020
- Completion 3Q 2022

Funding – CO Bonds

Swan Ridge Street Extension

CIP UPDATES

Description

Extending Swan Ridge from SH 56 into the Preserve Development (2,300 LF). Street extension will be 36' wide, curb and gutter. Working with and waiting on Developer to complete subdivision plan (88 Lots) before we start our project.

Design (McManus & Johnson)

- ✓ Cost \$78,000
- ✓ Schedule: Completed 2Q 2018 (24 months)

Construction (TBD)

- Cost \$1.1M
- Start Date ???
- Completion ???

Funding – CO Bonds

FM 1417 & West Travis Street Intersection

CIP UPDATES

Description

Reconstructing the intersection for future traffic entering from and exiting to the new Sherman High School. Improvements include left turn lanes, acceleration lanes and deceleration lanes along FM 1417. Project will also incorporate traffic signals in all directions for the intersection.

Design (Lochner)

- Cost \$177,000
- Schedule: Complete in 3Q 2019 (12 months)

Construction (TBD)

- Cost \$1.5M
- Start Date 1Q 2020
- Completion 3Q 2020

Funding – CO Bonds

West Travis Street (US 75 to FM 1417)

CIP UPDATES

Description

Constructing new four lane median divided thoroughfare from US 75 to FM 1417 (6,800 LF) Project broken into four phases. Landscaping and Lighting will be installed between FM 1417 and Moore Street (south of high school).

Design (Brockette Davis Drake, Inc.)

- ✓ Cost \$242,000
- ✓ Schedule: Completed 2Q 2019 (36 months all Phases)

Construction

- ✓ Phase 1 Complete (O3 Contractors \$830K)
- Phase 2 and 3 (TBD \$4.8M)
 - Start Date 3Q 2019
 - Completion 3Q 2020
- Phase 4 (Vessels Construction \$2.6M)
 - Start Date 4Q 2018
 - Completion 4Q 2019

Funding – CO Bonds

Main Street and Munson Ave.

CIP UPDATES

Description

Constructing two residential collectors thru the Munson Planned development. Width of the two streets will be determined by the Planned Development requirements once approved. Munson Ave. is about 2,500 LF and Main Street is about 2,900 LF. The alignment will be a part of the Munson Planned Development. This phase will also include waterlines along the proposed streets.

Design (Jones and Carter)

- Cost \$150,000
- Schedule: Started in 2Q 2019 (6 months)

Construction (TBD)

- Cost \$3.1M Main St. \$2.3 Munson Ave.
- Start Date ???
- Completion 18 months

Funding – Future CO Bonds, TIRZ, Development Agreement

Sewer Line North to High School

CIP UPDATES

Description

Constructing a sanitary sewer line from Flanary Road north to the new Sherman High School. The line south of FM 1417 closely follows the creek. The line north of FM 1417 follows the alignment proposed by the Munson Planned Development Master Plan. Total length is about 6,200 LF.

Design (Brockette Davis Drake, Inc.) (Jones and Carter)

- Cost \$134,000
- Schedule: Started in 2Q 2019 (3 months)
 - South half complete and ready to bid.
 - North half to be completed with Master Plan of PD

Construction (TBD)

- Cost \$1.1M (SISD to match funds)
- Start Date 3Q 2019
- Completion 9 months

Funding – GTUA Bonds, TIRZ, Development Agreement, SISD

Moore Street Extension (Phase 1)

CIP UPDATES

Description

Reconstructing Moore Street from West Travis Street north to Park Ave. (3,000 LF). This project is driven by the development of the new Sherman High School. Future street will be four-lane median divided with curb and gutter. This phase will only construct west two lanes. Also includes 12" waterline along street.

Design (TN&P)

- Cost \$203,000
- Schedule: Start in 3Q 2019 (6 months)

Construction (TBD)

- Cost \$1.2M
- Start Date 1Q 2020
- Completion 9 months

Funding – CO Bonds, SISD

Moore Street Extension (Phase 2)

CIP UPDATES

Description

Reconstructing and relocating Moore Street from West Travis Street to FM 1417 (3,800 LF). The alignment will be a part of the Munson Planned Development. Future street will be four-lane median divided with curb and gutter. This phase will only construct west two lanes. Also includes 12" waterline along street.

Design (Jones and Carter)

- Cost \$150,000
- Schedule: Started in 2Q 2019 (6 months)

Construction (TBD)

- Cost \$2M
- Start Date ???
- Completion 12 months

Funding – Future CO Bond, TIRZ, Development Agreement

Moore Street Extension (Phase 3)

Progress Drive Extension

CIP UPDATES

Description

Reconstructing Flanary Road from FM 1417 to the proposed intersection of Progress Drive (4,500 LF). Flanary Road will align with Phase 2 of the Moore Street Extension. This project also includes extension of Progress Drive (2,000 LF). This project developed based on the need for SEDCO to provide additional access to the industrial park. The existing entrance at times is blocked by the railroad and poses a safety concern.

Design (Brockette Davis Drake, Inc.)

- Cost \$183,000 (Shared Cost by SEDCO, City share \$94,000)
- Schedule: Started in 1Q 2019 (9 months)

Construction (TBD)

- Cost \$2M Flanary \$1M Progress Drive
- Start Date ???
- Completion 18 months

Funding – Future CO Bond, SEDCO?

Fire Station No. 4 EMS Building

CIP UPDATES

Description

Constructing an EMS building east of New Fire Station No. 4 for storage of inventory of Medical Supplies as well as all additional fire fighting tools and equipment. Offices included in the plan will be for future expansion. The current location of stored materials are in Conex boxes located behind Station 5.

Design (Eikon)

- ✓ Cost \$70,000
- ✓ Schedule: Completed in 2Q 2019 (5 months)

Construction (TBD)

- Cost \$890k
- Start Date ???
- Completion 6 months

Funding – Future CO Bonds

US 75 Ramp Reversal

CIP UPDATES

Description

Reconstructing entrance and exit ramps along north bound US 75 just south of FM 1417.

Design (Lochner)

- ✓ Cost \$162,000. Included full design (Managed by TxDOT)
- ✓ Schedule: Completed in 3Q 2018 (9 months for TxDOT approval)

Construction (Ed Bell Construction)

- Cost \$2.3M (Managed by TxDOT)
- Start Date 1Q 2019
- Completion 3Q 2019

Funding – CO Bonds

Legacy Boulevard

CIP UPDATES

Description

Constructing a four lane median divided thoroughfare just south of FM 1417 and East of US 75. This street will benefit the TIRZ #7 Development as well as the Bel Air Planned Development in the future. This phase is 1300 feet long; future phases will extend east thru the Planned Development and provide access to US 75.

Design (Vilbig & Associates)

- ✓ Cost \$105,000
- ✓ Schedule: Completed in 4Q 2018 (6 months)

Construction (Lynn Vessels Construction)

- Cost \$2M
- Start Date 4Q 2018
- Completion 3Q 2019

Funding – CO Bonds

Bel Air Planned Development

CIP UPDATES

Description

- Proposed 246-acre development east of US 75 and south of FM 1417
- Integrated mixed urban village with walkable streets
- Mixture of land uses in proximity to large open spaces

Design

- Coming Soon.....

Funding – Future CO Bonds, TIRZ, Development Agreement, PID

South Travis Street Bridge

CIP UPDATES

Description

- ✓ 100-years old and in need of rehabilitation
- ✓ Existing elevation below 100-year Flood Plain
- ✓ Hired Kimley Horn to analyze and provide cost estimates
- ✓ TxDOT approved to replace bridge
 - Federal Funds available in 2019 and 2020
 - Will construct new bridge without closing existing until after construction.

Design (TBD)

- Cost \$200,000 (City Share \$20k)
- Federal Project Cost Share is 90% Fed. – 10% Local
- Schedule: Complete in 4Q 2019 (12 months for TxDOT approval)

Construction (TBD)

- Cost \$2M (City Share \$200k)
- Start Date 1Q 2021
- Completion 3Q 2022

Park Street Extension

CIP UPDATES

Description

Extending Park Street across a branch of Post Oak Creek and two BNSF Rails (1,250 LF). Street extension will be 24' wide with two future lanes to the north (median divided). Working with and waiting on BNSF to complete agreement with City of Sherman.

Design (Brockette Davis Drake, Inc.)

- ✓ Cost \$36,000
- ✓ Schedule: Completed 1Q 2019 (24 months)

Construction (TBD)

- Cost \$800k
- Start Date ???
 - BNSF has approved plans. We are waiting on ROW department to finalize agreement with City.
- Completion ???

Funding – CO Bonds

US 75 GAP Project

CIP UPDATES

Description

Expanding the main lanes along US 75 from FM 1417 to SH 91 (26,000 LF). Work includes improvements to the US 82 and US 75 Intersection. Bridges at the City Street crossings will also be replaced.

Design (IEA)

- ✓ Cost Paid for by TxDOT.
- ✓ Schedule: Completed in 3Q 2019

Construction (TBD)

- Cost \$163M (City Share \$8.1M)
- Start Date 1Q 2020
- Completion 1Q 2024

Funding – TxDOT, Grayson MPO, CO Bonds, Grayson County

TIRZ # 7 Legacy Village

CIP UPDATES

Description

Constructed one 37' wide street, MBG Blvd. (800 LF). Street included water, sewer and storm drainage as required. Also included shared public parking lot for future convention center.

Design

- ✓ Coordinated by Developer, reviewed and approved by City
- ✓ Schedule: Completed in 4Q 2018

Construction

- ✓ Construction contract provided by Developer.
- ✓ Complete 2Q 2019

Reimbursed to Date: \$2.2 M

Funding – CO Bonds, TIRZ

TIRZ # 5 Crossroads

CIP UPDATES

Description

Constructed two 37' wide streets. Medical Dr. (500 LF) and Crossroads Blvd. (2600 LF). Streets included water, sewer and storm drainage as required.

Design

- ✓ Coordinated by Developer, reviewed and approved by City
- ✓ Schedule: Completed in 1Q 2017

Construction

- ✓ Construction contract provided by Developer.
- ✓ Medical Drive Complete 3Q 2018
- ✓ Crossroads Blvd. Complete 2Q 2018

Reimbursed to Date: \$2.4M

Funding – CO Bonds, TIRZ

TIRZ # 6 Sherman Landing / Sherman Corners

CIP UPDATES

Description

Sherman Landing – Constructed Blythe Dr. (500 LF). Streets included water, sewer and storm drainage as required.

Sherman Corners – Constructed Swamy Dr. (1200 LF) and Professional Lane (260 LF). Streets included water, sewer and storm drainage as required.

Design

- ✓ Coordinated by Developer, reviewed and approved by City
- ✓ Schedule: Completed in 4Q 2017

Construction

- ✓ Construction contract provided by Developer.
- ✓ Sherman Landing Complete 4Q 2018
- ✓ Sherman Corners Complete 2Q 2019

Reimbursed to Date: \$1.35M

Funding – CO Bonds, TIRZ



Economic Impact of Bonded Projects

Project	Bond Issue	Cost (\$MM)	Annual Debt Service	Tax Rate Effect	Incremental A/V Value Created	(A) Incremental Property Tax Created	(B) Incremental Sales Tax Created	(A + B) TOTAL INCREMENTAL REVENUE
Thoroughfares								
TxDOT Projects	2016-2019	\$ 17.6	\$ 1,054,000	\$ 0.048	\$ -	\$ -	\$ -	\$ -
Friendship Road - Eng + ROW	2016	\$ 1.1	\$ 75,000	\$ 0.003	\$ 10,000,000	\$ 50,000	\$ 150,000	\$ 200,000
Canyon Creek	2016-2017	\$ 2.6	\$ 167,000	\$ 0.008	\$ 35,000,000	\$ 175,000	\$ -	\$ 175,000
Swan Ridge	2016-2017	\$ 1.3	\$ 48,000	\$ 0.002	\$ 22,500,000	\$ 112,500	\$ -	\$ 112,500
Travis St West	2016-2019	\$ 11.2	\$ 624,000	\$ 0.028	\$ 15,000,000	\$ 75,000	\$ 250,000	\$ 325,000
Legacy Blvd	2019	\$ 2.0	\$ 116,000	\$ 0.005	\$ 25,000,000	\$ 125,000	\$ -	\$ 125,000
Taylor/Washington Eng + ROW	2017-2018	\$ 1.7	\$ 73,000	\$ 0.003	\$ -	\$ -	\$ -	\$ -
Lamberth Rd Eng + ROW	2017	\$ 0.8	\$ 28,000	\$ 0.001	\$ -	\$ -	\$ -	\$ -
* Northgate Drive	2018	\$ 1.0	\$ 62,000	\$ 0.003	\$ -	\$ -	\$ -	\$ -
Moore from Travis To Park (2 lanes)	2019	\$ 1.0	\$ 58,000	\$ 0.003	\$ -	\$ -	\$ -	\$ -
Park Ave Realignment (net)	2018-2019	\$ 1.5	\$ 91,000	\$ 0.004	\$ -	\$ -	\$ -	\$ -
* Progress Drive	2019	\$ 1.0	\$ 58,000	\$ 0.003	\$ -	\$ -	\$ -	\$ -
McGee St extension west of 1417	2019	\$ 1.2	\$ 70,000	\$ 0.003	\$ 13,975,000	\$ 69,875	\$ -	\$ 69,875
Total Thoroughfares		\$ 44.0	\$ 2,524,000	\$ 0.115	\$ 121,475,000	\$ 607,375	\$ 400,000	\$ 1,007,375
Facilities								
Library	2016-2018	\$ 2.5	\$ 166,000	\$ 0.008	\$ -	\$ -	\$ -	\$ -
Fire Station #4	2017-2018	\$ 4.0	\$ 166,000	\$ 0.008	\$ -	\$ -	\$ -	\$ -
Total Facilities		\$ 6.5	\$ 332,000	\$ 0.015	\$ -	\$ -	\$ -	\$ -
TIRZ								
TIRZ #5 Sherman Crossroads	2017	\$ 4.0	\$ 138,000	\$ 0.006	\$ 50,000,000	\$ 250,000	\$ 1,100,000	\$ 1,350,000
TIRZ #6 Sherman Landing	2017	\$ 3.0	\$ 104,000	\$ 0.005	\$ 10,000,000	\$ 50,000	\$ 81,250	\$ 131,250
TIRZ #7 Legacy Village	2017	\$ 2.4	\$ 83,000	\$ 0.004	\$ 25,000,000	\$ 125,000	\$ 308,750	\$ 433,750
Total TIRZ		\$ 9.4	\$ 325,000	\$ 0.015	\$ 85,000,000	\$ 425,000	\$ 1,490,000	\$ 1,915,000
Bridges								
Travis/Center/McGee	2017	\$ 0.5	\$ 17,000	\$ 0.001	\$ 22,500,000	\$ 112,500	\$ -	\$ 112,500
Parks								
Pecan Grove West Ballfields	2018	\$ 4.5	\$ 280,000	\$ 0.013	\$ 35,000,000	\$ 175,000	\$ -	\$ 175,000
TOTAL		\$ 64.90	\$ 3,478,000	\$ 0.158	\$ 263,975,000	\$ 1,319,875	\$ 1,890,000	\$ 3,209,875

Economic Impact of Future Bonded Projects

Project	Bond Issue	Estimated Cost (\$MM)	Annual Debt Service	Tax Rate Effect	Incremental A/V Value Created	(A) Incremental Property Tax Created	(B) Incremental Sales Tax Created	(A + B) TOTAL INCREMENTAL REVENUE
Thoroughfares								
FM 1417 - Hwy 56 to W Travis	2021+	\$ 3.0	\$ 180,000	\$ 0.005	\$ -	\$ -	\$ -	\$ -
Total Thoroughfares		\$ 3.0	\$ 180,000	\$ 0.005	\$ -	\$ -	\$ -	\$ -
Facilities								
Police Department	2020+	\$ 15.0	\$ 900,000	\$ 0.027	\$ -	\$ -	\$ -	\$ -
Fire Station/EMS	2020+	\$ 5.0	\$ 300,000	\$ 0.009	\$ -	\$ -	\$ -	\$ -
Total Facilities		\$ 20.0	\$ 1,200,000	\$ 0.036	\$ -	\$ -	\$ -	\$ -
TIRZ								
TIRZ #8 Munson PD	2020+	\$ 15.0	\$ 900,000	\$ 0.027	\$ 475,000,000	\$ 2,375,000	\$ 1,100,000	\$ 3,475,000
TIRZ #7A Bel Air PD	2020+	\$ 10.0	\$ 600,000	\$ 0.018	\$ 600,000,000	\$ 3,000,000	\$ 435,000	\$ 3,435,000
Total TIRZ		\$ 25.0	\$ 1,500,000	\$ 0.045	\$ 1,075,000,000	\$ 5,375,000	\$ 1,535,000	\$ 6,910,000
Parks								
Pecan Grove West Sports Ph II	2020+	\$ 2.5	\$ 150,000	\$ 0.005	\$ -	\$ -	\$ -	\$ -
TOTAL		\$ 50.50	\$ 3,030,000	\$ 0.092	\$ 1,075,000,000	\$ 5,375,000	\$ 1,535,000	\$ 6,910,000

Capital Project Take-Aways

- Street and thoroughfare projects do not directly “pay for themselves”, unless they are part of a TIRZ or Planned Development
- Commercial and Retail development pays for itself and subsidizes general operating and capital costs, and residential development
- Residential development does not generally “pay for itself”
 - Exceptions:
 - High density residential development (e.g., Bel Air PD and other multi-family)
 - Higher end residential development – because it’s lower density
- Why is this?
 - Residents are the consumers of most of the services we provide – police, fire, animal control, parks, library, etc.
 - Very little usage of general services from commercial/retail/industrial
- So what?
 - Continue to focus on investing and incentivizing commercial, retail, and large development via reinvestment zones, planned developments, public improvement districts, etc.



THE SHERMAN POLICE DEPARTMENT

STANDING FOR SOMETHING
Integrity – Courage - Teamwork



FACILITY EXPANSION NEEDS ASSESSMENT

OPTION A

RENOVATION

CONFIGURATION
Renovation only

SIZE
Existing 19,823 SF

COST
Existing \$4,631,813

STAFF CAPACITY
94 Sworn Officers

OPTION D

RENOVATION + NEW FACILITY

EXISTING FACILITY
*Communications
Fire Administration
Fire Training Room
Fire Investigation
Parking Enforcement
Patrol Substations
Environmental Code
EOC
IT*

NEW FACILITY
*Administration
Communications
C.I.
Patrol
Property and Evidence
Records
Support and Training*

RECOMMENDATIONS
*Overview of existing facility
reconfiguration recommendations for size
and scope.*

PRESENTED 2018 ← → THIS PRESENTATION

SHERMAN POLICE FACILITY RECONFIGURATION



ELEVATION IMPROVEMENTS

BASE OPTION



Base Option

Improved insulated glazing

Painted concrete facade

Existing brick to remain

New stone veneer



New stone veneer

New canopy and sign

New main entry

New landscaping

PUBLIC PARKING OPTION



SHERMAN CENTRAL FIRE STATION RENOVATION



Façade improvements to match adjacent municipal complex

New overhead doors



New canopy with signage

New stone veneer

New landscaping

Matching canopies with signage

Matching stone veneer



Matching stone veneer

Matching landscaping beds

NEW SHERMAN POLICE HEADQUARTERS



New Facility - CONCEPTUAL RENDERING





New Facility Recommendations

SITE RECOMMENDATIONS

- **5.4 Acre site**
- **50 Public Parking Spaces**
- **124 Secure Parking Spaces**
- **Accommodate future expansion**

FACILITY RECOMMENDATIONS

- **24,381 SF Facility**
- **Accommodate future staff needs (*128 sworn officers*)**
- **Multi-Purpose room for public / staff use**

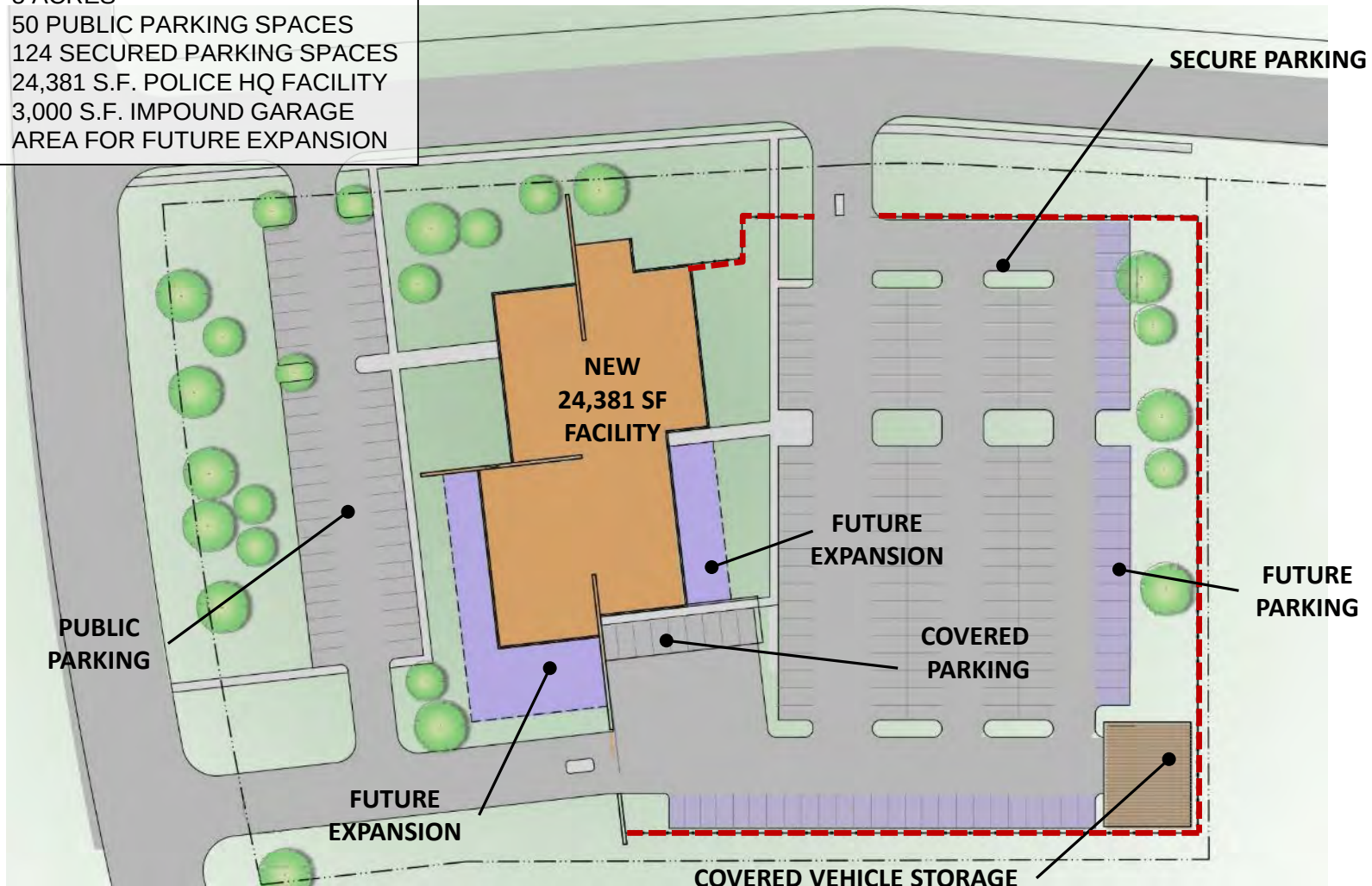
NEW SHERMAN POLICE HEADQUARTERS



New Facility SITE PLAN

QUICK FACTS:

- 5 ACRES
- 50 PUBLIC PARKING SPACES
- 124 SECURED PARKING SPACES
- 24,381 S.F. POLICE HQ FACILITY
- 3,000 S.F. IMPOUND GARAGE
- AREA FOR FUTURE EXPANSION





OPTION A

RENOVATION

CONFIGURATION

Renovation only

SIZE

Existing 19,823 SF

COST

Existing \$4,631,813

STAFF CAPACITY

94 Sworn Officers

Potential for 25 more sworn positions – all patrol officers

Does not allow for additional growth for Support Services

SHERMAN POLICE FACILITY RECONFIGURATION

COUNCIL PRESENTATION 6.13.19



FACILITY EXPANSION NEEDS ASSESSMENT

OPTION D

RENOVATION (Existing Police Facility)

EXISTING FACILITY

	current	vs.	renovated
Communications	4	➡	7
Fire Administration.....	4	➡	14
Fire Training Room			
Fire Investigation			
Parking Enforcement			
Patrol Substations			
Environmental Code.....	3	➡	6
EOC			
IT	1	➡	3
Future Offices/Workstations		➡	11

An increase of 41.

RENOVATION (Central Fire Station)

EXISTING FACILITY

Restroom / Shower
Day Room
Kitchen
Dorms

RECOMMENDATIONS

SIZE - 2,460 sf

COST - \$997,513

An increase of 6 from
current staffing of 4.

NEW CONSTRUCTION (Police Headquarters)

NEW FACILITY

Administration
Communications
C.I.
Patrol
Property and Evidence
Records
Support and Training

RECOMMENDATIONS

SIZE - 24,381 sf

COST - \$12,108,297

STAFF CAPACITY

128 Sworn Officers

An increase of 59 from
current staffing of 69.

RECOMMENDATIONS

SIZE - 17,823 sf

COST - \$2,739,991

TOTAL CAPITAL COST - \$15,845,801

CURRENT VS. RENOVATION

Option D allows for the potential to add
106 new employee positions
beyond current positions
thus allowing for decades of growth.

Fire Department Considerations

Fire Department Operations

- 5 Stations
- 86 Firefighter/EMS
- 7,700 calls/year – 80% Medical
- 4 full stations + Central (Engine only)
- Stations 3, 4, 5 each carry about $\frac{1}{4}$ of calls; Stations 1 + 2 = $\frac{1}{4}$ of calls

NFPA/ISO Stats and Targets

- 1 station per 10,000 population, so 4.3 stations for Sherman
- 1.7 FF per 1,000 population (1.6 for southern region), so 73/69 FF for Sherman
- 1.5 mile radius coverage area
- 3 man engine company
- 8 min. response time
- It's all about getting the right # of FF to a structure fire at the right time with the right equipment

Fire Department Considerations

Operational challenges

- Disproportionate responses by stations 1 + 2
- Location of Stations 1 & 2 fit Sherman 50 years ago, but not today
- # Staffing per engine (desire to be 3 minimum)
- Westward growth at some point (and need for another station)

What we're looking at

- Possible location to combine Stations 1 & 2 ?
- East of downtown, west of Grand Ave along Hwy 56

Benefits

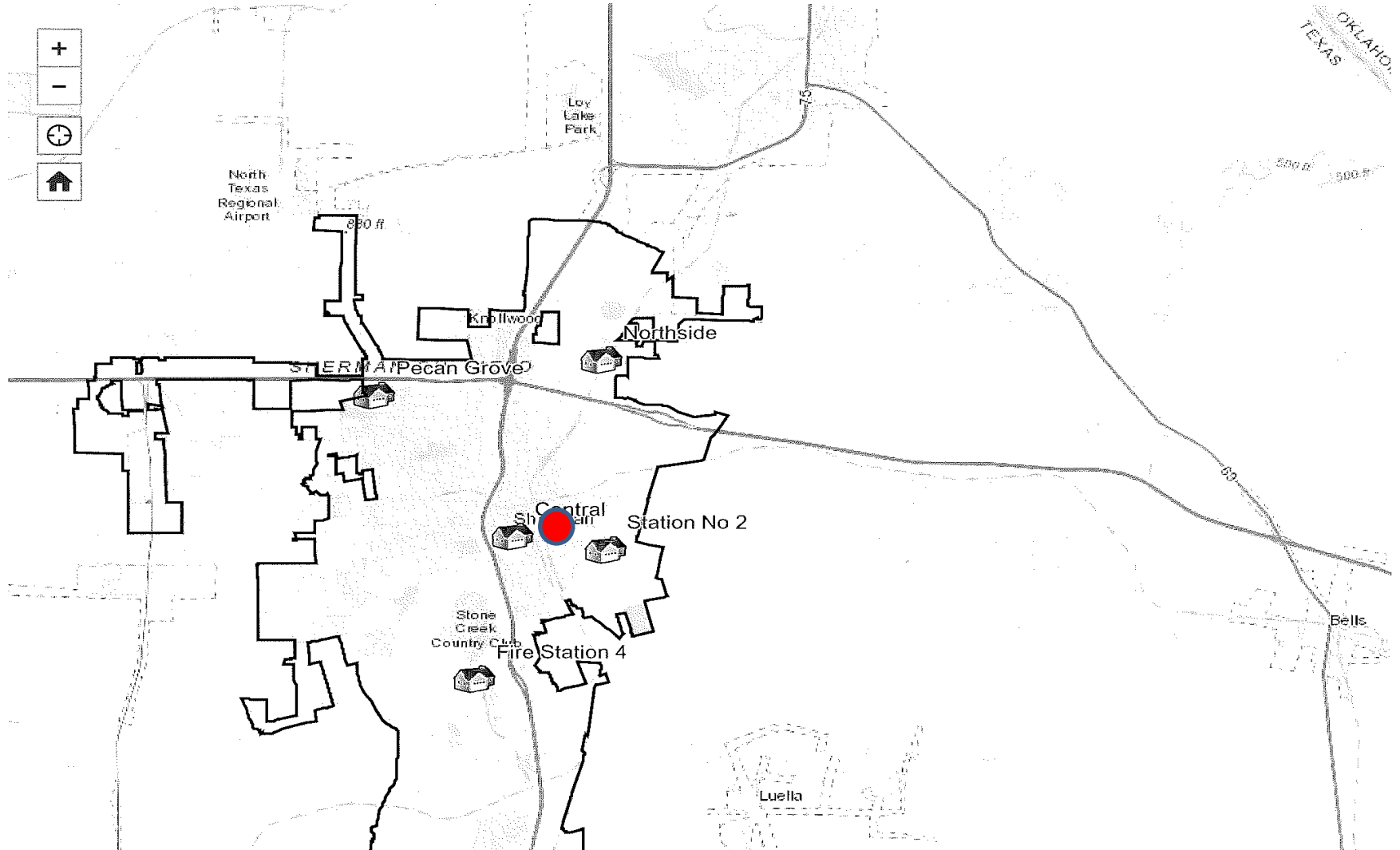
- Efficient redistribution of call loads
- Work towards 3 man engines
- Potential savings on staffing costs and equipment
- Enhanced ability to focus on pay
- Avoid potential \$1 million remodel of Central

Fire Department Considerations

6/8/2019

Detailed City of Sherman Map

☰ Detailed City of Sherman Map



STREET MAINTENANCE/ STREET SALES TAX

A photograph of a worker in a high-visibility yellow vest and blue pants walking across a paved parking lot. In the background, a white utility van with '1.800.FRONTIER' and 'Frontier.com' on its side is parked. The van's rear door is open, and another person is visible inside. The scene is set in front of a building with large windows and a red door.

- Operations

- Equipment

- Staffing

Adjusting with Growth



Streets removed over 16,000 cubic yards of
concrete and milled and removed 3,000
tons of asphalt

During 2017, Street Department took responsibility for approx. 25 miles of additional streets

This year, we had 40,710 tons of concrete crushed





Over the last 5 years,
Street Department has
performed maintenance
on over 50 miles of city
streets, not including
utility cuts



Streets has repaired 650 utility cuts over the last 5 years, with an average of 135 cuts each year

Streets has repaired 1,935 pot holes over the last 5 years, with a trend showing that number to reach 2,100 by the end of the year



Replacing aging equipment

CAT Rubber Tire Roller



Elgin Street Sweeper







Additional equipment

Sherman
CLASSIC TOWN. BROAD HORIZON.







**Gomaco Concrete
Paver**



CAT Asphalt
Paving Machine



Capable of 19' width paving





CAT 120M Motor Grader

**Since purchasing
the equipment, we
have installed
approximately
4,400 linear feet of
Thermoplastic
markings**

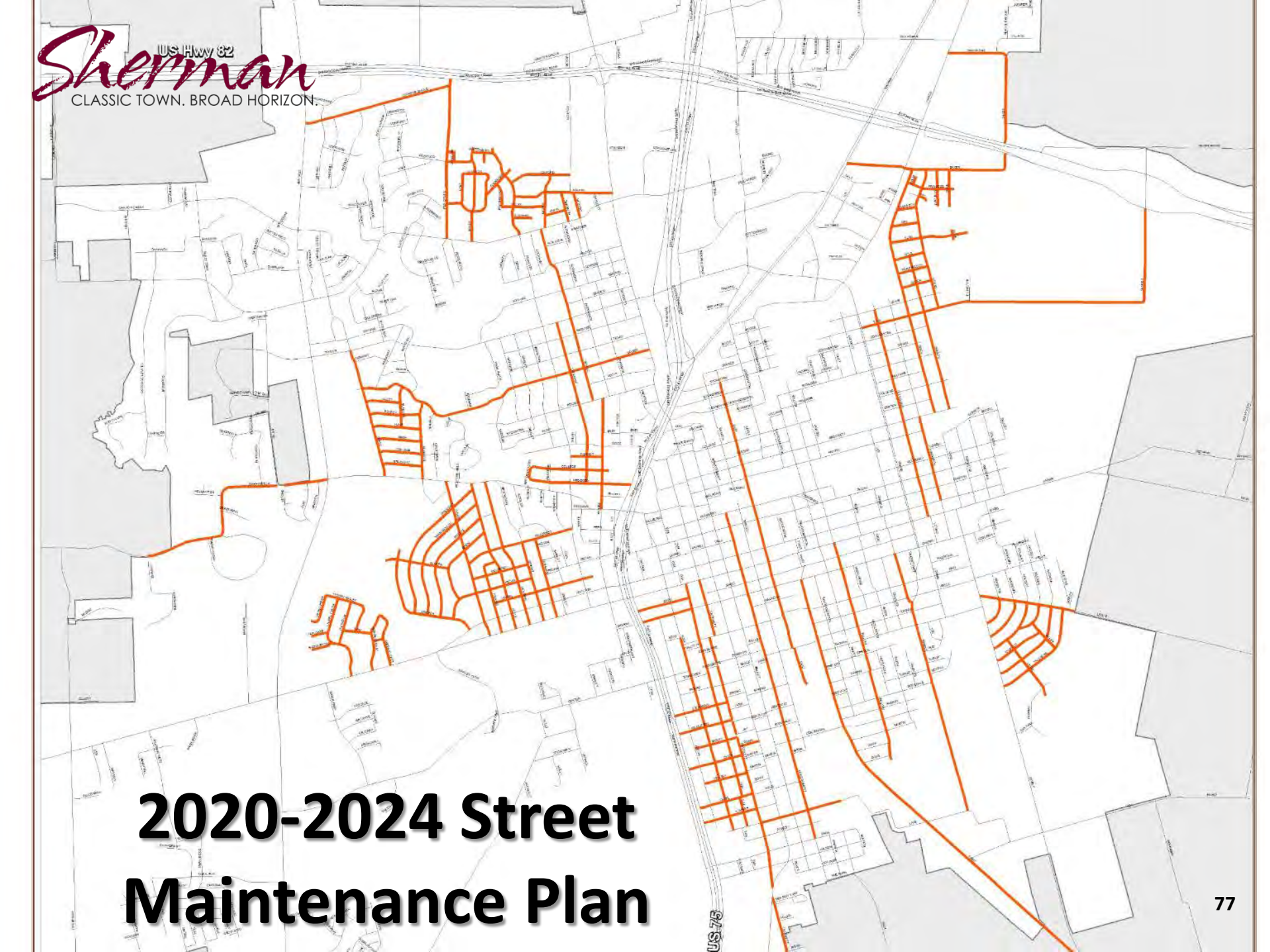


A photograph of a grassy area with a dirt path and a small structure in the background. The path is made of dirt and gravel, and the structure is a small, white, rectangular building with a flat roof. The background shows a line of trees and a road with a stop sign.

Hiring the 2 positions
for Storm Water has
allowed us to direct
more focus in that
area of need.



2015-2019
Street Maintenance



2020-2024 Street Maintenance Plan



Street Sales Tax

Street Sales Tax

FY2015-19 Street Sales Tax \$\$:

- Equipment - \$500k**
- Loy Lake - \$1 million**
- Additional Street maintenance**
 - \$2.8 million**

Street Sales Tax Election

- **Street Sales Tax**
 - Tax expires four (4) years after 1Q in which tax was adopted
 - Can be renewed under same manner as initially imposed
 - **Authorized Uses**
 - Maintenance and repair of municipal streets
 - Municipal streets means “the entire width of a way held by a municipality in fee or by easement or dedication”
 - Only used for streets existing at time tax is passed
 - Cannot be used for designated state or federal highway or road, or for designated county road
- **Potential Effects of Sales Tax Elections**
 - At FY 2019, projected sales tax revenue levels, additional 1/8% = \$1.3mm+ annually

Street Sales Tax Election Calendar

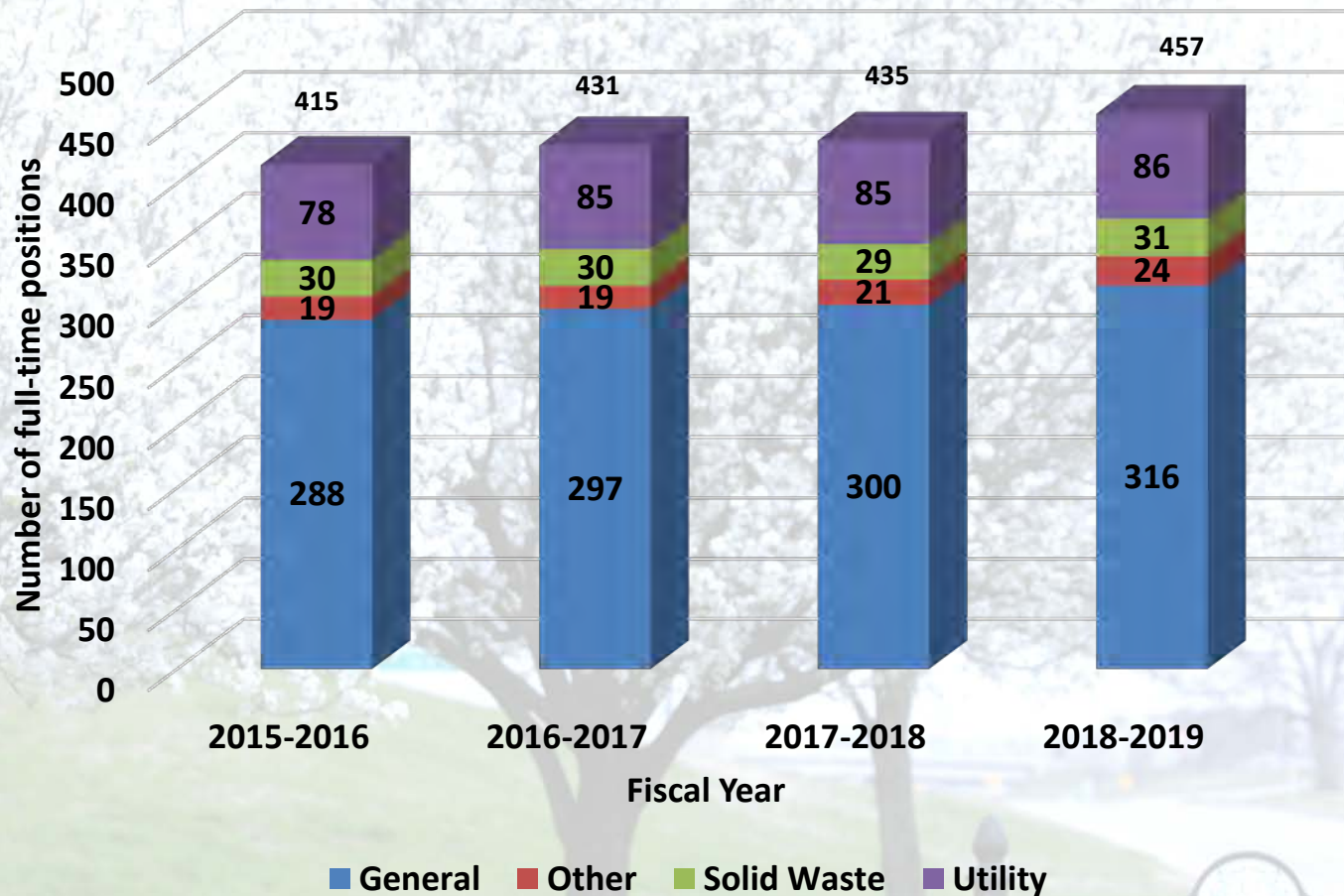
Ordinance Calling Election	September 16, 2019
Election	November 5, 2019
Election results to Comptroller (notice)	November 15, 2019
One full quarter after notice	February 15, 2020
1 st of quarter following full quarter – collections commence	April 1, 2020

Staffing, Compensation and Benefits

EST.
1846
Welcome to Sherman

Employee Count History

(approved positions)



New Positions Funded Since FY18

General Fund:

- Police Department – (2) School Resource Officer-Dispatcher
- Fire Department – (6) Firefighter (partially grant-funded)
- Building Maintenance – (1)
- Community Services – (1) Substandard Structures
- Engineering – (1) Assistant City Engineer
- Animal Services – (1)
- Building and Zoning – (1)
- Code Enforcement – (1)
- Grounds Maintenance – (2)
- Library Services – (1)

Utilities:

- Storm Water Workers – (2)
- Water Distribution – (1)
- Solid Waste Drivers – (2) Residential/Commercial

TOTAL ADDED = 22



Department Requested Personnel FY20

Solid Waste	2
Parks Ground Maintenance	7
Public Safety Support	2
IT	2
Engineering	1
Building Maintenance	1
HR	2
Fire	4
PD	1
Streets	1
Utility	3
Grand Total	24

Recommended Approval FY20

Parks Ground Maintenance – (2)

Partially Funded for FY20

Public Safety Support – (1)

IT – (1) part-time

Solid Waste – (1)

Other FY20 Impacts

Employee Compensation

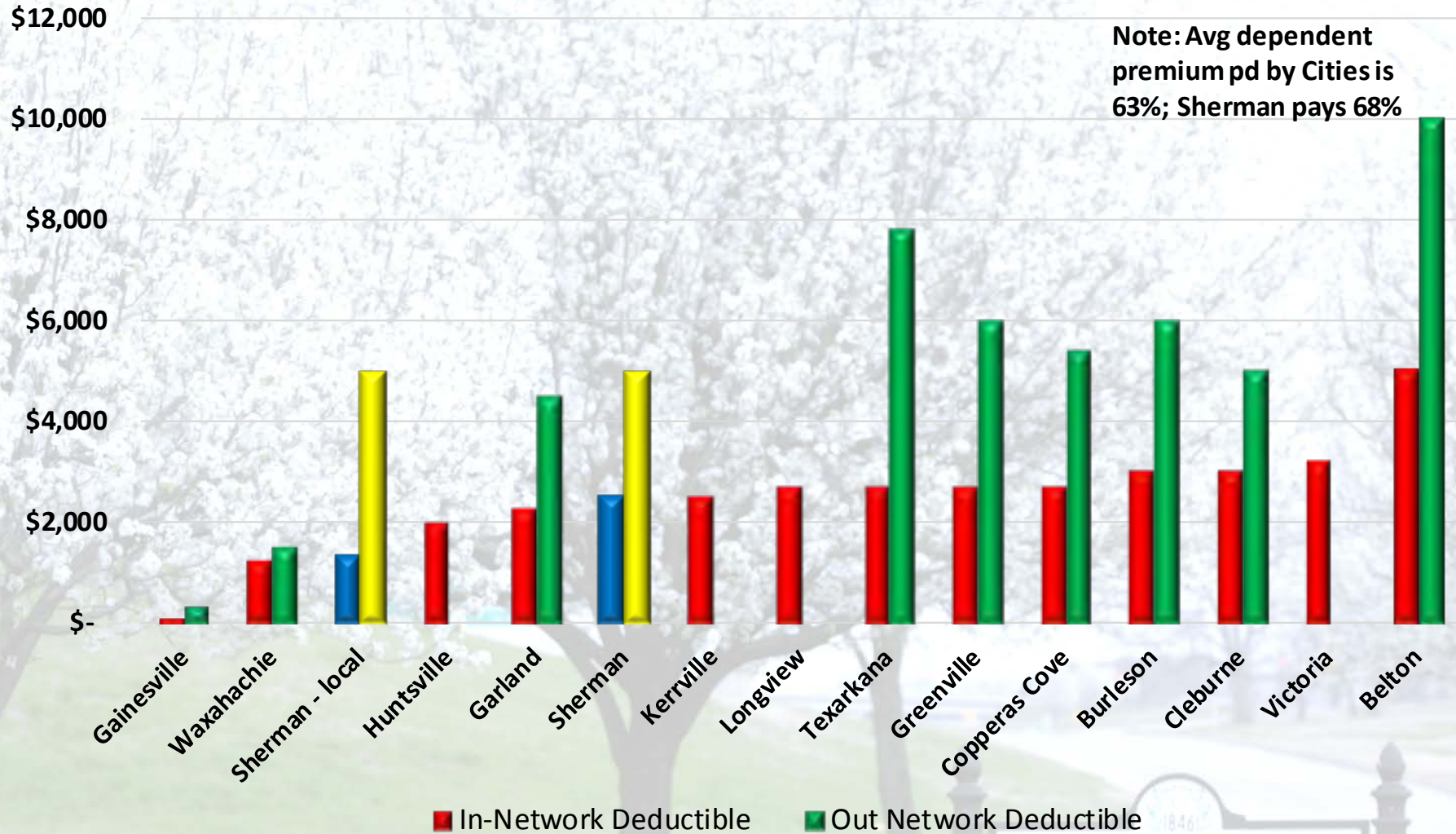
- 2.5% Across-the-board included in proposed budget
- 3% for PD/FD
- Box Pay for EMS personnel
- Various market adjustments
- Reminder: pay goal for every position is to meet peer average +, considering job duties and internal pay parity

The background of the slide is a photograph of a park. In the foreground, there are several large trees with white blossoms, likely cherry blossoms. A path or road leads into the distance. In the lower right corner, there is a decorative sign that reads "Welcome to Sherman" with the year "1846" above it. The overall scene is bright and scenic.

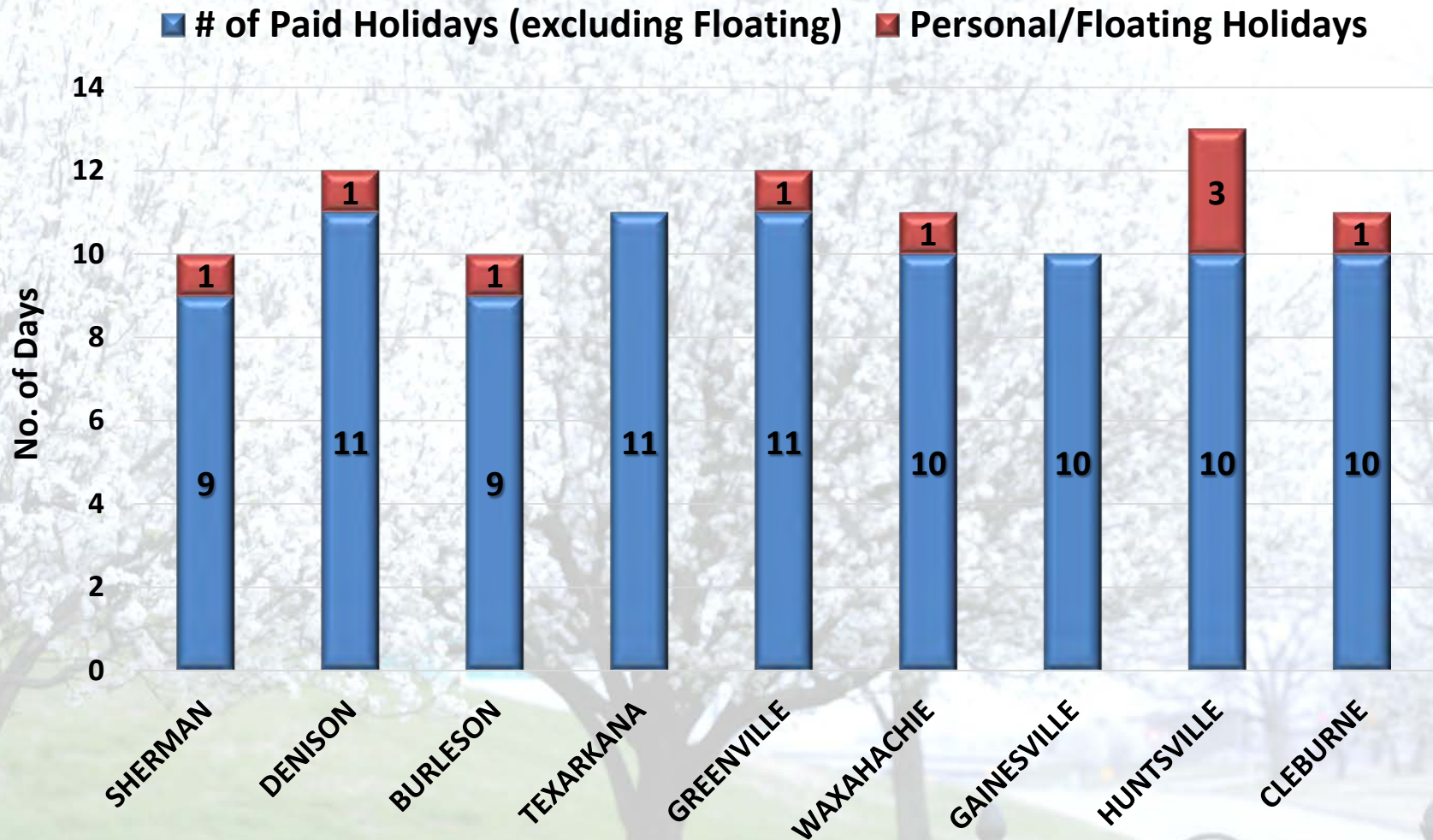
Annual Compensation Survey

(Excel)

Peer Cities Group Health Deductibles



Peer Cities Holidays

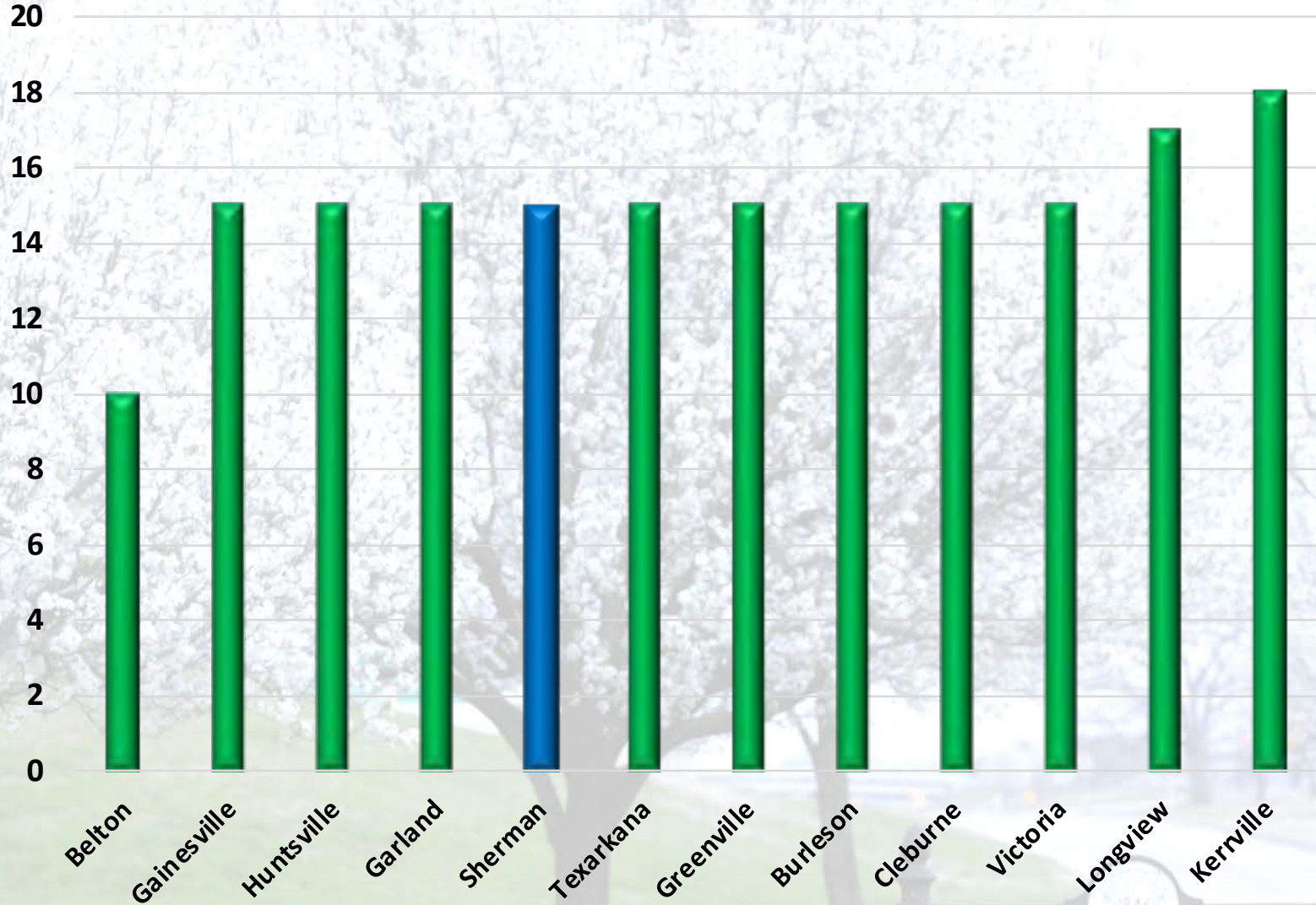


Staff recommends adding Good Friday



Peer Cities Vacation Days

(5-15 years service)





Financing and Development Tools

Financing and Development Tools

Tax Increment Reinvestment Zones (TIRZ or TIF)

Property Tax Abatements

Chapter 380 Agreements

Public Improvement Districts

Public/Private Partnerships (Development Agreements)

City projects (CIP programs)

Tax Increment Reinvestment Zones

What is it?

- Geographic area established by Council to promote development within the area
- Tax revenue growth (property or sales tax) coming from development is set aside to fund public improvements within the boundaries
- Predominantly commercial/retail in nature – residential component is limited

General Requirements

- Council establishes zone via Ordinance and affirms that development would likely not occur apart from public (local government) participation
- Staff prepares Financing and Project plans, describing project scope, economic impacts, project and administrative costs

Tax Increment Reinvestment Zones

General Requirements (cont.)

- Council publishes notices and holds a public hearing on creation of the TIRZ
- Enabling ordinance establishes Zone and creates TIRZ Board

TIRZ Benefits/Authorized Improvements

- Sidewalks, pedestrian/bike trails
- Streets including storm drainage
- Storm drainage systems and storage
- Water/sewer infrastructure
- Signage
- Parking lots
- Parks and other necessary public improvements
- Chapter 380 Agreements improvements

Tax Increment Reinvestment Zones

Current TIRZs in Sherman

- TIRZ #1/#4 – Sherman Town Center; created in 2004, enlarged in 2006 to provide \$2.8 million in infrastructure
- TIRZ #2 – Downtown; created in 2005 to provide \$1.0 in sidewalk and other improvements
- TIRZ #3 – Sherman Commons; created in 2007 and has provided \$1.8 million in improvements
- TIRZ #5 – Sherman Crossroads; created in 2017 to provide \$3.5 million in improvements
- TIRZ #6 – Sherman Landing; Hwy 75/FM 691 on both sides of US75; created in 2017 to provide \$2.7 million in improvements
- TIRZ #7 – Legacy Village at SE corner of US 75/FM1417; created in 2017 to provide infrastructure of up to \$2.4 million in improvements

Tax Increment Reinvestment Zones

Potential Future TIRZs?

- Bel Air or Expansion of #7 – Would encompass ~ 250 acres east of Legacy Village to fund roadway and storm drainage, water/sewer, pedestrian/bike/other paved ways, and quality of life amenities. May also be combined with Chapter 380 agreements to help fund quality of life amenities; possible Public Improvement District??
- Munson PD – Would encompass Munson 600 +/- acres and the 15 acres owned by City adjacent to new SHS site; would include street improvements including storm drainage, water/sewer, parks & trails, and possibly detention; would be wrapped with 380 Agreement and possibly Public Improvement District that would fund quality of life amenities

Property Tax Abatement

What is it?

- Reduction of increase in property tax bill for a specific business for a specific amount of time (not to exceed 10 years), based on Abatement Agreement approved by Council
- Can be real property or personal property
- For commercial or industrial purposes

General Requirements

- Council establishes zone via Ordinance after public hearing and public notices
- Resolution to approve Agreement
- City uses matrix for determining % and # of years

Active Property Tax Abatements

Company	Estimated Value Created (\$MM)	Annual Est Rev Before Abatement	Annual Estimated Rev after Abatement	Expires
Panda	\$ 300	\$ 1,500,000	\$ 675,000	FY24
Globitech	\$ 34	\$ 70,000	\$ 24,000	FY20
TI	\$ 10	\$ 50,000	\$ 27,000	FY23
Kaiser	\$ 25	\$ 125,000	\$ 41,250	FY23
JP Hart	\$ 8	\$ 40,000	\$ 26,400	FY23
Finisar	\$ 125	\$ 625,000	\$ 284,375	FY29
W Moore Solar	\$ 11	\$ 55,000	\$ 27,500	FY24
Tyson	\$ 19	\$ 95,000	\$ 47,500	FY25
	<u>\$ 532</u>	<u>\$ 2,560,000</u>	<u>\$ 1,153,025</u>	

Chapter 380 Agreements

Background

- Chapter 380 of Texas Local Government Code authorizes a program for promoting commercial or retail development within City or ETJ
- Can take form of grants or loans, or services provided by City
- Broad based statute that provides a lot of flexibility

Current Chapter 380 Agreements

- Schulman Movie Bowl Grille
 - Share of sales tax revenues within entire development for a period of 7 years, up to \$1.5 million
 - Estimated sales tax revenue increment of \$300k/year
 - 150 employees (FT and PT)
- Sherman Bobcat
 - 50% share of sales tax revenues for a period of 2 years

Chapter 380 Agreements

Current Chapter 380 Agreements

- Panda
 - \$400M investment, ~ 30 employees
 - Rebate of a portion of property taxes for five years, after expiration of property tax abatement
 - Property tax increment before abatement of \$1 million/year
 - Water revenue increment of about \$800k/year
- Finisar
 - Extends benefit of property tax abatement by 5 years at about 40%
 - Expected tax value increment of \$125 million = \$600k/year property taxes before abatement/rebate

Public Improvement District

What is it?

- Geographic area (in City or ETJ) established by Council to promote commercial, retail, residential development within the area
- Used as a financing or development tool to predominantly benefit property owners within the area
- Designed to enhance otherwise standard development through quality of life and maintenance features

Public Improvement Districts

How it works

- Initiated by petition of at least 50% landowner(s), in terms of appraised value, those who will be subject to assessment, and area to be covered
- Created by Council as an arm of the City, NOT a separate governmental entity
- Petition includes estimated costs and list of improvements to be made, or enhanced services to be provided (set out in a Service and Assessment Plan - SAP)
 - SAP includes:
 - Geographic boundaries of PID
 - Public improvements and related costs
 - How assessment will be made (allocation of costs, etc.), and related benefits
 - Source/use of funds
 - Amount of any proposed indebtedness
 - Assessment Roll – describes the assessment against each parcel
- SAP must cover at least five years and is reviewed annually
- Council determines how cost is apportioned (how fees are assessed)
- Assessment values cannot change once they're set

Public Improvement Districts

Common Assessment Mechanisms

- Assessments made to individual property owners, generally on basis of:
 - Tax rate – separate line item on each property owners' bill annually, expressed as a rate (e.g., City, County, College, SISD, Choctaw, PID), or
 - Per lot assessment, or
 - Per building square foot

PID as a Financing Vehicle

- Very expensive because the rates are 200-300 bps higher than tax supported debt (for example, our CO's are at 3.5%, PID backed debt could be at 6%+)
- PID backed bonds require an additional premium coverage in order to sell them (adds additional costs)
- PID bonds have to be callable at any time (which is part of what makes them more expensive)
- PID bonds are not easily sold, and not marketable for bondholders

Public Improvement Districts

PID as a Financing Vehicle (cont.)

- City can back PID bonds with tax pledge, which would make them like CO's, in terms of marketability, rates, etc.
- Bottom line – be leery of using PID as a financing tool (especially without a tax pledge)

Can do PID and TIRZ together:

- TIRZ – infrastructure development of roads, water/sewer, drainage, etc.
- PID – Aesthetic and maintenance enhancements, like water features, parks, cultural amenities, Public Safety (e.g., police station?)

If PID is used, it should be combined with tax-supported debt

Public Improvement District

PID Allowable costs/Authorized Improvements

- Aesthetic improvements – fountains, lighting, landscaping, signage
- Pedestrian malls
- Roadway construction and improvement
- Off-street parking
- Mass transportation
- Libraries and artwork
- Parks
- Purchase of property for any authorized improvement
- Advertising, promotion, health and sanitation, public safety, security, business recruitment
- Water/sewer/drainage systems infrastructure
- Administration of district
- Affordable housing

Public Improvement District

PID Administration

- Many times, third-party administrator hired to assist in oversight of the PID
- Ultimately, it's City's responsibility to oversee the PID, including:
 - Initiating foreclosure for non-payment of assessments
 - Annual updates to service plan
 - Payment of invoices, other administration

Public Improvement District

Other area cities that have used PIDs

- Ft. Worth
- Dallas
- Plano
- Little Elm
- Frisco
- Grand Prairie
- Rowlett
- Celina

Development Agreements

(Public/Private Partnerships)

Working with Landowner/Developer to provide for infrastructure or other improvements - roads, water/sewer, parks and other amenities

Examples

- Munson, SISD, City work together to provide sanitary sewer to benefit all property owners
 - SISD saves money on lift station and was able to help pay for the improvements
 - Munson provided ROW and easements
 - City to extend sewer that will serve all three property owners and open development in that area and for Munson PD
- Legacy Blvd – Schulman (and property owner to south) dedicated ROW and managed the project that ties into SMBG project; City funded improvements that spurred additional development

City Projects (CIP Program)

Sometimes it is best for City to proactively plan and construct infrastructure improvements to help spur growth and development.

This is traditional method and still has value as a development tool

Examples

- Travis Street West
- TxDOT project participation
- Canyon Creek
- Lamberth Road
- Loy Lake



TASWA Issues

Texoma Area Solid Waste Authority

Facts:

- As of 10/1/19, TASWA will have CASH in hand (\$5 million) to fund the next cell (Cell V) needed for continued operations (FY21)
- As of 10/1/19, TASWA will have CASH in hand (\$2 million) to fund the gas mitigation project (FY21)
- As of 10/1/19, TASWA will continue putting back \$1.2 million per year for future cell development in FY25
- As of 10/1/19, at current volumes, TASWA will be generating about \$2.6 million per year MORE than is needed to fund operations and reserves for future events
- Current gate rate is \$35/ton

Texoma Area Solid Waste Authority

Issue(s):

- When (and how much) should TASWA make any distribution of accumulated excess reserves (one-time distribution)?
- If current gate rates are generating \$2.6 million annually more than is needed to operate and set aside for future liabilities, should rates be lowered or should additional distributions be made to Member cities?
- On what basis should any distributions be made to Members?

Texoma Area Solid Waste Authority

(Usage)

**Annual
Tonnage**

**Percent
of Total**

**Percent of
Members**

Member Cities

Sherman

57,300

27%

50%

Denison

26,300

12%

23%

Gainesville

31,300

15%

27%

TOTAL MEMBERS

114,900

Non-Members

96,100

46%

N/A

TOTAL

211,000

100%

Texoma Area Solid Waste Authority

What do TASWA Bylaws say in regard to return of funds?

*Section 7. **Distribution of Net Income; Return of Funds.** Unless otherwise determined by the Governing Bodies in accordance with the provisions of Section 431.107, Texas Transportation Code, providing that the Local Governments are entitled at any time to receive any income of the Corporation that is not needed to pay the Corporations' expenses or obligations, any income earned by the Corporation after payment of reasonable expenses, debt, and the establishment of a reserve sufficient to cover estimated expenditures for future activities shall either be retained by the Corporation to provide for a reduction in tipping fees charged for the disposal of solid waste at the Facility, as determined by the Board OR distributed to the Local Governments in an equitable manner to be determined by the Board taking into consideration the relative use of the Facility and the initial capital investment of the respective Local Governments [emphasis mine]*

Texoma Area Solid Waste Authority

(Distribution Options)

	Opt #1	Opt #2	Opt #3
	Equal Split	Relative Use	Combination
Denison	33.3%	22.9%	28.1%
Gainesville	33.3%	27.2%	30.3%
Sherman	33.3%	49.9%	41.6%



Revenue Cap Discussion

Legislative Agenda

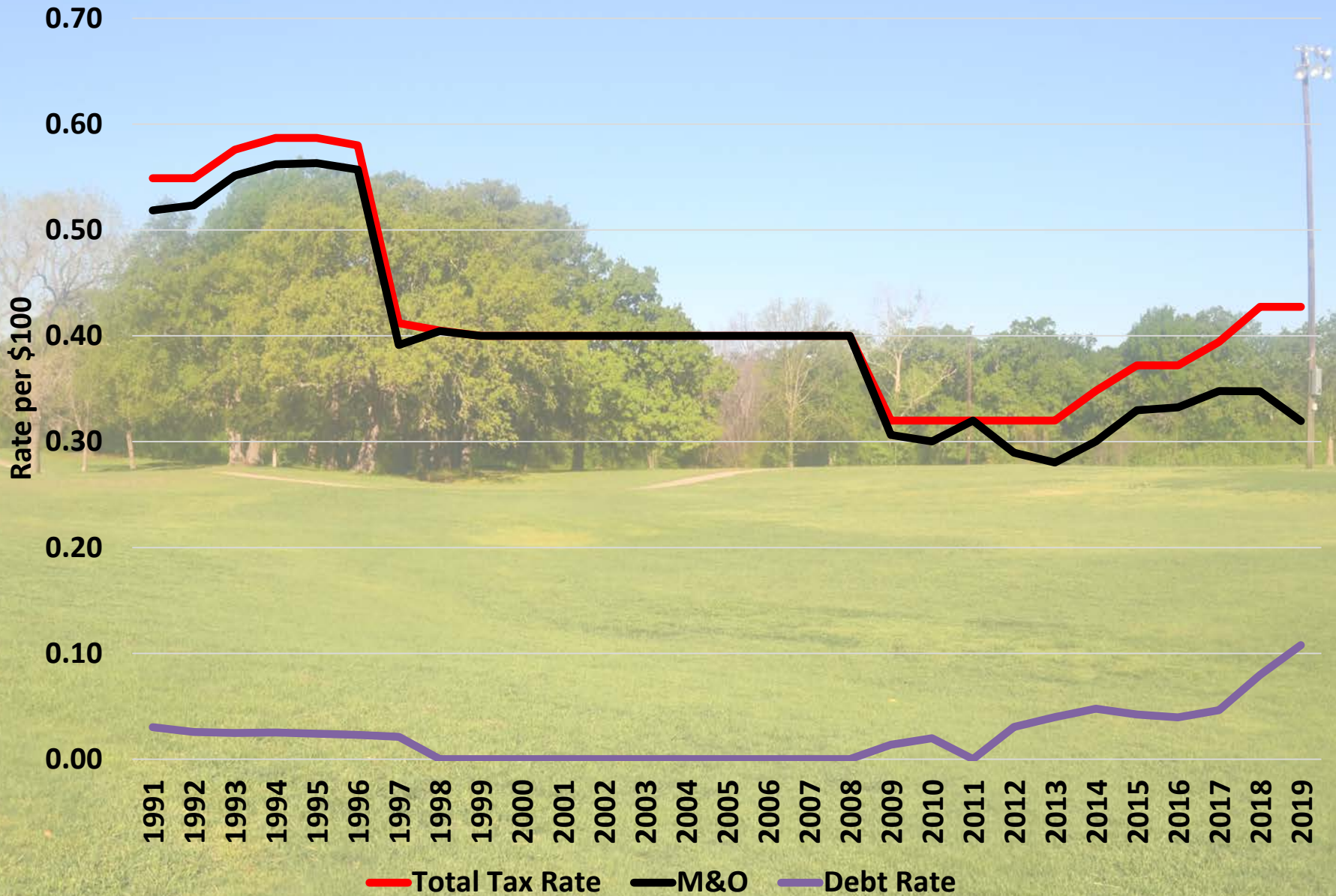
3.5%

Elements of Property Tax Rate

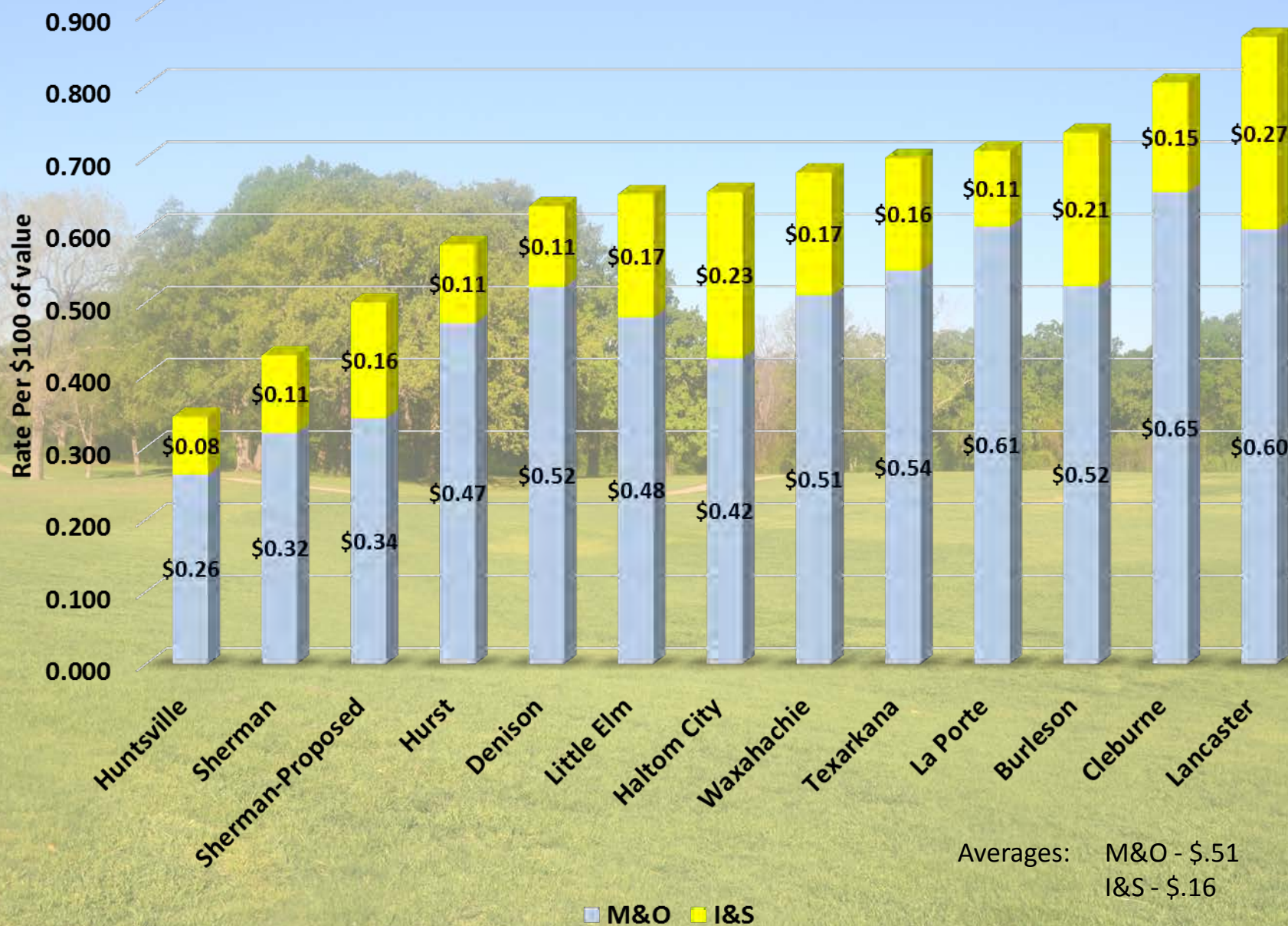
CURRENT RATES

+ Maintenance & Operations	\$ 31.96
+ Interest and Sinking - Payments on debt for general government (non-utility) improvements	<u>\$ 10.77</u>
= Tax Rate	\$42.73

Property Tax Rates

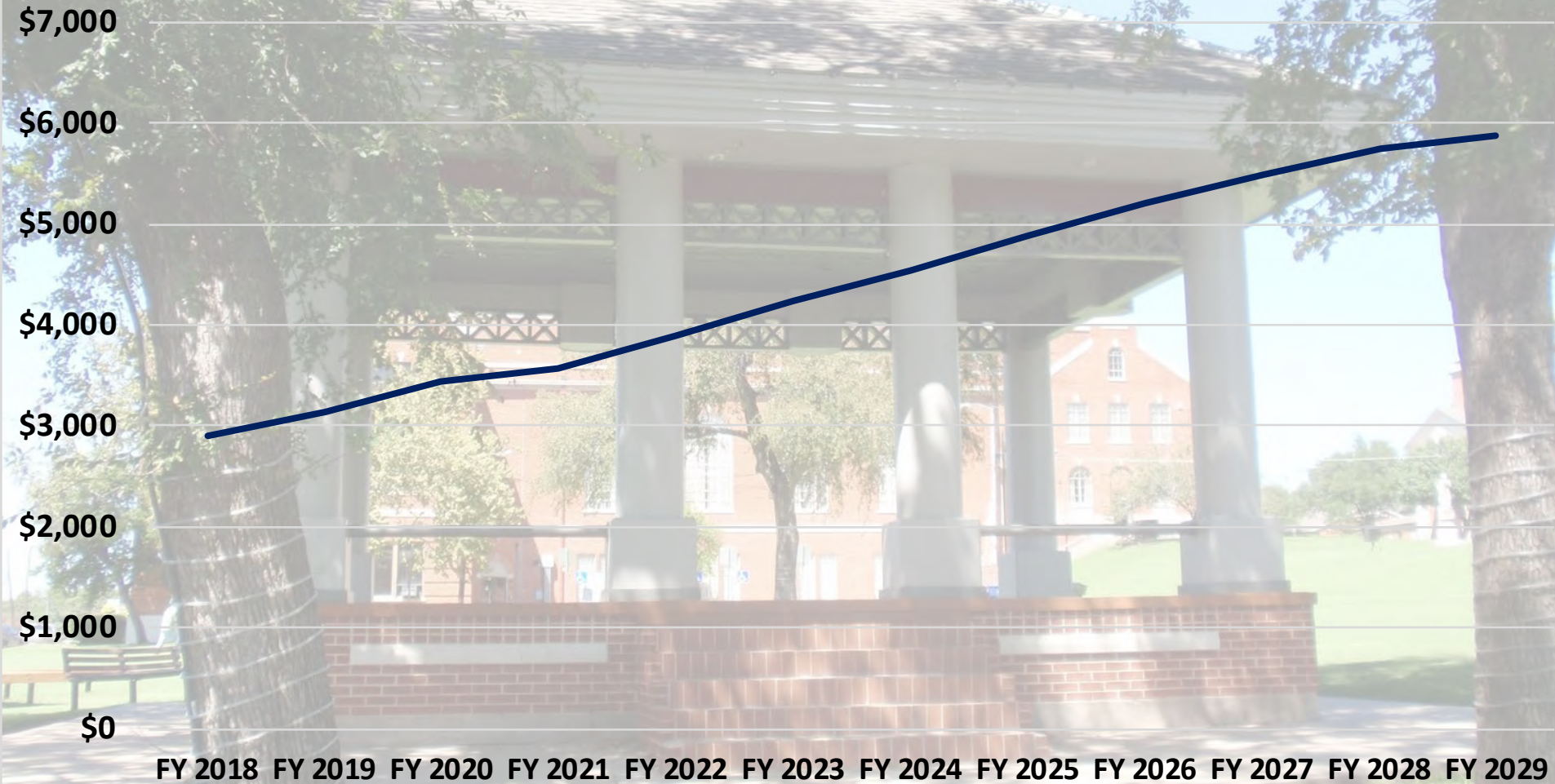


Property Tax Rates of Peer Cities



Property Tax Base Projections

(\$millions)





ETR Worksheet - Excel



10-Year Financial Projections – General Fund



FY2020 Workplan

Workplan Summary for FY2020

- Compensation/Staffing

- Staff COLA – 2.5%
- Market adjustments, not widespread
- PD/FD adjustments
- Staffing as presented

- Facilities

- Police Facilities
 - Limited renovation \$2.0m vs. new HQ \$12m+
 - Impact on Central Fire operations + Fire CIP
- Fire Facilities – Training/EMS, Central/Station #2 consolidation

- CIP/Capital Expenses

- Limited capital spending in light of tax rate increase
- Parks – Pecan Grove Ballfields (Phase II), pool renovation, Munson/SW park planning

Workplan Focus for FY2020

- Growth and Development
 - Developments
 - Legacy Village
 - Bel Air PD
 - Sherman Crossroads
 - Munson PD
 - Sherman Landing
 - Others??
 - Tools to be considered
 - Zoning and Land Use – Planned Development Ordinance
 - Financing and Entitlements – TIRZ, Public Improvement District (PID), Chapter 380, Development Agreements (infrastructure)
 - Additional infrastructure needs?

Workplan Focus for FY2020

- Continued focus on finalizing infrastructure development
 - Thoroughfares - Various thoroughfare engineering and ROW
 - Utility infrastructure – esp. water/sewer in Planned Dev areas
 - Wrapping up TxDOT participation
- Retail recruitment program
- Street Sales Tax Election – November 2019

Financial Focus for FY2020 Budget

Rates

- General Fund
 - Property tax rate at \$.502 – what we need
- Utility Fund
 - No rate adjustment
- Solid Waste Fund
 - Increase CSW rates 20% to approximate average market of peers

ALTERNATIVES (2) TO BE DISCUSSED

Financial Focus for FY2020 Budget

Debt Issuance in FY2020+

- Driven largely by Planned Development activity and agreements
- Other potential impacts
 - Fire Station consolidation, EMS Building
 - Police Department
 - Pecan Grove – Phase II

An aerial photograph of a small airport. A long, straight runway with white markings extends from the bottom right towards the center. To the left of the runway is a taxiway and several hangars of varying sizes. The airport is surrounded by green fields and a dense line of trees in the background. The sky is clear and blue.

Financials and Capital

FY 2020 Budget Financial Highlights

General Fund

☐ Proposed Property tax rate at \$.502/\$100

✓ Debt service \$0.153/\$100

✓ M&O \$0.349/\$100 (back to typical)

☐ Four additional staff

✓ 3 Parks Maintenance (partial year)

✓ 1 Dispatcher

Utility Fund

☐ Water & Sewer rates unchanged

☐ No additional staff

FY 2020 Budget Financial Highlights (cont'd)

Solid Waste Fund

- ☐ \$850,000 for Fleet
- ☐ Additional Driver
- ☐ Commercial - 20% rate increase; excess tonnage charge on roll-offs

General Improvement Fund

- ☐ Continuing projects
 - ✓ \$14.2 million in streets
 - ✓ \$0.8 in facilities/parks

Pay adjustments

- ☐ Various market adjustments totaling \$88,000
- ☐ 2.5% across-the-board; 3% equivalent PD/FD; Box pay for FD

FY 2020 Fund Balance Summary

Fund Balances

☐ General Fund – \$7.7 million

- ✓ \$121,000 below FY19 Adjusted Budget
- ✓ 69 days reserves

☐ Utility Fund – \$4.5 million

- ✓ About the same as FY19 Adjusted Budget
- ✓ 68 days reserves

☐ Solid Waste Fund – \$1.4 million

- ✓ About the same as FY19 Adjusted Budget
- ✓ 68 days reserves

Ongoing Fund Balancing

GENERAL FUND BALANCING

	Proposed FY 2020 Budget	Non-recurring Items	Ongoing Balancing
Revenues	40,967,409	-	40,967,409
Expenses	(40,655,604)	600,470	(40,055,134)
	311,805	600,470	912,275

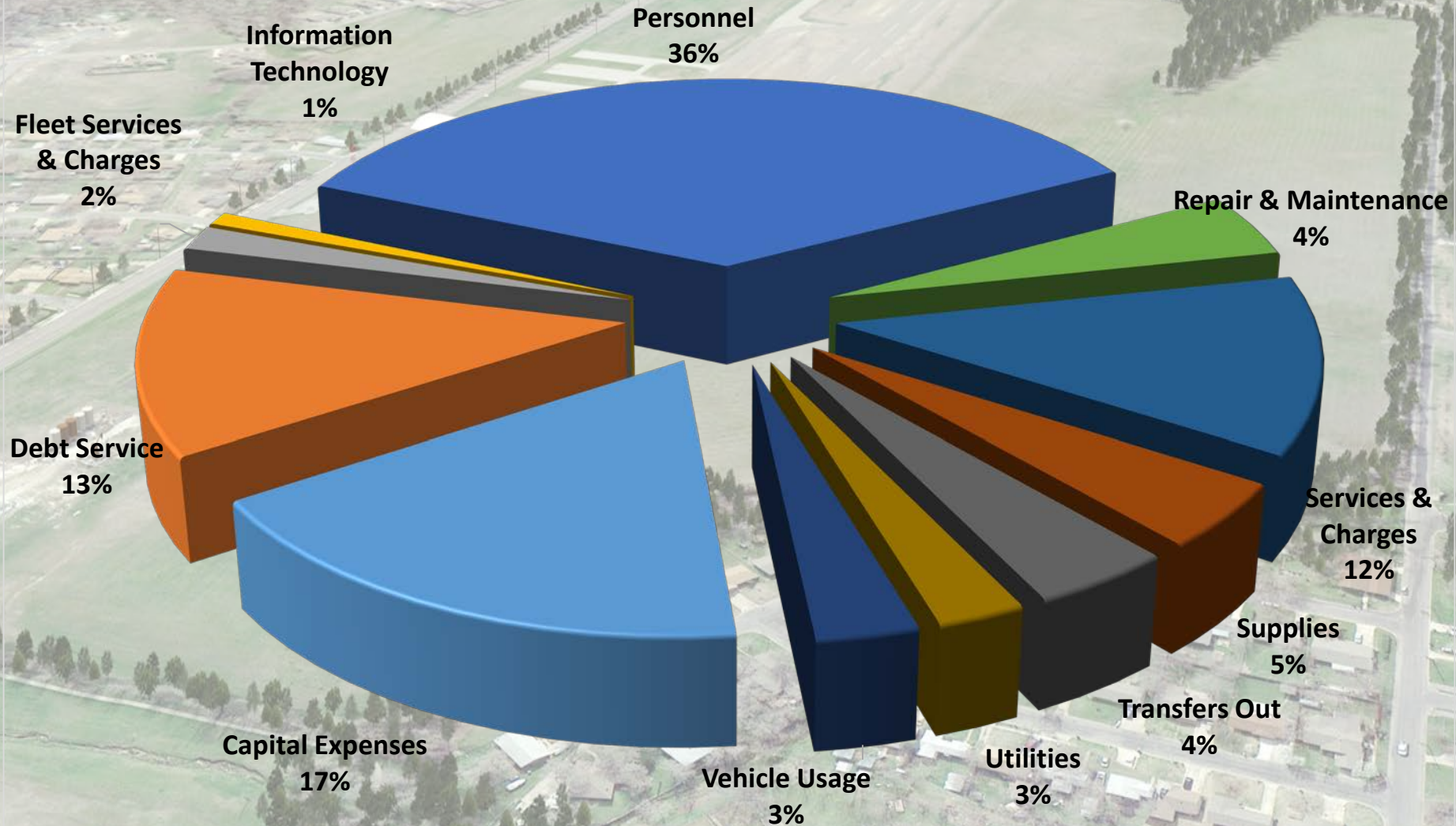
UTILITY FUND BALANCING

	Proposed FY 2020 Budget	Non-recurring Items	Ongoing Balancing
Revenues	23,741,783	-	23,741,783
Expenses	(24,330,039)	193,000	(24,137,039)
	(588,256)	193,000	(395,256)

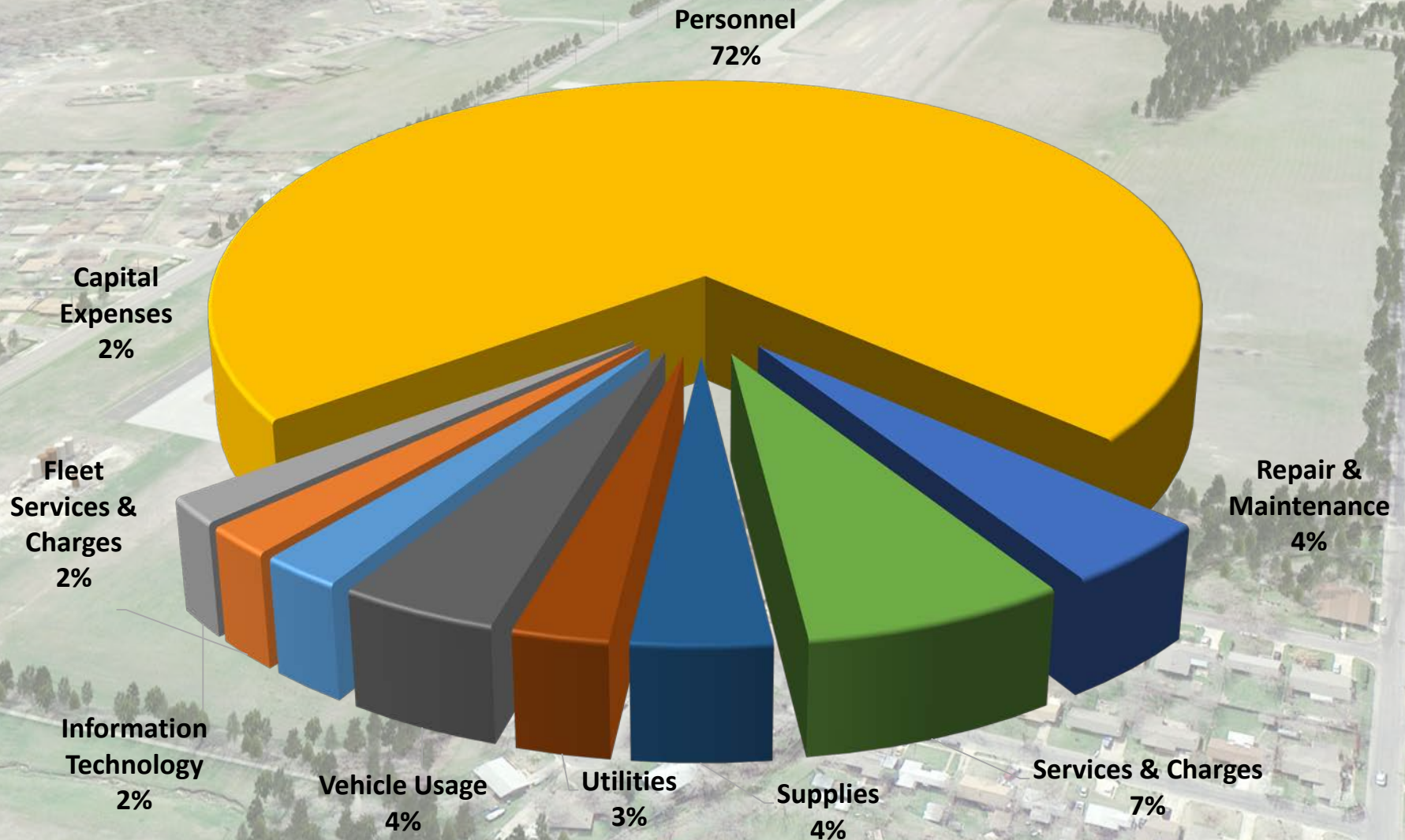
SOLID WASTE FUND BALANCING

	Proposed FY 2020 Budget	Non-recurring Items	Ongoing Balancing
Revenues	8,240,000	-	8,240,000
Expenses	(7,659,700)	-	(7,659,700)
	580,300	-	580,300

All Fund Expenditures



General Fund Expenditures by Object



City of Sherman
GENERAL FUND
2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 6,661,407	\$ 8,344,554	\$ 8,439,877	\$ 7,357,793
Revenues				
Property Tax	9,510,240	9,818,000	9,743,600	11,590,700
Sales Tax	17,161,767	17,065,000	17,518,000	18,143,000
Franchise Tax	2,971,547	2,908,000	2,944,000	2,973,000
Other Taxes	140,986	138,400	152,200	161,200
Fines & Penalties	478,583	605,150	590,150	600,150
Recreation	294,908	330,000	310,500	334,000
Licenses & Permits	821,246	868,400	666,400	667,400
Rentals	49,821	35,000	40,200	41,450
Cemetery	167,308	166,100	226,365	216,100
Sales & Service	510,860	512,520	592,520	593,020
Ambulance Service	1,747,768	1,602,800	2,002,750	1,602,800
Interest Income	65,691	120,000	140,000	140,000
Grant Revenue	602	329,958	253,800	316,170
Intergovernmental	15,748	374,699	398,740	265,369
Miscellaneous Revenue	211,256	281,400	349,150	304,050
Total Revenues	34,148,334	35,155,427	35,928,375	37,948,409
Transfers In	3,800,000	2,878,000	2,878,000	3,019,000
Total Revenues and Transfers In	37,948,333	38,033,427	38,806,375	40,967,409
Total Funds Available	44,609,741	46,377,981	47,246,252	48,325,202
Expenditures				
Personnel	25,536,026	26,542,913	27,570,820	29,123,194
Supplies	1,284,768	1,520,230	1,556,254	1,536,047
Repair & Maintenance	1,155,863	1,807,513	1,604,800	1,730,075
Utilities	1,049,684	1,060,140	1,046,580	1,060,790
Information Technology	626,207	669,310	716,110	714,170
Services & Charges	3,304,298	2,490,288	2,710,489	2,897,394
Vehicle Usage	1,611,328	1,728,940	1,870,141	1,749,710
Capital Expenses	518,262	793,741	834,527	916,274
Fleet Services & Charges	1,033,428	1,266,258	1,266,258	795,950
Transfers Out	50,000	708,480	712,480	132,000
Total Expenditures	36,169,863	38,587,813	39,888,459	40,655,604
Excess Revenues over Expenditures	1,778,470	(554,386)	(1,082,084)	311,805
Ending Fund Balance	\$ 8,439,877	\$ 7,790,168	\$ 7,357,793	\$ 7,669,597

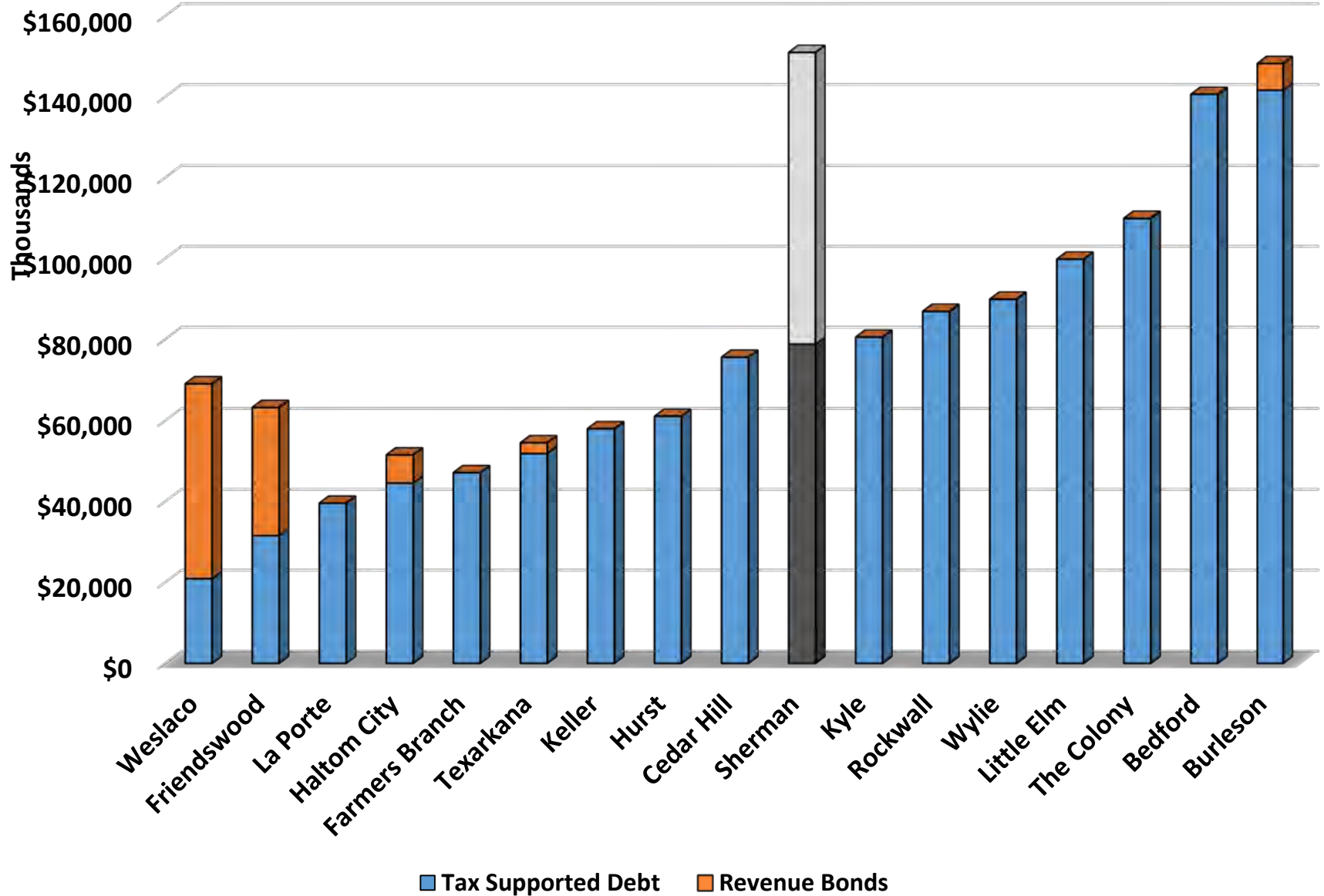
Sales Tax



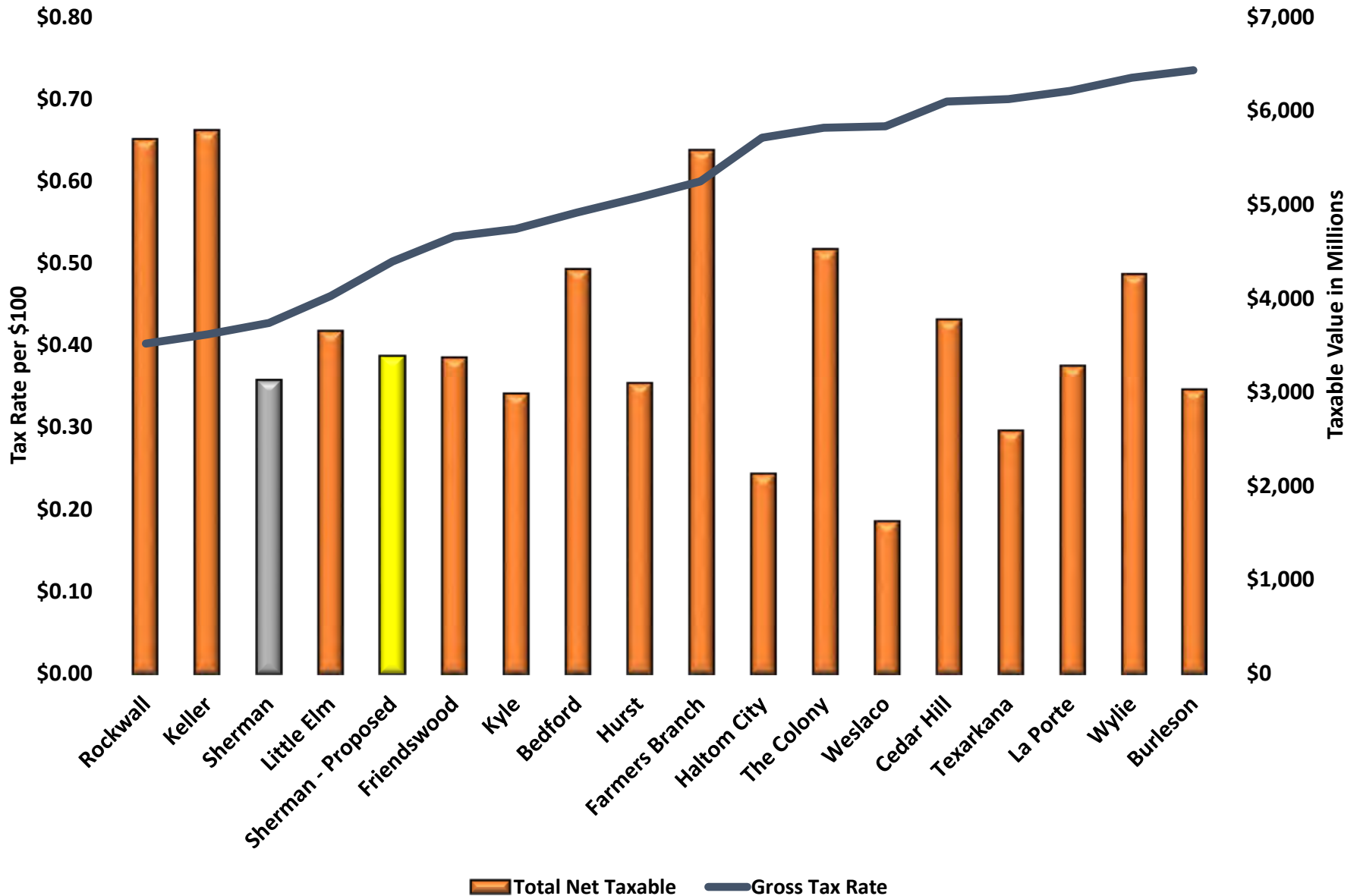
New Value and Growth in Existing Property



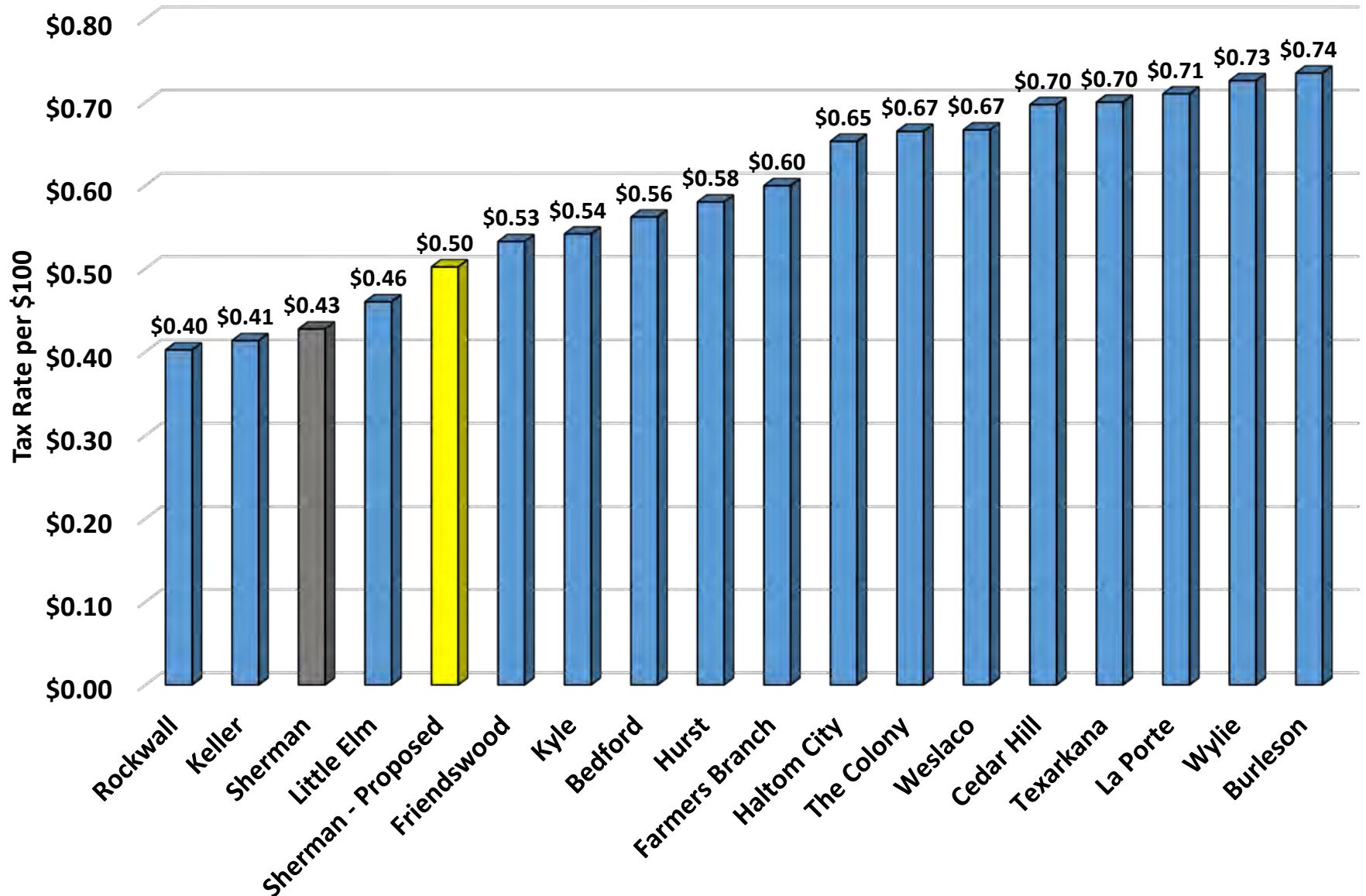
Long-term Debt



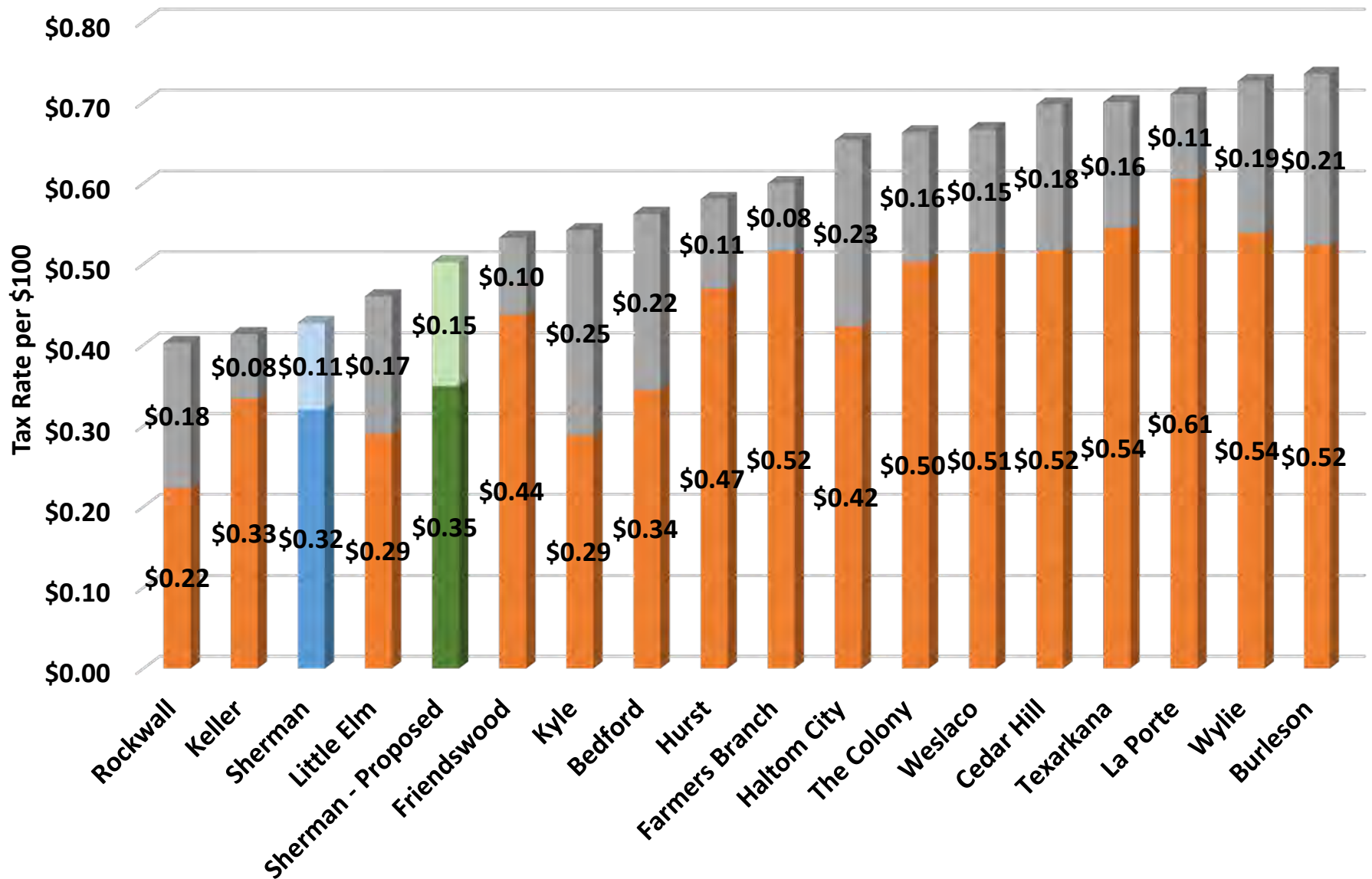
Property Tax Rates and Taxable Value



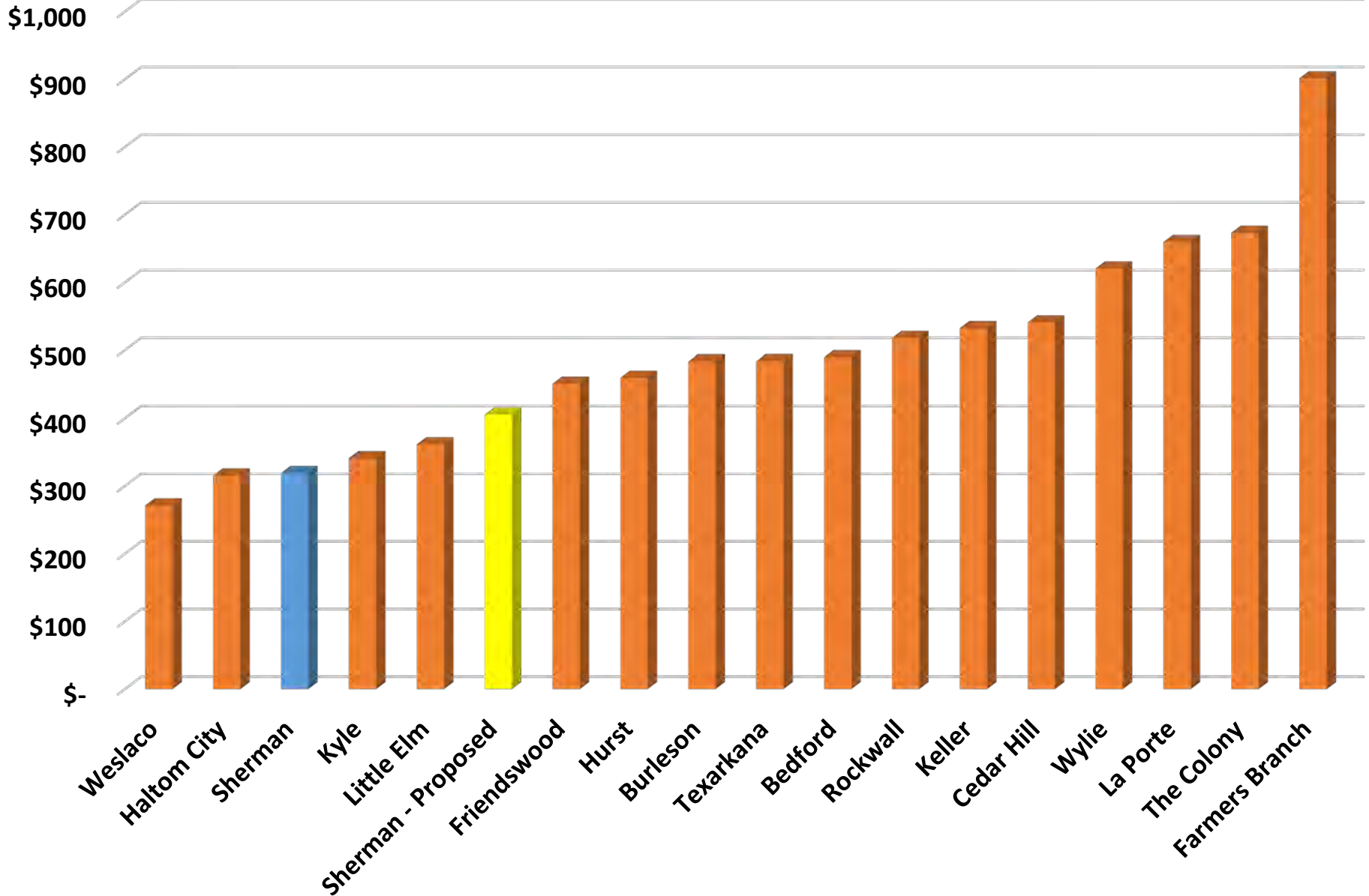
Property Tax Rate of Similarly Sized Cities



Property Tax Rate of Similarly Sized Cities



Per Capita Property Tax



Effect of Tax Rate on M&O Rate for FY2020



Indirect Tax Relief

Sherman's Growth Effect on Grayson County

- Sherman's growth in property value since 2015 (5.4%) has added ~\$750 million to the County's tax base, which equates to \$850k/year in additional revenue since 2015
- Sherman = 33% of County tax base
- Sherman has taken over maintenance of about 25 miles of County roads
- Grayson County reserves are record highs
- During this time Grayson County has reduced tax rate from \$.49 to \$.44, with Sherman's effective contribution being \$.017 of the rate reduction
- County expects to reduce rate again in 2020

Residential Property Tax Relief Discussion

Staff Recommendation - Property Tax Rate Change

- Increase property tax rate - \$.05 debt, \$.025 M&O (back to typical) to \$.502 from \$.427

Alternative 1 – \$4/mo. Residential in Solid Waste rate decrease

- Decrease residential solid waste by \$4/month = \$48/yr = \$.032 equivalent tax rate for average residential value
- Equivalent tax rate for residents would be about \$.47
- Reserves in SW Fund would lower to about 50 days

Alternative 2 – Adopt tax rate of ~ \$.48

- Use incremental income from Commercial Rate increase for debt service needed from property taxes
- ALL taxpayers benefit from this
- Reserves in SW Fund would lower to about 50 days

Solid Waste Charges

	Current	Proposed	Peer City Average
<u>COMMERCIAL</u>			
Commercial 3-yd Front Load @ 3x/week	\$ 191.00	\$ 229.20	\$ 220.77
Commercial 8-yd Front Load @ 4x/week	\$ 424.00	\$ 508.80	\$ 542.56
Commercial Roll off 30 yd @ 2x/month	\$ 788.00	\$ 945.60	\$ 1,112.76
Commercial 30 yd Compactor 2x/month	\$ 844.00	\$ 1,012.80	\$ 1,182.97
Roll off delivery fee	\$ 43.00	\$ 51.60	\$ 106.13
Roll off monthly rental fee	\$ 60.00	\$ 72.00	\$ 160.59
Roll off yearly revenue (volatile)	\$1.6mm		
Other Commercial services	\$2.5mm		
FY2019 Proj Commercial Revenue	\$4.1mm		
Revenue generated by 1% increase	\$41,000		
<u>RESIDENTIAL</u>			
Residential 2-carts	\$ 18.75		\$ 30.14
FY 2019 Proj Residential Revenue	\$2.8mm		
Revenue generated by 1% increase	\$ 28,000		

City of Sherman

SOLID WASTE FUND

2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 1,533,490	\$ 1,640,185	\$ 1,186,753	\$ 849,730
Revenues				
Solid Waste Service	6,536,221	6,771,000	6,950,000	8,138,000
Service Charges & Penalties	77,269	75,000	70,000	70,000
Interest Income	19,927	16,000	10,000	10,000
Miscellaneous Revenue	79,914	124,000	22,500	22,000
Total Revenues	6,713,333	6,986,000	7,052,500	8,240,000
Total Funds Available	8,246,822	8,626,185	8,239,253	9,089,730
Expenditures				
Personnel	1,765,631	1,763,741	1,880,075	2,024,936
Supplies	191,890	200,223	221,771	277,612
Repair & Maintenance	41,111	79,691	65,692	71,812
Utilities	27,873	27,790	27,240	27,500
Information Technology	40,123	55,840	59,740	51,840
Services & Charges	2,099,100	1,949,769	2,198,731	2,178,410
Vehicle Usage	984,355	981,130	1,134,774	1,123,590
Capital Expenses	42,207	34,500	34,500	-
Fleet Services & Charges	948,781	1,200,000	850,000	850,000
Transfers Out	919,000	917,000	917,000	1,054,000
Total Expenditures	7,060,069	7,209,685	7,389,523	7,659,700
Excess Revenues over Expenditures	(346,737)	(223,685)	(337,023)	580,300
Ending Fund Balance	\$ 1,186,753	\$ 1,416,501	\$ 849,730	\$ 1,430,030
Days in Fund Balance		72	42	68

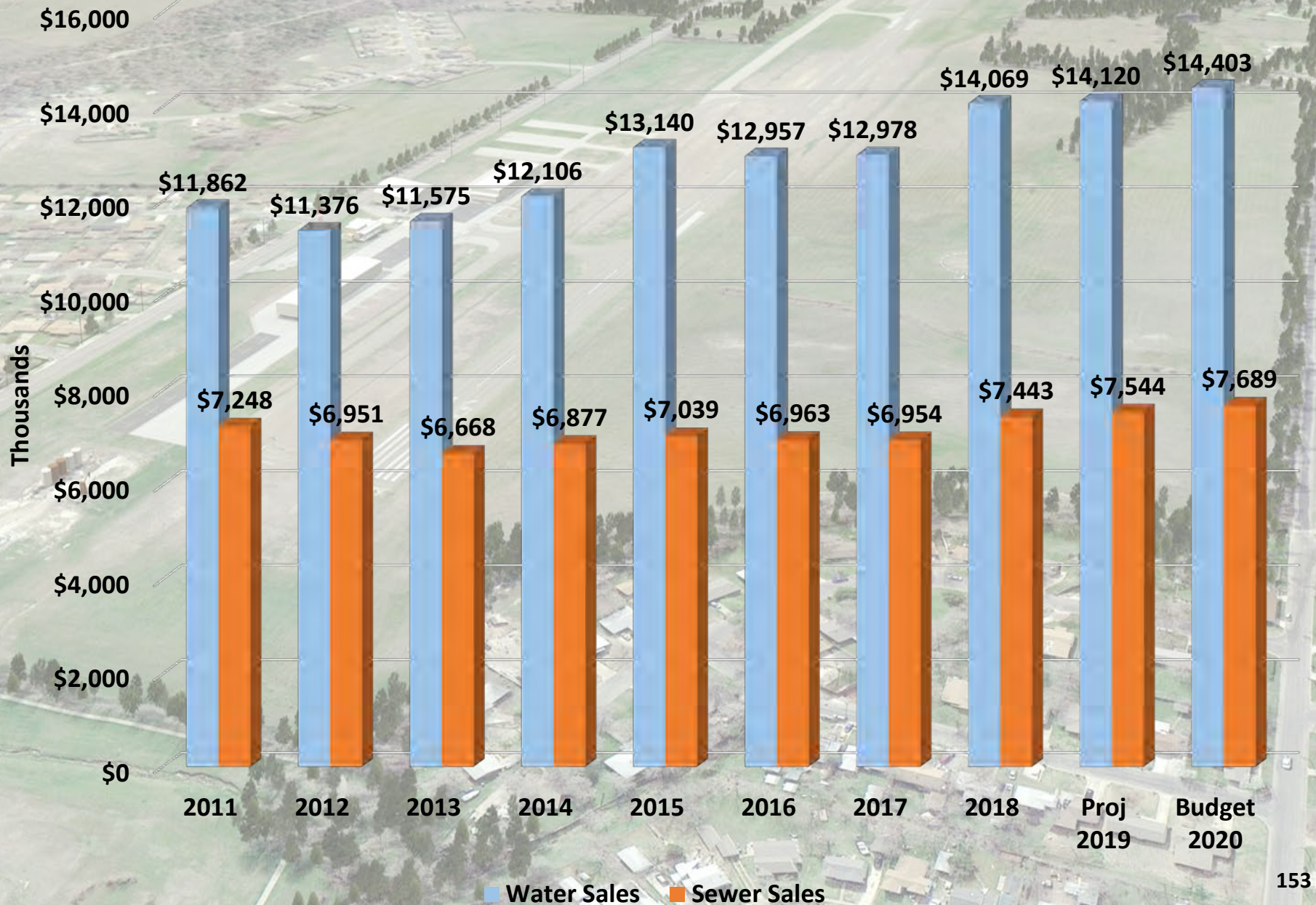
City of Sherman
UTILITY FUND
2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Reserve	\$ 4,247,808	\$ 4,952,578	\$ 5,584,876	\$ 5,141,376
Revenues				
Water Sales	14,069,303	14,030,000	14,120,400	14,403,000
Sewer Sales	7,443,141	7,407,000	7,544,000	7,689,000
Laboratory	143,777	141,000	140,500	141,500
Service Charges & Penalties	568,548	540,000	548,000	550,000
Charges for Services	172,582	153,500	158,500	159,500
Interest Income	4,115	25,000	62,000	65,000
Intergovernmental	456,905	415,974	451,000	427,783
Miscellaneous Revenue	86,402	75,000	94,500	92,000
Total Revenues	22,944,773	22,787,474	23,118,900	23,527,783
Transfers In	723,448	161,000	161,000	214,000
Total Revenues and Transfers In	23,668,220	22,948,474	23,279,900	23,741,783
Total Funds Available	27,916,029	27,901,052	28,864,776	28,883,159
Expenditures				
Personnel	6,203,139	6,194,503	6,349,306	6,568,963
Supplies	1,267,706	1,653,372	1,729,029	1,700,654
Repair & Maintenance	1,550,301	1,491,729	1,819,343	1,745,291
Utilities	1,754,405	1,599,640	1,638,730	1,667,890
Information Technology	169,090	215,060	230,110	212,000
Debt Service	6,963,819	7,082,558	6,886,957	7,758,867
Services & Charges	1,317,756	1,647,961	1,608,833	1,670,386
Vehicle Usage	424,004	479,550	473,367	426,620
Fleet Services & Charges	-	483,741	483,741	132,553
Capital Expenses	622,932	408,021	381,984	267,815
Total Expenditures	20,273,152	21,256,135	21,601,400	22,151,039
Transfers Out	2,058,000	2,122,000	2,122,000	2,179,000
Total Expenditures and Transfers Out	22,331,152	23,378,135	23,723,400	24,330,039
Excess Revenues over Expenditures	1,337,068	(429,661)	(443,500)	(588,256)
Ending Reserve	\$ 5,584,876	\$ 4,522,917	\$ 5,141,376	\$ 4,553,120

Unfunded Requests – Utility Fund

Utility	
2 - Water Quality Specialists	\$ 52,889
30" flow meter	\$ 50,000
AMI	\$ 112,000
Case Farmall 50A Tractor w/cab	\$ 34,108
Dead End main flushing	\$ 52,889
Dry Hill Lagoon Pump	\$ 24,000
F-550 Aerial Bucket Truck	\$ 110,372
Ford F-150 Ext Cab	\$ 28,932
Ford F-250 Crew truck	\$ 32,730
Ford Transit Crew Van	\$ 31,909
Maintenance Operator Trainee	\$ 52,889
Ram 2500 Crew truck	\$ 51,900
Ram 2500 Valve truck	\$ 56,400
Video Security System WTP	\$ 20,000
Grand Total	\$ 711,018

Water and Sewer Revenues



City of Sherman

GENERAL IMPROVEMENT FUND

2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 14,959,222	\$ 13,740,513	\$ 20,359,413	\$ 15,867,436
Revenues				
Transfers In	462,610	700,000	700,000	-
Intergovernmental	-	-	-	-
Grant Revenue	684,012	-	110,000	-
Interest Income	174,879	250,000	750,000	750,000
Miscellaneous Revenue	2,073,403	2,600,000	100,000	3,000,000
Debt Proceeds	16,924,896	11,100,000	20,000,000	-
Total Revenues	20,319,800	14,650,000	21,660,000	3,750,000
Total Funds Available	35,279,022	28,390,513	42,019,413	19,617,436
Expenditures				
Facilities	6,548,605	2,025,780	1,475,439	60,000
Parks	719,839	7,452,535	4,288,633	750,000
Streets	5,452,226	13,500,000	20,033,733	14,200,000
Other	654,042	161,710	224,382	-
Fleet	135,000	-	-	-
Transfers Out	1,285,000	-	-	-
Total Expenditures	14,794,712	23,140,025	26,022,187	15,010,000
Excess Revenues over Expenditures	5,525,088	(8,490,025)	(4,362,187)	(11,260,000)
Ending Fund Balance	\$ 20,484,310	\$ 5,250,488	\$ 15,997,226	\$ 4,607,436

City of Sherman

GENERAL IMPROVEMENT FUND

2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 14,959,222	\$ 13,740,513	\$ 20,359,413	\$ 15,867,436
Revenues				
Transfers In	462,610	700,000	700,000	-
Grant Revenue	684,012	-	110,000	-
Interest Income	174,879	250,000	750,000	750,000
Miscellaneous Revenue	2,073,403	2,600,000	100,000	3,000,000
Debt Proceeds	16,800,000	11,100,000	19,875,000	-
Total Revenues	20,194,904	14,650,000	21,535,000	3,750,000
Total Funds Available	35,154,126	28,390,513	41,894,413	19,617,436
Expenditures				
Muni Bldg Composition Roof	173,518	-	-	-
Muni Bldg Gutter & Cast Stone	31,432	-	-	-
(1) Library Remodel	1,992,135	-	9,185	-
(1) Taylor St Extension Eng & ROW/McGee St Ext	18,850	1,000,000	500,000	700,000
(1) FM 1417 (82 to 56) Eng, ROW & Match	233,919	3,100,000	4,200,000	-
(1) Travis St West	67,086	5,000,000	2,600,000	7,000,000
(1) Canyon Creek Shady Oaks to Lamberth	1,192,991	-	-	-
(1) Lamberth Rd Thoroughfare	65,752	300,000	1,000	-
(2) FEMA Grant-Flood Mitigation	440,324	-	-	-
(1) Friendship ROW 56 to Lamberth	157,548	-	18,000	-
Lake Street Repair	25,533	-	15,000	-
(2) Downtown Streetscape	205,191	-	177,000	-
(1) Loy Lake Rd-Sara Swamy to Hwy 82	156,514	-	-	-
Stormwater Fee Study	3,634	-	-	-
Dispatch Consoles	837	-	-	-
Kessler Street Erosion	5,800	-	-	-
(1) Swan Ridge Extension	1,750	1,200,000	-	1,200,000
(1) Park Ave Realignment	-	-	300,000	1,200,000
Remodel at Station 5	136,194	33,930	149,770	-
Houston St Property Acquisition	585	-	-	-

City of Sherman

GENERAL IMPROVEMENT FUND

2019-2020 Annual Budget

	Actual	Adjusted	Projected	Requested
	2017-2018	2018-2019	2018-2019	2019-2020
⁽¹⁾ Bridges-Travis/Center/McGee	42,778	400,000	-	400,000
⁽¹⁾ Fire Station 4 Relocation	3,532,425	-	399,310	-
⁽¹⁾ Northgate Drive	896,385	-	-	-
ESC Expand tool room	6,422	-	12,000	-
ESC Loft & shelving for storage building	-	-	13,000	-
Virtual Server	12,638	-	-	-
Server CALS	11,052	-	-	-
VM Server for Incode/RTA/GIS	-	-	-	-
Building Maint Shop Buildings Roof	22,309	-	-	-
ESC R-panel N and W side of bldg	18,000	-	-	-
Taylor St Gym AC	19,000	-	-	-
Radio Console	21,630	-	-	-
Exchange Server	24,637	-	-	-
Lamar Green Space	13,400	-	12,683	-
Senior Center Patio West Side	25,120	-	-	-
ESC Annex	54,835	-	-	-
5903 New Floor Covering - Senior Center	32,091	-	-	-
ESC Ceiling Repairs	35,200	-	-	-
Senior Center Bathroom Renovations	48,061	-	-	-
Storage & Backup	-	-	46,074	-
Virtualization Server	47,940	-	-	-
Ely Park Playground	49,976	-	-	-
Fairview Sidewalks	49,250	-	-	-
Finance Remodel	-	30,000	60,000	-
Library Parking Lot	109,684	-	42,030	-
Skid Steer	65,611	-	-	-
ESC Roof Replacement	81,268	-	-	-
Building Maint Shop pavement & parking	85,258	-	-	-
Police Dept Storage & Backup	89,854	-	-	-
Police Dept Repeaters	911	161,710	178,308	-
Hickory Reconstruct Roadway	62,292	-	-	-
Master Plan Parks	436,000	12,535	175,000	-
Police Dept Exterior Renovation	157,623	416,850	360,000	-
⁽¹⁾ TxDOT Ramp at 1417 & 75 (TIRZ #7 N bound exit)	2,162,246	-	328,633	-

City of Sherman

GENERAL IMPROVEMENT FUND

2019-2020 Annual Budget

	Actual	Adjusted	Projected	Requested
	2017-2018	Budget 2018-2019	2018-2019	2019-2020
(1) Pecan Grove Ball Fields	86,602	4,500,000	3,900,000	500,000
Downtown Sidewalks	58,974	-	-	-
(1) Legacy Blvd	98,618	1,500,000	2,100,000	-
UB Remodel	-	40,000	5,184	-
Impound Improvements	-	200,000	-	-
(1) Fire Station #4 Phase II EMS Bldg	-	950,000	69,750	-
Fire Station #3 Generator	7,030	-	-	-
Renovate Cemetery & Maint Bldg	-	100,000	100,000	60,000
Taylor St Gym/Roof	-	50,000	50,210	-
Pecan Grove Maint Bldg	-	50,000	50,000	-
Pecan Grove Ph II	-	2,500,000	10,950	-
Quail Run Extension Park	-	250,000	-	250,000
ESC Spray Insulation windows	-	50,000	50,000	-
(1) TxDOT 1417 & W. Travis Intersection	-	1,000,000	1,000,000	700,000
Pecan Grove Basketball Courts	-	140,000	140,000	-
Library Park	-	100,000	100,000	-
Flanary Rd and Progress Dr Ext/Imp	-	-	94,100	-
Station #3 Remodel	-	55,000	55,000	-
(1) TxDOT - Hwy 75 Gap Project	-	-	8,100,000	-
(1) Moore St - Travis to Park	-	-	200,000	1,000,000
(1) Progress Drive/Flanary Rd	-	-	-	2,000,000
Fallon Drive Extension	-	-	400,000	-
Fire Station #1 Repairs	-	-	4,790	-
Fleet	135,000	-	-	-
Transfers Out	1,285,000	-	-	-
Total Expenditures	14,794,712	23,140,025	26,026,977	15,010,000
Excess Revenues over Expenditures	5,400,192	(8,490,025)	(4,491,977)	(11,260,000)
Ending Fund Balance	\$ 20,359,413	\$ 5,250,488	\$ 15,867,436	\$ 4,607,436

(1) Debt Funded

(2) Partial Grant Funding

City of Sherman
ALL FUNDS
2019-2020 Annual Budget

	General Fund	Enterprise Funds	Capital Improvement Funds	Special Revenue Funds	Internal Service Funds	Debt Service Funds	Trust Fund	Elim. Interfund Transfers	Totals
Beginning Fund Balance	\$ 7,357,793	\$ 6,118,283	\$ 20,155,294	\$ 2,494,742	\$ 820,849	\$ 501,126	\$ 1,627,213	\$ -	\$ 39,075,300
Revenues:									
Taxes	32,867,900	-	460,975	518,000	-	4,967,595	-	-	38,814,470
Water Sales	-	14,403,000	-	-	-	-	-	-	14,403,000
Sewer Sales	-	7,689,000	-	-	-	-	-	-	7,689,000
Solid Waste Sales	-	8,138,000	-	-	-	-	-	-	8,138,000
Sales & Service	4,054,920	921,000	120,000	1,466,400	12,136,322	-	8,000	(12,136,322)	6,570,320
Intergovernmental	265,369	427,783	52,105	-	-	253,369	-	-	998,626
Interest Income	140,000	75,000	872,000	63,025	44,200	5,500	-	-	1,199,725
Miscellaneous Revenue	620,220	114,000	3,000,000	39,400	2,500	-	-	-	3,776,120
Transfers In	3,019,000	214,000	132,000	-	-	1,262,600	-	(4,627,600)	-
Total Revenues	40,967,409	31,981,783	4,637,080	2,086,825	12,183,022	6,489,064	8,000	(16,763,922)	81,589,261
Total Funds Available	48,325,202	38,100,066	24,792,374	4,581,567	13,003,871	6,990,190	1,635,213	(16,763,922)	120,664,561
Expenditures:									
Personnel	29,123,194	8,593,899	-	403,193	1,462,577	-	-	-	39,582,863
Supplies	1,536,047	1,978,266	-	590,709	934,991	-	-	-	5,040,013
Repair & Maintenance	1,730,075	1,817,104	-	121,362	1,304,574	-	-	-	4,973,114
Utilities	1,060,790	1,695,390	-	38,870	53,470	-	-	-	2,848,520
Information Technology	714,170	263,840	-	4,620	25,350	-	-	(1,007,980)	-
Debt Service	-	7,758,867	-	-	592,519	6,223,457	-	-	14,574,843
Services & Charges	2,897,394	3,848,796	-	557,187	6,569,807	8,500	-	(5,895,119)	7,986,565
Vehicle Usage	1,749,710	1,550,210	-	-	1,500	-	-	(3,301,420)	-
Fleet Services & Charges	795,950	982,553	-	153,300	-	-	-	(1,931,803)	-
Capital Expenses	916,274	267,815	16,410,000	333,923	1,459,984	-	-	-	19,387,996
Transfers Out	132,000	3,233,000	868,651	306,582	-	87,367	-	(4,627,600)	-
Total Expenditures	40,655,604	31,989,740	17,278,651	2,509,746	12,404,771	6,319,324	-	(16,763,922)	94,393,914
Excess Revenues Over Expenditures	311,805	(7,957)	(12,641,571)	(422,921)	(221,749)	169,740	8,000	-	(12,804,653)
Ending Fund Balance	\$ 7,669,597	\$ 6,110,327	\$ 7,513,723	\$ 2,071,821	\$ 599,100	\$ 670,866	\$ 1,635,213	\$ -	\$ 26,270,647



Council Direction

Council Direction

- Compensation/Staffing
 - Staff COLA – 2.5%
 - Market adjustments, not widespread
 - PD/FD adjustments
 - Staffing as presented
- Facilities
 - Police Facilities
 - Limited renovation \$2.0m vs. new HQ \$12m+
 - Impact on Central Fire operations + Fire CIP
 - Fire Facilities – Training/EMS, Central/Station #2 consolidation
- Street Sales Tax Election

Council Direction

Debt Issuance in FY2020+

- Driven largely by Planned Development activity and agreements
- Other potential impacts
 - Fire Station consolidation, EMS Building
 - Police HQ
 - Pecan Grove – Phase II

Council Direction

Rates

- Property Tax Rate
 - Property tax rate at \$.502
 - OR
 - Alternative #3 - \$.48
- Utility Fund
 - No rate adjustment
- Solid Waste Fund
 - Increase CSW rates 20% to approximate average market of peers
 - ALTERNATIVE #2 – Lower Residential rate \$4/mo
 - ALTERNATIVE #3 – Reduce proposed tax rate to \$.48

Calendar

Feb 26 – March 1, 2019

2 on 2 Meetings

April 26, 2019

Budget Planning Meeting

May 13-17, 2019

Management Budget Reviews

June 13-14, 2019

Budget Workshop

August 5, 2019

Draft Budget to Council

August 19, 2019

Budget Ordinance Adopted

An aerial photograph of an airport. A long runway runs diagonally from the top left towards the bottom right. To the left of the runway, there are several hangars and other airport buildings. A road runs parallel to the runway. To the right of the runway, there is a large grassy field. In the bottom right corner, there is a residential neighborhood with many houses and trees. The text "MISCELLANEOUS FUND STATEMENTS" is overlaid in the center of the image.

MISCELLANEOUS FUND STATEMENTS

City of Sherman
ENTERPRISE FUNDS
2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 6,042,746		\$6,771,629	\$6,118,283
Revenues:				
Water Sales	14,069,303	14,030,000	14,030,000	14,403,000
Sewer Sales	7,443,141	7,407,000	7,407,000	7,689,000
Solid Waste Service	6,536,221	6,771,000	6,771,000	8,138,000
Service Charges & Penalties	645,817	615,000	615,000	620,000
Laboratory	143,777	141,000	141,000	141,500
Charges for Services	172,582	153,500	153,500	159,500
Intergovernmental	456,905	415,974	415,974	427,783
Interest Income	24,043	41,000	41,000	75,000
Miscellaneous Revenue	166,316	199,000	199,000	114,000
Transfers In	723,448	161,000	161,000	214,000
Total Revenues	30,381,553	29,934,474	29,934,474	31,981,783
Total Funds Available	36,424,299	29,934,474	36,706,103	38,100,066
Expenditures:				
Personnel	7,968,770	7,958,244	7,958,244	8,593,899
Supplies	1,459,595	1,853,595	1,853,595	1,978,266
Repair & Maintenance	1,591,412	1,571,420	1,571,420	1,817,104
Utilities	1,782,278	1,627,430	1,627,430	1,695,390
Information Technology	209,213	270,900	270,900	263,840
Services & Charges	3,416,855	3,597,730	3,597,730	3,848,796
Vehicle Usage	1,408,359	1,460,680	1,460,680	1,550,210
Debt Service	6,963,819	7,082,558	7,082,558	7,758,867
Fleet Services & Charges	948,781	1,683,741	1,683,741	982,553
Capital Expenses	665,139	442,521	442,521	267,815
Transfers Out	3,238,448	3,039,000	3,039,000	3,233,000
Total Expenditures	29,652,670	30,587,820	30,587,820	31,989,740
Excess Revenues over Expenditures	728,883	(653,346)	(653,346)	(7,957)
Ending Fund Balance	\$6,771,629	(\$653,346)	\$6,118,283	\$6,110,327

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2019-2020 Annual Budget

	222 General CIP	770 Utility CIP	224 Street Revolving	235 Regional Detention	230 TIRZ #3 Construction	330 TIRZ #2 Construction	241 TIRZ #5 Construction	242 TIRZ #6 Construction	243 TIRZ #7 Construction	Total
Beginning Fund Balance	\$ 15,867,436	\$ 570,855	\$ 499,105	\$ 318,456	\$ 56,357	\$ 221,131	\$ 847,430	\$ 1,762,157	\$ 12,365	\$ 20,155,294
Revenues:										
Interest Income	750,000	25,000	12,000	5,000	1,000	4,000	25,000	40,000	10,000	872,000
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Taxes	-	-	-	-	188,656	158,933	68,244	33,524	11,618	460,975
Intergovernmental	-	-	-	-	-	-	31,612	20,493	-	52,105
Sales & Service	-	-	100,000	20,000	-	-	-	-	-	120,000
Miscellaneous Revenue	3,000,000	-	-	-	-	-	-	-	-	3,000,000
Transfers In	-	-	-	-	-	-	-	-	132,000	132,000
Total Revenues	3,750,000	25,000	112,000	25,000	189,656	162,933	124,856	94,017	153,618	4,637,080
Total Funds Available	19,617,436	595,855	611,105	343,456	246,013	384,064	972,286	1,856,174	165,983	24,792,374
Expenditures										
Services & Charges	-	-	-	-	-	-	-	-	-	-
Capital Expenses	15,010,000	600,000	50,000	200,000	-	50,000	-	500,000	-	16,410,000
Transfers Out	-	-	-	-	200,000	-	285,934	223,517	159,200	868,651
Total Expenditures	15,010,000	600,000	50,000	200,000	200,000	50,000	285,934	723,517	159,200	17,278,651
Excess Revenues over Expenditures	(11,260,000)	(575,000)	62,000	(175,000)	(10,344)	112,933	(161,078)	(629,500)	(5,582)	(12,641,571)
Ending Fund Balance	\$ 4,607,436	\$ (4,145)	\$ 561,105	\$ 143,456	\$ 46,013	\$ 334,064	\$ 686,352	\$ 1,132,657	\$ 6,783	\$ 7,513,723

City of Sherman
SPECIAL REVENUE FUNDS
2019-2020 Annual Budget

	420	440	445	450	460	470	480	455	456	457	
	Stormwater	E 911	Red River Law Enf. Academy	Security & Technology	Hotel/ Motel	Drug Enforcement	Airport	Parks Pride	Police Pride	Donations	Total
Beginning Fund Balance	\$ 1,553,318	\$ 246,481	\$ 12,480	\$ 62,132	\$ (18,134)	\$ 193,162	\$ 77,120	\$ 26,072	\$ 22,008	\$ 1,647	\$ 2,494,742
Revenues											
Taxes	-	-	-	-	518,000	-	-	-	-	-	518,000
Sales & Service	435,000	300,000	-	34,000	149,000	150,000	398,400	-	-	-	1,466,400
Interest Income	45,000	7,500	-	1,000	700	4,000	3,500	1,000	250	75	63,025
Miscellaneous Revenue	-	-	-	-	10,000	-	-	10,000	10,000	9,400	39,400
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	480,000	307,500	-	35,000	677,700	154,000	401,900	11,000	10,250	9,475	2,086,825
Total Funds Available	2,033,318	553,981	12,480	97,132	659,566	347,162	479,020	37,072	32,258	11,122	4,581,567
Expenditures											
Personnel	100,016	108,206	-	-	194,971	-	-	-	-	-	403,193
Supplies	4,109	-	2,000	5,000	21,150	236,200	310,250	-	-	12,000	590,709
Repair & Maintenance	53,000	-	-	21,867	10,500	27,000	8,995	-	-	-	121,362
Utilities	-	-	-	-	27,040	-	11,830	-	-	-	38,870
Information Technology	1,160	-	-	-	3,460	-	-	-	-	-	4,620
Services & Charges	3,540	107,080	-	9,400	309,750	10,000	72,417	35,000	10,000	-	557,187
Vehicle Usage	-	-	-	-	-	-	-	-	-	-	-
Capital Expenses	62,000	194,923	-	-	9,000	-	50,000	-	18,000	-	333,923
Fleet Services & Charges	153,300	-	-	-	-	-	-	-	-	-	153,300
Transfers Out	261,582	-	-	-	45,000	-	-	-	-	-	306,582
Total Expenditures	638,707	410,209	2,000	36,267	620,871	273,200	453,492	35,000	28,000	12,000	2,509,746
Excess Revenues over Expenditures	(158,707)	(102,709)	(2,000)	(1,267)	56,829	(119,200)	(51,592)	(24,000)	(17,750)	(2,525)	(422,921)
Ending Fund Balance	\$ 1,394,611	\$ 143,772	\$ 10,480	\$ 60,865	\$ 38,695	\$ 73,962	\$ 25,528	\$ 2,072	\$ 4,258	\$ (878)	\$ 2,071,821

City of Sherman
INTERNAL SERVICE FUNDS
2019-2020 Annual Budget

	600 Insurance	630 IT	650 Equipment	660 Fleet Replacement	Total
Beginning Fund Balance	\$ 256,261	\$ 115,166	\$ 104,999	\$ 344,424	\$ 820,849
Revenue					
Sales & Service	5,895,119	1,007,980	3,301,420	1,931,803	12,136,322
Other Contributions	-	-	-	-	-
Interest Income	20,000	2,200	2,000	20,000	44,200
Debt Proceeds	-	-	-	-	-
Miscellaneous Revenue	-	500	2,000	-	2,500
Transfers in	-	-	-	-	-
Total Revenue	5,915,119	1,010,680	3,305,420	1,951,803	12,183,022
Total Funds Available	6,171,380	1,125,846	3,410,419	2,296,227	13,003,871
Expenditures					
Personnel	-	590,168	872,410	-	1,462,577
Supplies	-	85,877	849,114	-	934,991
Repair & Maintenance	-	144,582	1,159,992	-	1,304,574
Utilities	-	37,040	16,430	-	53,470
Information Technology	-	-	25,350	-	25,350
Services & Charges	6,145,989	108,419	315,399	-	6,569,807
Debt Service	-	-	-	592,519	592,519
Vehicle Usage	-	-	1,500	-	1,500
Capital Expenses	-	47,200	73,500	1,339,284	1,459,984
Total Expenditures	6,145,989	1,013,285	3,313,695	1,931,803	12,404,771
Excess Revenues over Expenditures	(230,870)	(2,605)	(8,275)	20,000	(221,749)
Ending Fund Balance	\$ 25,391	\$ 112,561	\$ 96,725	\$ 364,424	\$ 599,100

City of Sherman
DEBT SERVICE FUND
2019-2020 Annual Budget

	300	310	320	341	342	343
	Debt	Auditorium				
	Service	Bonds	TIRZ #1	TIRZ #5	TIRZ #6	TIRZ #7
Beginning Fund Balance	\$ -	\$ 66,632	\$ 347,127	\$ 3,069	\$ 2,498	\$ 1,649
Revenues						
Taxes	4,640,440	-	327,155	-	-	-
Interest Income	-	1,500	4,000	-	-	-
Transfers In	1,217,600	45,000	-	-	-	-
Total Revenues	5,858,040	46,500	331,155	-	-	-
Total Funds Available	5,858,040	113,132	678,282	3,069	2,498	1,649
Expenditures:						
Debt Service	5,804,480	105,521	313,456	-	-	-
Services & Charges	7,000	750	750	-	-	-
Transfers Out	-	-	-	3,069	2,498	1,649
Total Expenditures	5,811,480	106,271	314,206	3,069	2,498	1,649
Excess Revenues over Expenditures	46,560	(59,771)	16,949	(3,069)	(2,498)	(1,649)
Ending Fund Balance	\$ 46,560	\$ 6,861	\$ 364,076	\$ (0)	\$ 0	\$ -

City of Sherman
DEBT SERVICE FUND
2019-2020 Annual Budget

	354 2016 Tax Notes	355 2016 CO Bonds	356 2017 CO Bonds	357 2017 Refunding Bonds	358 2017A CO Bonds	359 2018 CO Bonds	Total
Beginning Fund Balance	\$ 9,033	\$ 5,977	\$ 2,668	\$ 50,389	\$ 7,143	\$ 4,941	\$ 501,126
Revenues							
Taxes	-	-	-	-	-	-	4,967,595
Interest Income	-	-	-	-	-	-	5,500
Transfers In	-	-	-	-	-	-	1,262,600
Total Revenues	-	-	-	-	-	-	6,235,695
Total Funds Available	9,033	5,977	2,668	50,389	7,143	4,941	6,736,821
Expenditures:							
Debt Service	-	-	-	-	-	-	6,223,457
Services & Charges	-	-	-	-	-	-	8,500
Transfers Out	5,977	9,033	2,668	50,389	7,143	4,941	87,367
Total Expenditures	5,977	9,033	2,668	50,389	7,143	4,941	6,319,324
Excess Revenues over Expenditures	(5,977)	(9,033)	(2,668)	(50,389)	(7,143)	(4,941)	(83,629)
Ending Fund Balance	\$ 3,056	\$ (3,056)	\$ (0)	\$ 0	\$ 0	\$ (0)	\$ 417,497

City of Sherman
PERPETUAL CARE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 1,583,320	\$ 1,617,213	\$ 1,627,213
Revenues			
Sales & Service	5,700	10,000	8,000
Interest Income	28,193	-	-
Total Revenues	33,893	10,000	8,000
Total Funds Available	1,617,213	1,627,213	1,635,213
Expenditures			
Miscellaneous	-	-	-
Ending Fund Balance	\$ 1,617,213	\$ 1,627,213	\$ 1,635,213

City of Sherman
UTILITY IMPROVEMENT FUND
2019-2020 Annual Budget

	Actual 2017-2018	Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 2,215,759	\$ 1,651,329	\$ 1,756,910	\$ 570,855
Revenues				
Intergovernmental	350,122	425,000	550,000	-
Interest Income	16,032	15,000	30,000	25,000
Miscellaneous Revenue	8,400	-	-	-
Total Revenues	374,555	440,000	580,000	25,000
Total Funds Available	2,590,313	2,091,329	2,336,910	595,855
(1) North west Sewer	118,987	3,000,000	3,000	
(2) Preston Club Water Line	40,976	100,000	20,000	-
(1) Aeration Basin Upgrade & Biological Clarifier Rehab	58,432	-	200,000	
Rehab two sludge thickeners	110,632	-	414,000	
Harrison Elevated Tank Painting	297,203	-	-	
(2) Carriage Estates Water	34,805	-	-	
(1) Gallagher Elevated Tank Painting and Repair	27,937	-	-	
(1) Water Treatment Plant Expansion			30,000	
(2) Travis St West Water	134,912	-	275,000	
(1) Blalock Industrial Sewer	21,499	-		-
Blalock Industrial Sewer-City portion	-	-	40,055	-
(2) Lamberth Water	50,494	100,000	100,000	
North Travis St. Water Main Replacement	3,250	-		
(2) High Country Estates Water	34,311	225,000	175,000	
(1) WWTP Control Building Expansion	46,035	-		
Preston Club WWTP repairs (non-GTUA)	7,833	-	-	
Dos Lagos Waterlines Replacements		75,000	75,000	
(1) Equalization Basin Prop Mixer Replacement		75,000	-	400,000
Fencing/Gate Repairs		75,000	75,000	
Refurbish Storage basin liners		130,000	130,000	
(1) Storm Water lift station/Force main upgrade		480,000		
Texoma Pkwy Sycamore to Evergreen overflow relief		150,000	150,000	
Water Distribution system improvements		100,000	100,000	
(1) Fairview Tank-Repair & Painting			33,000	
Planning w/NTMWD Upgrade/Exp Texoma Pump			59,000	

City of Sherman
UTILITY IMPROVEMENT FUND
2019-2020 Annual Budget

	Actual 2017-2018	Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Utility relocates-2 bores under 75			150,000	
Utility Oversizing		50,000		-
(1) Primary Clarifier #1 Rehab		840,000	-	
(1) Primary Digester #1 & Digester Complex Piping Rehab		600,000	-	
(1) Sewer replacement between Rosedale & First		1,000,000		
(1) Water crossing under Hwy 75 at Choctaw Creek		425,000		
Utility relocates-FM 1417			-	400,000
Fine Screen Rehab				50,000
(1) WWTP Control Building Expansion Engineering				88,750
(1) Sewer between Rosedale & First				1,000,000
(1) Water crossing under 75 at Choctaw				425,000
(1) Moore St Sewer/Southwest Sewer Main No. 2			51,358	1,100,000
(1) Reimbursement from SISD				(400,000)
(1) NTMWD Cathodic Improvements				760,000
(1) Aeration Basin Upgrade				4,210,000
(1) Biological Clarifier Rehab				2,340,000
(1) WWTP Control Building Expansion-Construction				798,714
(1) Brine Line Engineering, Bores, ROW & Construction				3,250,000
(1) WWTP Stormwater Lift Station				625,000
(1) Primary Clarifier #1 Rehab				840,000
GTUA Funding	(153,903)	(6,345,000)	(314,358)	(15,437,464)
Total Expenditures	833,403	1,080,000	1,766,055	450,000
Excess Revenues over Expenditures	(458,848)	(640,000)	(1,186,055)	(425,000)
Ending Fund Balance	\$ 1,756,910	\$ 1,011,329	\$ 570,855	\$ 145,855

(1) GTUA Funding

(2) GTUA Funding of in-house project

City of Sherman **STREET REVOLVING FUND** **2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 426,002	\$ 437,105	\$ 499,105
Revenues			
Sales & Service	-	100,000	100,000
Interest Income	11,103	12,000	12,000
Total Revenues	11,103	112,000	112,000
Total Funds Available	437,105	549,105	611,105
Expenditures			
Capital Expenses	-	50,000	50,000
	-	50,000	50,000
Ending Fund Balance	\$ 437,105	\$ 499,105	\$ 561,105

City of Sherman
TIF #2 CONSTRUCTION FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 181,689	\$ 148,055	\$ 221,131
Revenues			
Property Tax	97,086	119,076	158,933
Interest Income	1,794	4,000	4,000
Total Revenues	<u>98,880</u>	<u>123,076</u>	<u>162,933</u>
Total Funds Available	280,569	271,131	384,064
Expenditures:			
Capital Expenses	2,068	50,000	50,000
Transfers Out	130,446	-	-
Total Expenditures	<u>132,514</u>	<u>50,000</u>	<u>50,000</u>
Excess Revenues over Expenditures	<u>(33,634)</u>	<u>73,076</u>	<u>112,933</u>
Ending Fund Balance	<u>\$ 148,055</u>	<u>\$ 221,131</u>	<u>\$ 334,064</u>

City of Sherman
TIF #3 CONSTRUCTION FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 57,508	\$ 56,223	\$ 56,357
Revenues			
Property Tax	187,848	189,234	188,656
Interest Income	867	900	1,000
Total Revenues	<u>188,715</u>	<u>190,134</u>	<u>189,656</u>
Total Funds Available	246,223	246,357	246,013
Expenditures			
Capital Expenses	-	-	-
Transfers Out	190,000	190,000	200,000
Total Expenditures	<u>190,000</u>	<u>190,000</u>	<u>200,000</u>
Excess Revenues over Expenditures	<u>(1,285)</u>	<u>134</u>	<u>(10,344)</u>
Ending Fund Balance	<u>\$ 56,223</u>	<u>\$ 56,357</u>	<u>\$ 46,013</u>

City of Sherman **REGIONAL DETENTION FUND** **2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 59,878	\$ 194,456	\$ 318,456
Revenues			
Sales & Service	132,501	119,000	20,000
Interest Income	2,077	5,000	5,000
Total Revenues	134,578	124,000	25,000
Total Funds Available	194,456	318,456	343,456
Expenditures			
Capital Expenses	-	-	200,000
Total Expenditures	-	-	200,000
Excess Revenues over Expenditures	134,578	124,000	(175,000)
Ending Fund Balance	\$ 194,456	\$ 318,456	\$ 143,456

City of Sherman
TIRZ #5 CONSTRUCTION FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 3,892,445	\$ 1,076,855	\$ 847,430
Revenues			
Property Tax	-	15,134	68,244
Intergovernmental	-	17,441	31,612
Interest Income	48,577	28,000	25,000
Debt Proceeds	-	-	-
Total Revenues	<u>48,577</u>	<u>60,575</u>	<u>124,856</u>
Total Funds Available	3,941,022	1,137,430	972,286
Expenditures			
Capital Expenses	2,652,167	-	-
Services & Charges	-	-	-
Transfers Out	212,000	290,000	285,934
Total Expenditures	<u>2,864,167</u>	<u>290,000</u>	<u>285,934</u>
Excess Revenues over Expenditures	<u>(2,815,590)</u>	<u>(229,425)</u>	<u>(161,078)</u>
Ending Fund Balance	<u>\$ 1,076,855</u>	<u>\$ 847,430</u>	<u>\$ 686,352</u>

City of Sherman
TIRZ #6 CONSTRUCTION FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 3,031,179	\$ 2,675,286	\$ 1,762,157
Revenues			
Property Tax	-	8,618	33,524
Intergovernmental	-	10,253	20,493
Interest Income	40,618	45,000	40,000
Total Revenues	<u>40,618</u>	<u>63,871</u>	<u>94,017</u>
Total Funds Available	3,071,797	2,739,157	1,856,174
Expenditures			
Capital Expenses	230,511	750,000	500,000
Services & Charges	-	-	-
Transfers Out	166,000	227,000	223,517
Total Expenditures	<u>396,511</u>	<u>977,000</u>	<u>723,517</u>
Excess Revenues over Expenditures	<u>(355,893)</u>	<u>(913,129)</u>	<u>(629,500)</u>
Ending Fund Balance	<u>\$ 2,675,286</u>	<u>\$ 1,762,157</u>	<u>\$ 1,132,657</u>

City of Sherman
TIRZ #7 CONSTRUCTION FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 491,365	\$ 12,365
Revenues			
Property Tax	-	-	11,618
Interest Income	1,937	10,000	10,000
Debt Proceeds	2,400,000	-	-
Transfers In	-	-	132,000
Total Revenues	2,401,937	10,000	153,618
Total Funds Available	2,401,937	501,365	165,983
Expenditures			
Capital Expenses	1,910,572	310,000	-
Services & Charges	-	-	-
Transfers Out	-	179,000	159,200
Total Expenditures	1,910,572	489,000	159,200
Excess Revenues over Expenditures	491,365	(479,000)	(5,582)
Ending Fund Balance	\$ 491,365	\$ 12,365	\$ 6,783

**City of Sherman
DEBT SERVICE FUND
2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ -	\$ -
Revenues			
Property Tax	-	-	4,371,000
Sales Tax	-	-	269,440
Intergovernmental	-	-	253,369
Transfers In	-	-	1,217,600
Interest Income	-	-	-
Total Revenues	-	-	6,111,409
Total Funds Available	-	-	6,111,409
Expenditures			
Debt Service	-	-	5,804,480
Services & Charges	-	-	7,000
Total Expenditures	-	-	5,811,480
Excess Revenues over Expenditures	-	-	299,929
Ending Fund Balance	\$ -	\$ -	\$ 299,929

City of Sherman
AUDITORIUM DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 152,145	\$ 166,841	\$ 66,632
Revenues			
Transfers In	114,000	-	45,000
Interest Income	3,427	3,000	1,500
Total Revenues	117,427	3,000	46,500
Total Funds Available	269,572	169,841	113,132
Expenditures			
Debt Service	102,731	102,459	105,521
Services & Charges	-	750	750
Total Expenditures	102,731	103,209	106,271
Excess Revenues over Expenditures	14,696	(100,209)	(59,771)
Ending Fund Balance	\$ 166,841	\$ 66,632	\$ 6,861

City of Sherman
TIF #1 DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 355,189	\$ 376,214	\$ 347,127
Revenues			
Property Tax	327,691	276,324	327,155
Interest Income	5,206	5,000	4,000
Total Revenues	<u>332,897</u>	<u>281,324</u>	<u>331,155</u>
Total Funds Available	688,086	657,538	678,282
Expenditures			
Debt Service	311,672	309,661	313,456
Services & Charges	200	750	750
Total Expenditures	<u>311,872</u>	<u>310,411</u>	<u>314,206</u>
Excess Revenues over Expenditures	<u>21,025</u>	<u>(29,087)</u>	<u>16,949</u>
Ending Fund Balance	<u>\$ 376,214</u>	<u>\$ 347,127</u>	<u>\$ 364,076</u>

City of Sherman
TIRZ #5 DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 865	\$ 3,069
Revenues			
Transfers In	212,000	290,000	-
Interest Income	67	400	-
Total Revenues	<u>212,067</u>	<u>290,400</u>	<u>-</u>
Total Funds Available	212,067	291,265	3,069
Expenditures			
Debt Service	211,202	288,196	-
Transfers Out	-	-	3,069
Total Expenditures	<u>211,202</u>	<u>288,196</u>	<u>3,069</u>
Excess Revenues over Expenditures	865	2,204	(3,069)
Ending Fund Balance	<u>\$ 865</u>	<u>\$ 3,069</u>	<u>\$ (0)</u>

City of Sherman
TIRZ #6 DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 882	\$ 2,498
Revenues			
Debt Proceeds	-	-	-
Transfers In	166,000	227,000	-
Interest Income	53	-	-
Total Revenues	166,053	227,000	-
Total Funds Available	166,053	227,882	2,498
Expenditures			
Debt Service	165,171	225,384	-
Transfers Out	-	-	2,498
Total Expenditures	165,171	225,384	2,498
Excess Revenues over Expenditures	882	1,616	(2,498)
Ending Fund Balance	\$ 882	\$ 2,498	\$ 0

City of Sherman
TIRZ #7 DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ -	\$ 1,649
Revenues			
Transfers In	-	179,000	-
Total Revenues	-	179,000	-
Total Funds Available	-	179,000	1,649
Expenditures			
Debt Service	-	177,351	-
Services & Charges	-	-	-
Transfers Out	-	-	1,649
Total Expenditures	-	177,351	1,649
Excess Revenues over Expenditures	-	1,649	(1,649)
Ending Fund Balance	\$ -	\$ 1,649	\$ -

City of Sherman
2008 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 18,103	\$ 20,032	\$ -
Revenues			
Property Tax	251,000	-	-
Interest Income	212	-	-
Total Revenues	251,212	-	-
Total Funds Available	269,315	20,032	-
Expenditures			
Debt Service	249,283	-	-
Services & Charges	-	-	-
Transfers Out	-	20,032	-
Total Expenditures	249,283	20,032	-
Excess Revenues over Expenditures	1,929	(20,032)	-
Ending Fund Balance	\$ 20,032	\$ -	\$ -

City of Sherman
2009 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 16,474	\$ 18,610	\$ -
Revenues			
Property Tax	200,000	-	-
Interest Income	1,741	-	-
Total Revenues	<u>201,741</u>	<u>-</u>	<u>-</u>
Total Funds Available	218,215	18,610	-
Expenditures			
Debt Service	198,855	-	-
Services & Charges	750	-	-
Transfers Out	-	18,610	-
Total Expenditures	<u>199,605</u>	<u>18,610</u>	<u>-</u>
Excess Revenues over Expenditures	<u>2,136</u>	<u>(18,610)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 18,610</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
2009A CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 3,797	\$ 6,686	\$ -
Revenues			
Property Tax	162,000	-	-
Interest Income	1,314	-	-
Total Revenues	163,314	-	-
Total Funds Available	167,111	6,686	-
Expenditures			
Debt Service	160,425	-	-
Services & Charges	-	-	-
Transfers Out	-	6,686	-
Total Expenditures	160,425	6,686	-
Excess Revenues over Expenditures	2,889	(6,686)	-
Ending Fund Balance	\$ 6,686	\$ -	\$ -

City of Sherman
2016 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 735	\$ 4,940	\$ 5,977
Revenues			
Property Tax	471,000	470,000	-
Interest Income	2,967	-	-
Total Revenues	473,967	470,000	-
Total Funds Available	474,702	474,940	5,977
Expenditures			
Debt Service	469,013	468,213	-
Services & Charges	750	750	-
Transfers Out	-	-	5,977
Total Expenditures	469,763	468,963	5,977
Excess Revenues over Expenditures	4,205	1,037	(5,977)
Ending Fund Balance	\$ 4,940	\$ 5,977	\$ (0)

City of Sherman
2016 TAX NOTES DEBT SERVICE
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 1,304	\$ 5,850	\$ 9,033
Revenues			
Sales Tax	293,000	290,000	-
Transfers In	190,000	190,000	-
Interest Income	3,707	3,800	-
Total Revenues	486,707	483,800	-
Total Funds Available	488,011	489,650	9,033
Expenditures			
Debt Service	482,161	479,867	-
Services & Charges	-	750	-
Transfers Out	-	-	9,033
Total Expenditures	482,161	480,617	9,033
Excess Revenues over Expenditures	4,546	3,183	(9,033)
Ending Fund Balance	\$ 5,850	\$ 9,033	\$ 0

City of Sherman
2017 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 2,650	\$ 2,668
Revenues			
Property Tax	606,000	648,000	-
Interest Income	1,763	100	-
Total Revenues	607,763	648,100	-
Total Funds Available	607,763	650,750	2,668
Expenditures			
Debt Service	604,363	647,332	-
Services & Charges	750	750	-
Transfers Out	-	-	2,668
Total Expenditures	605,113	648,082	2,668
Excess Revenues over Expenditures	2,650	18	(2,668)
Ending Fund Balance	\$ 2,650	\$ 2,668	\$ (0)

**City of Sherman
2017 Refunding Bonds
2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 1,610	\$ 4,465	\$ 50,389
Revenues			
Property Tax	278,000	890,000	-
Miscellaneous Revenue	896	-	-
Interest Income	1,627	-	-
Transfers In	-	45,328	-
Total Revenues	280,523	935,328	-
Total Funds Available	282,133	939,793	50,389
Expenditures			
Debt Service	276,918	888,654	-
Services & Charges	750	750	-
Transfers Out	-	-	50,389
Total Expenditures	277,668	889,404	50,389
Excess Revenues over Expenditures	2,855	45,924	(50,389)
Ending Fund Balance	\$ 4,465	\$ 50,389	\$ 0

City of Sherman
2017A CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 4,968	\$ 7,143
Revenues			
Miscellaneous Revenue	397	-	-
Interest Income	13	1,000	-
Transfers In	225,000	274,000	-
Total Revenues	225,410	275,000	-
Total Funds Available	225,410	279,968	7,143
Expenditures			
Debt Service	219,692	272,075	-
Services & Charges	750	750	-
Transfers Out	-	-	7,143
Total Expenditures	220,442	272,825	7,143
Excess Revenues over Expenditures	4,968	2,175	(7,143)
Ending Fund Balance	\$ 4,968	\$ 7,143	\$ 0

City of Sherman
2018 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 4,941	\$ 4,941
Revenues			
Property Tax	-	682,206	-
Miscellaneous Revenue	4,941	852	-
Transfers In	-	-	-
Total Revenues	<u>4,941</u>	<u>683,058</u>	<u>-</u>
Total Funds Available	4,941	687,999	4,941
Expenditures			
Debt Service	-	682,008	-
Services & Charges	-	1,050	-
Transfers Out	-	-	4,941
Total Expenditures	<u>-</u>	<u>683,058</u>	<u>4,941</u>
Excess Revenues over Expenditures	<u>4,941</u>	<u>-</u>	<u>(4,941)</u>
Ending Fund Balance	<u>\$ 4,941</u>	<u>\$ 4,941</u>	<u>\$ (0)</u>

City of Sherman
2019 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ -	\$ -
Revenues			
Property Tax	-	183,988	-
Miscellaneous Revenue	-	-	-
Transfers In	-	-	-
Total Revenues	-	183,988	-
Total Funds Available	-	183,988	-
Expenditures			
Debt Service	-	183,988	-
Services & Charges	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	183,988	-
Excess Revenues over Expenditures	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

**City of Sherman
STORMWATER FUND
2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 2,520,019	\$ 1,553,318
Revenues			
Sales & Service	353,687	435,000	435,000
Interest Income	51,065	55,000	45,000
Miscellaneous Revenue	-	-	-
Debt Proceeds	4,055,921	-	-
Total Revenues	<u>4,460,673</u>	<u>490,000</u>	<u>480,000</u>
Total Funds Available	4,460,673	3,010,019	2,033,318
Expenditures			
Personnel	-	50,202	99,421
Supplies	5,000	-	4,109
Repair & Maintenance	-	-	53,000
Information Technology	-	-	1,160
Services & Charges	55,016	-	3,540
Capital Expenses	1,323,473	1,000,000	62,000
Transfers Out	557,165	274,000	261,582
Fleet Services & Charges	-	132,500	153,300
Total Expenditures	<u>1,940,654</u>	<u>1,456,702</u>	<u>638,112</u>
Excess Revenues over Expenditures	<u>2,520,019</u>	<u>(966,702)</u>	<u>(158,112)</u>
Ending Fund Balance	<u>2,520,019</u>	<u>1,553,318</u>	<u>1,395,206</u>

**City of Sherman
EMERGENCY 9-1-1 FUND
2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 184,863	\$ 222,091	\$ 246,481
Revenues			
Sales & Service	299,258	300,000	300,000
Interest Income	4,262	7,500	7,500
Total Revenues	303,520	307,500	307,500
Total Funds Available	488,383	529,591	553,981
Expenditures			
Personnel	109,417	108,040	108,206
Supplies	1,176	7,850	-
Repair & Maintenance	65,039	62,800	-
Services & Charges	90,660	104,420	107,080
Capital Expenses	-	-	194,923
Total Expenditures	266,292	283,110	410,209
Excess Revenues over Expenditures	37,228	24,390	(102,709)
Ending Fund Balance	\$ 222,091	\$ 246,481	\$ 143,772

City of Sherman
RED RIVER LAW ENFORCEMENT ACADEMY
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ -	\$ 12,480
Revenues			
Sales & Service	-	-	-
Fines & Penalties	-	-	-
Interest Income	-	-	-
Transfers In	-	12,480	-
Total Revenues	-	12,480	-
Total Funds Available	-	12,480	12,480
Expenditures			
Personnel	-	-	-
Supplies	-	-	2,000
Repair & Maintenance	-	-	-
Services & Charges	-	-	-
Capital Expenses	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	-	2,000
Excess Revenues over Expenditures	-	12,480	(2,000)
Ending Fund Balance	\$ -	\$ 12,480	\$ 10,480

City of Sherman
COURT SECURITY & TECHNOLOGY FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 25,481	\$ 38,582	\$ 62,132
Revenues			
Fines & Penalties	23,991	32,550	34,000
Interest Income	327	1,000	1,000
Total Revenues	<u>24,319</u>	<u>33,550</u>	<u>35,000</u>
Total Funds Available	49,800	72,132	97,132
Expenditures			
Supplies	8,476	4,200	5,000
Repair & Maintenance	-	-	21,867
Services & Charges	2,742	5,800	9,400
Total Expenditures	<u>11,218</u>	<u>10,000</u>	<u>36,267</u>
Excess Revenues over Expenditures	<u>13,101</u>	<u>23,550</u>	<u>(1,267)</u>
Ending Fund Balance	<u>\$ 38,582</u>	<u>\$ 62,132</u>	<u>\$ 60,865</u>

**City of Sherman
PARKS PRIDE FUND
2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 47,690	\$ 34,072	\$ 26,072
Revenues			
Miscellaneous Revenue	41,517	21,000	10,000
Interest Income	780	1,000	1,000
Total Revenues	<u>42,297</u>	<u>22,000</u>	<u>11,000</u>
Total Funds Available	89,987	56,072	37,072
Expenditures			
Services & Charges	55,915	30,000	35,000
Excess Revenues over Expenditures	<u>(13,618)</u>	<u>(8,000)</u>	<u>(24,000)</u>
Ending Fund Balance	<u>\$ 34,072</u>	<u>\$ 26,072</u>	<u>\$ 2,072</u>

**City of Sherman
POLICE PRIDE FUND
2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 3,234	\$ 17,547	\$ 22,008
Revenues			
Miscellaneous Revenue	23,379	10,000	10,000
Interest Income	57	250	250
Total Revenues	<u>23,436</u>	<u>10,250</u>	<u>10,250</u>
Total Funds Available	26,670	27,797	32,258
Expenditures			
Supplies	4,350	2,000	-
Services & Charges	4,773	3,789	10,000
Capital Expenses	-	-	18,000
Total Expenditures	<u>9,123</u>	<u>5,789</u>	<u>28,000</u>
Excess Revenues over Expenditures	<u>14,313</u>	<u>4,461</u>	<u>(17,750)</u>
Ending Fund Balance	<u>\$ 17,547</u>	<u>\$ 22,008</u>	<u>\$ 4,258</u>

**City of Sherman
DONATIONS FUND
2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 7,153	\$ 6,372	\$ 1,647
Revenues			
Miscellaneous Revenue	8,460	9,200	9,400
Interest Income	141	75	75
Total Revenues	<u>8,601</u>	<u>9,275</u>	<u>9,475</u>
Total Funds Available	15,754	15,647	11,122
Expenditures			
Supplies	9,382	14,000	12,000
Excess Revenues over Expenditures	<u>(781)</u>	<u>(4,725)</u>	<u>(2,525)</u>
Ending Fund Balance	<u>\$ 6,372</u>	<u>\$ 1,647</u>	<u>\$ (878)</u>

**City of Sherman
HOTEL/MOTEL TAX FUND
2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 57,435	\$ (19,603)	\$ (18,134)
Revenues			
Hotel-Motel Taxes	546,754	518,000	518,000
Fines & Penalties	1,575	90	-
Miscellaneous Revenue	5,998	10,000	10,000
Interest Income	290	700	700
Sales & Service	70,420	80,000	110,000
Rentals	34,940	39,000	39,000
Transfers In	50,000	-	-
Total Revenues	709,977	647,790	677,700
Total Funds Available	767,412	628,187	659,566
Expenditures			
Personnel	158,648	191,460	193,879
Supplies	8,939	28,100	21,150
Repair & Maintenance	27,057	28,000	10,500
Utilities	28,799	26,900	27,040
Information Technology	4,299	6,360	3,460
Services & Charges	427,217	335,500	309,750
Capital Expenses	18,057	30,000	9,000
Transfers Out	114,000	-	45,000
Total Expenditures	787,015	646,320	619,779
Excess Revenues over Expenditures	(77,038)	1,470	57,921
Ending Fund Balance	\$ (19,603)	\$ (18,134)	\$ 39,788

**City of Sherman
DRUG ENFORCEMENT FUND
2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 195,019	\$ 150,805	\$ 193,162
Revenues			
Fines & Penalties	66,282	75,000	150,000
Interest Income	2,788	3,500	4,000
Total Revenues	<u>69,070</u>	<u>78,500</u>	<u>154,000</u>
Total Funds Available	264,089	229,305	347,162
Expenditures			
Supplies	72,812	26,143	236,200
Repair & Maintenance	2,135	-	27,000
Services & Charges	12,352	10,000	10,000
Capital Expenses	25,986	-	-
Total Expenditures	<u>113,285</u>	<u>36,143</u>	<u>273,200</u>
Excess Revenues over Expenditures	<u>(44,214)</u>	42,357	(119,200)
Ending Fund Balance	\$ 150,805	\$ 193,162	\$ 73,962

City of Sherman
MUNICIPAL AIRPORT FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 159,964	\$ 134,551	\$ 77,120
Revenues			
Interest Income	3,065	3,500	3,500
Rentals	50,640	43,400	43,400
Sales & Service	275,322	355,000	355,000
Miscellaneous Revenue	-	-	-
Total Revenues	329,027	401,900	401,900
Total Funds Available	488,991	536,451	- 479,020
Expenditures			
Supplies	277,514	310,250	310,250
Repair & Maintenance	5,247	8,420	8,995
Services & Charges	55,839	79,111	72,417
Utilities	12,003	11,550	11,830
Vehicle Usage	3,837	-	-
Capital Expenses	-	50,000	50,000
Total Expenditures	354,440	459,331	453,492
Excess Revenues over Expenditures	(25,413)	(57,431)	(51,592)
Ending Fund Balance	\$ 134,551	\$ 77,120	\$ 25,528

City of Sherman
EMPLOYEE INSURANCE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ (983,612)	\$ 251,387	\$ 604,376	\$ 256,261
Revenues				
Employer Contributions	5,037,266	3,620,000	4,046,876	4,775,119
Employee Contributions	983,868	906,000	930,000	930,000
Retiree Contributions	186,422	187,000	185,000	180,000
COBRA Contributions	21,130	10,000	16,000	10,000
Interest Income	5,254	-	20,000	20,000
Total Revenues	6,233,940	4,723,000	5,197,876	5,915,119
Total Funds Available	5,250,328	4,974,387	5,802,252	6,171,380
Expenditures				
Health Insurance Claims	3,780,442	3,860,000	4,600,000	5,200,000
Administration & Premiums	828,368	827,000	908,000	908,000
Life Insurance Premiums	37,141	37,995	37,991	37,989
Total Expenditures	4,645,951	4,724,995	5,545,991	6,145,989
Excess Revenues over Expenditures	1,587,988	(1,995)	(348,115)	(230,870)
Ending Fund Balance	\$ 604,376	\$ 249,392	\$ 256,261	\$ 25,391

City of Sherman
INFORMATION TECHNOLOGY FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 111,897	\$ 112,214	\$ 115,166
Revenues			
Technology Services:			
General Fund	626,207	716,110	714,170
Stormwater	-	-	1,160
Tourism	4,299	6,360	3,460
Equipment Services Fund	18,151	26,700	25,350
Utility Fund	169,090	230,110	212,000
Solid Waste Fund	40,123	59,740	51,840
Interest Income	827	2,200	2,200
Miscellaneous Revenue	399	750	500
Total Revenues	859,096	1,041,970	1,010,680
Total Funds Available	970,993	1,154,184	1,125,846
Expenditures			
Personnel	536,162	541,524	586,660
Supplies	84,768	79,046	85,877
Repair & Maintenance	117,394	144,957	144,582
Utilities	32,427	36,110	37,040
Services & Charges	38,255	93,713	108,419
Capital Expenses	49,772	143,669	47,200
Total Expenditures	858,779	1,039,018	1,009,777
Excess Revenues over Expenditures	317	2,952	903
Ending Fund Balance	\$ 112,214	\$ 115,166	\$ 116,069

City of Sherman
EQUIPMENT SERVICES FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 98,755	\$ 104,419	\$ 104,999
Revenues			
Internal Service Revenue	3,016,891	3,465,372	3,301,420
Interest Income	1,105	2,000	2,000
Miscellaneous Revenue	-	2,000	2,000
Total Revenues	3,017,997	3,469,372	3,305,420
Total Funds Available	3,116,751	3,573,791	3,410,419
Expenditures			
Personnel	767,082	797,575	867,388
Supplies	889,982	830,845	849,114
Repair & Maintenance	1,082,907	1,246,400	1,159,992
Utilities	16,860	15,600	16,430
Information Technology	18,151	26,700	25,350
Services & Charges	197,588	300,252	315,399
Capital Expenses	39,763	250,000	73,500
Vehicle Usage	-	1,420	1,500
Total Expenditures	3,012,332	3,468,792	3,308,673
Excess Revenues over Expenditures	5,664	580	(3,253)
Ending Fund Balance	\$ 104,419	\$ 104,999	\$ 101,746

**City of Sherman
FLEET REPLACEMENT FUND
2019-2020 Annual Budget**

	Actual 2017-2018	Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 2,731,914	\$ 112,443	\$ 395,722	\$ 344,424
Revenues				
Fleet Replacement Revenue	2,117,209	3,082,499	3,082,499	1,931,803
Interest Income	21,401	10,000	20,000	20,000
Debt Proceeds	-	1,177,410	1,149,000	-
Total Revenues	2,138,610	4,269,909	4,251,499	1,951,803
Total Funds Available	4,870,524	4,382,352	4,647,221	2,296,227
Expenditures				
Debt Service	202,750	490,957	467,900	592,519
Capital Expenses	4,272,052	3,768,952	3,834,897	1,339,284
Total Expenditures	4,474,802	4,259,909	4,302,797	1,931,803
Excess Revenues over Expenditures	(2,336,192)	10,000	(51,298)	20,000
Ending Fund Balance	\$ 395,722	\$ 122,443	\$ 344,424	\$ 364,424

City of Sherman
WATER CONSUMER DEPOSITS
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 11	-	-
Revenues			
Interest Income	-	-	-
Total Funds Available	11	-	-
Expenditures			
Transfers Out	11	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

City of Sherman **PRO RATA FUND** **2019-2020 Annual Budget**

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 261,437	\$ -	\$ -
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	-
Total Revenues	-	-	-
Total Funds Available	261,437	-	-
Expenditures			
Services & Charges	-	-	-
Transfers Out	261,437	-	-
Total Expenditures	261,437	-	-
Excess Revenues over Expenditures	(261,437)	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

TRANSFERS SCHEDULE

<u>FUND</u>	<u>DETAILS</u>
100	From fund 700 5% franchise, admin cost From fund 790, dept 243, 244, 245 To TIRZ #7 Construction
222	From fund 100, capital projects
230	To fund 300, tax notes
241	To fund 300, debt service
242	To fund 300, debt service
243	From fund 100, fund balance To fund 300, debt service
300	From fund 230, debt service From fund 241, debt service From fund 242, debt service From fund 243, debt service From fund 341, fund balance From fund 342, fund balance From fund 343, fund balance From fund 354, fund balance From fund 355, fund balance From fund 356, fund balance From fund 357, fund balance From fund 358, debt service From fund 358, fund balance From fund 359, fund balance
310	From fund 460
341	To fund 300, fund balance
342	To fund 300, fund balance
343	To fund 300, fund balance
354	To fund 300, fund balance
355	To fund 300, fund balance
356	To fund 300, fund balance
357	To fund 300, fund balance
358	To fund 300, fund balance
359	To fund 300, fund balance
420	To fund 300, debt service
460	To fund 310
700	To fund 100 5% franchise, admin cost From fund 790, admin cost
790	To fund 100 8% franchise, admin cost RSW
790	To fund 100 8% franchise, admin cost CSW
790	To fund 700 admin cost

TOTALS

BUDGETED FY19/20

<u>Expense</u> <u>TRANSFER FROM</u> <u>Debit</u>	<u>Revenue</u> <u>TRANSFER TO</u> <u>Credit</u>
	\$ 2,179,000.00
\$ 132,000.00	\$ 840,000.00
\$ 200,000.00	
\$ 285,934.00	
\$ 223,517.00	
\$ 159,200.00	\$ 132,000.00
	\$ 200,000.00
	\$ 285,934.00
	\$ 223,517.00
	\$ 159,200.00
	\$ 3,069.00
	\$ 2,498.00
	\$ 1,649.00
	\$ 5,977.00
	\$ 9,033.00
	\$ 2,668.00
	\$ 50,389.00
	\$ 261,582.00
	\$ 7,143.00
	\$ 4,941.00
	\$ 45,000.00
\$ 3,069.00	
\$ 2,498.00	
\$ 1,649.00	
\$ 5,977.00	
\$ 9,033.00	
\$ 2,668.00	
\$ 50,389.00	
\$ 7,143.00	
\$ 4,941.00	
\$ 261,582.00	
\$ 45,000.00	
\$ 2,179,000.00	\$ 214,000.00
\$ 342,000.00	
\$ 498,000.00	
\$ 214,000.00	
\$ 4,627,600.00	\$ 4,627,600.00



Other Information

Unfunded Requests – General Fund

Equipment	\$ 389,645
Building Maint	\$ 28,000
Cemetery Maint	\$ 90,000
Fire	\$ 120,000
Public Safety Support	\$ 34,645
Streets	\$ 117,000
Fleet	\$ 3,097,714
Animal Services	\$ 46,830
Building Maint	\$ 27,410
Emergency Management	\$ 550,000
Fire	\$ 1,529,975
Parks Ground Maint	\$ 35,000
Police	\$ 300,499
Streets	\$ 608,000

Other	\$ 33,000
Human Resources	\$ 33,000
People	\$ 1,547,637
Building Maint	\$ 48,185
Cemetery Maint	\$ 1,831
Fire	\$ 990,937
Human Resources	\$ 142,797
Library	\$ 2,474
Parks Ground Maint	\$ 213,578
Police	\$ 20,953
Public Safety Support	\$ 76,983
Streets	\$ 49,899
Grand Total	\$ 5,067,996

Tax Rate to Support Departmental Requests

	Draft Budget FY 2020	Tax rate of 0.685 to fund Requests
100		
Beg Fund Bal	7,357,793	7,357,793
Revenue	40,967,409	46,986,609
Personnel	29,123,194	30,670,832
Supplies	1,536,047	1,536,047
Repair & Maintenance	1,730,075	1,730,075
Utilities	1,060,790	1,060,790
Information Technology	714,170	714,170
Services & Charges	2,897,394	2,930,394
Debt Service	-	592,519
Vehicle Usage	1,749,710	1,749,710
Capital Expenses	1,712,224	4,607,064
Transfers Out	132,000	132,000
	40,655,604	45,723,601
Net	311,805	1,263,008
End Fund Bal	7,669,597	8,620,801
Days in Fund Balance	69	69

2019 TML Debt Survey

(by Rate)

City	Population	Total Net Taxable	Tax Rate	Total GO/CO	Debt per capita	Value per capita	Revenue per capita
Cleburne	30,400	\$ 1,737,758,554	\$ 0.8040	\$ 10,038,413	\$ 330	\$ 57,163	\$ 45,960
Copperas Cove	34,272	\$ 1,350,331,853	\$ 0.7979	\$ 76,960,000	\$ 2,246	\$ 39,400	\$ 31,438
Burleson	46,145	\$ 3,035,701,445	\$ 0.7350	\$ 141,625,000	\$ 3,069	\$ 65,786	\$ 48,353
Socorro	35,000	\$ 961,117,250	\$ 0.7276	\$ 21,190,000	\$ 605	\$ 27,460	\$ 19,979
Wylie	49,826	\$ 4,259,503,789	\$ 0.7258	\$ 89,910,000	\$ 1,804	\$ 85,488	\$ 62,051
Deer Park	33,891	\$ 2,750,373,408	\$ 0.7200	\$ 72,090,000	\$ 2,127	\$ 81,154	\$ 58,431
La Porte	35,371	\$ 3,285,939,300	\$ 0.7100	\$ 39,565,000	\$ 1,119	\$ 92,899	\$ 65,958
Texarkana	37,679	\$ 2,604,513,311	\$ 0.7000	\$ 51,870,000	\$ 1,377	\$ 69,124	\$ 48,387
Cedar Hill	48,710	\$ 3,779,101,307	\$ 0.6970	\$ 75,685,000	\$ 1,554	\$ 77,584	\$ 54,078
Harker Heights	31,075	\$ 1,803,480,163	\$ 0.6770	\$ 81,968,476	\$ 2,638	\$ 58,036	\$ 39,291
Weslaco	40,358	\$ 1,641,942,984	\$ 0.6667	\$ 20,891,072	\$ 518	\$ 40,684	\$ 27,124
The Colony	44,704	\$ 4,526,048,717	\$ 0.6650	\$ 109,918,500	\$ 2,459	\$ 101,245	\$ 67,328
Haltom City	44,417	\$ 2,145,251,779	\$ 0.6530	\$ 44,095,000	\$ 993	\$ 48,298	\$ 31,539
Denison	24,380	\$ 1,573,456,675	\$ 0.6334	\$ 48,016,200	\$ 1,969	\$ 64,539	\$ 40,877
Nacogdoches	33,932	\$ 1,634,714,110	\$ 0.6169	\$ 3,870,000	\$ 114	\$ 48,176	\$ 29,720
Farmers Branch	37,088	\$ 5,575,637,174	\$ 0.5996	\$ 47,130,000	\$ 1,271	\$ 150,335	\$ 90,137
Hurst	39,160	\$ 3,103,842,101	\$ 0.5800	\$ 60,030,000	\$ 1,533	\$ 79,261	\$ 45,971
Bedford	49,528	\$ 4,315,127,332	\$ 0.5619	\$ 139,935,000	\$ 2,825	\$ 87,125	\$ 48,952
Kyle	47,500	\$ 2,990,580,487	\$ 0.5416	\$ 79,685,000	\$ 1,678	\$ 62,960	\$ 34,099
Seguin	30,006	\$ 2,093,568,489	\$ 0.5412	\$ 78,373,667	\$ 2,612	\$ 69,772	\$ 37,760
Friendswood	39,839	\$ 3,374,237,059	\$ 0.5324	\$ 31,545,000	\$ 792	\$ 84,697	\$ 45,093
Weatherford	30,654	\$ 2,600,396,894	\$ 0.4899	\$ 43,785,000	\$ 1,428	\$ 84,831	\$ 41,559
Little Elm	46,548	\$ 3,656,504,830	\$ 0.4600	\$ 98,965,000	\$ 2,126	\$ 78,553	\$ 36,135
Southlake	31,824	\$ 7,593,368,970	\$ 0.4470	\$ 37,292,186	\$ 1,172	\$ 238,605	\$ 106,656
Sherman	43,000	\$ 3,129,410,647	\$ 0.4273	\$ 77,885,000	\$ 1,811	\$ 72,777	\$ 31,098
Keller	44,940	\$ 5,788,817,005	\$ 0.4133	\$ 57,990,000	\$ 1,290	\$ 128,812	\$ 53,232
Rockwall	44,208	\$ 5,693,209,277	\$ 0.4021	\$ 86,900,000	\$ 1,966	\$ 128,782	\$ 51,783
AVERAGE	39,054	\$ 3,222,367,960	\$ 0.6121	\$ 63,970,686	\$ 1,608	\$ 82,354	\$ 47,888

2019 TML Debt Survey

(by Tax Revenue per Capita)

City	Population	Total Net Taxable	Tax Rate	Total GO/CO	Debt per capita	Value per capita	Revenue per capita
Southlake	31,824	\$ 7,593,368,970	\$ 0.4470	\$ 37,292,186	\$ 1,172	\$ 238,605	\$ 106,656
Farmers Branch	37,088	\$ 5,575,637,174	\$ 0.5996	\$ 47,130,000	\$ 1,271	\$ 150,335	\$ 90,137
The Colony	44,704	\$ 4,526,048,717	\$ 0.6650	\$ 109,918,500	\$ 2,459	\$ 101,245	\$ 67,328
La Porte	35,371	\$ 3,285,939,300	\$ 0.7100	\$ 39,565,000	\$ 1,119	\$ 92,899	\$ 65,958
Wylie	49,826	\$ 4,259,503,789	\$ 0.7258	\$ 89,910,000	\$ 1,804	\$ 85,488	\$ 62,051
Deer Park	33,891	\$ 2,750,373,408	\$ 0.7200	\$ 72,090,000	\$ 2,127	\$ 81,154	\$ 58,431
Cedar Hill	48,710	\$ 3,779,101,307	\$ 0.6970	\$ 75,685,000	\$ 1,554	\$ 77,584	\$ 54,078
Keller	44,940	\$ 5,788,817,005	\$ 0.4133	\$ 57,990,000	\$ 1,290	\$ 128,812	\$ 53,232
Rockwall	44,208	\$ 5,693,209,277	\$ 0.4021	\$ 86,900,000	\$ 1,966	\$ 128,782	\$ 51,783
Bedford	49,528	\$ 4,315,127,332	\$ 0.5619	\$ 139,935,000	\$ 2,825	\$ 87,125	\$ 48,952
Texarkana	37,679	\$ 2,604,513,311	\$ 0.7000	\$ 51,870,000	\$ 1,377	\$ 69,124	\$ 48,387
Burleson	46,145	\$ 3,035,701,445	\$ 0.7350	\$ 141,625,000	\$ 3,069	\$ 65,786	\$ 48,353
Hurst	39,160	\$ 3,103,842,101	\$ 0.5800	\$ 60,030,000	\$ 1,533	\$ 79,261	\$ 45,971
Cleburne	30,400	\$ 1,737,758,554	\$ 0.8040	\$ 10,038,413	\$ 330	\$ 57,163	\$ 45,960
Friendswood	39,839	\$ 3,374,237,059	\$ 0.5324	\$ 31,545,000	\$ 792	\$ 84,697	\$ 45,093
Weatherford	30,654	\$ 2,600,396,894	\$ 0.4899	\$ 43,785,000	\$ 1,428	\$ 84,831	\$ 41,559
Denison	24,380	\$ 1,573,456,675	\$ 0.6334	\$ 48,016,200	\$ 1,969	\$ 64,539	\$ 40,877
Harker Heights	31,075	\$ 1,803,480,163	\$ 0.6770	\$ 81,968,476	\$ 2,638	\$ 58,036	\$ 39,291
Seguin	30,006	\$ 2,093,568,489	\$ 0.5412	\$ 78,373,667	\$ 2,612	\$ 69,772	\$ 37,760
Little Elm	46,548	\$ 3,656,504,830	\$ 0.4600	\$ 98,965,000	\$ 2,126	\$ 78,553	\$ 36,135
Kyle	47,500	\$ 2,990,580,487	\$ 0.5416	\$ 79,685,000	\$ 1,678	\$ 62,960	\$ 34,099
Haltom City	44,417	\$ 2,145,251,779	\$ 0.6530	\$ 44,095,000	\$ 993	\$ 48,298	\$ 31,539
Copperas Cove	34,272	\$ 1,350,331,853	\$ 0.7979	\$ 76,960,000	\$ 2,246	\$ 39,400	\$ 31,438
Sherman	43,000	\$ 3,129,410,647	\$ 0.4273	\$ 77,885,000	\$ 1,811	\$ 72,777	\$ 31,098
Nacogdoches	33,932	\$ 1,634,714,110	\$ 0.6169	\$ 3,870,000	\$ 114	\$ 48,176	\$ 29,720
Weslaco	40,358	\$ 1,641,942,984	\$ 0.6667	\$ 20,891,072	\$ 518	\$ 40,684	\$ 27,124
Socorro	35,000	\$ 961,117,250	\$ 0.7276	\$ 21,190,000	\$ 605	\$ 27,460	\$ 19,979
AVERAGE	39,054	\$ 3,222,367,960	\$ 0.6121	\$ 63,970,686	\$ 1,608	\$ 82,354	\$ 47,888

2019 TML Debt Survey

(by Value per Capita)

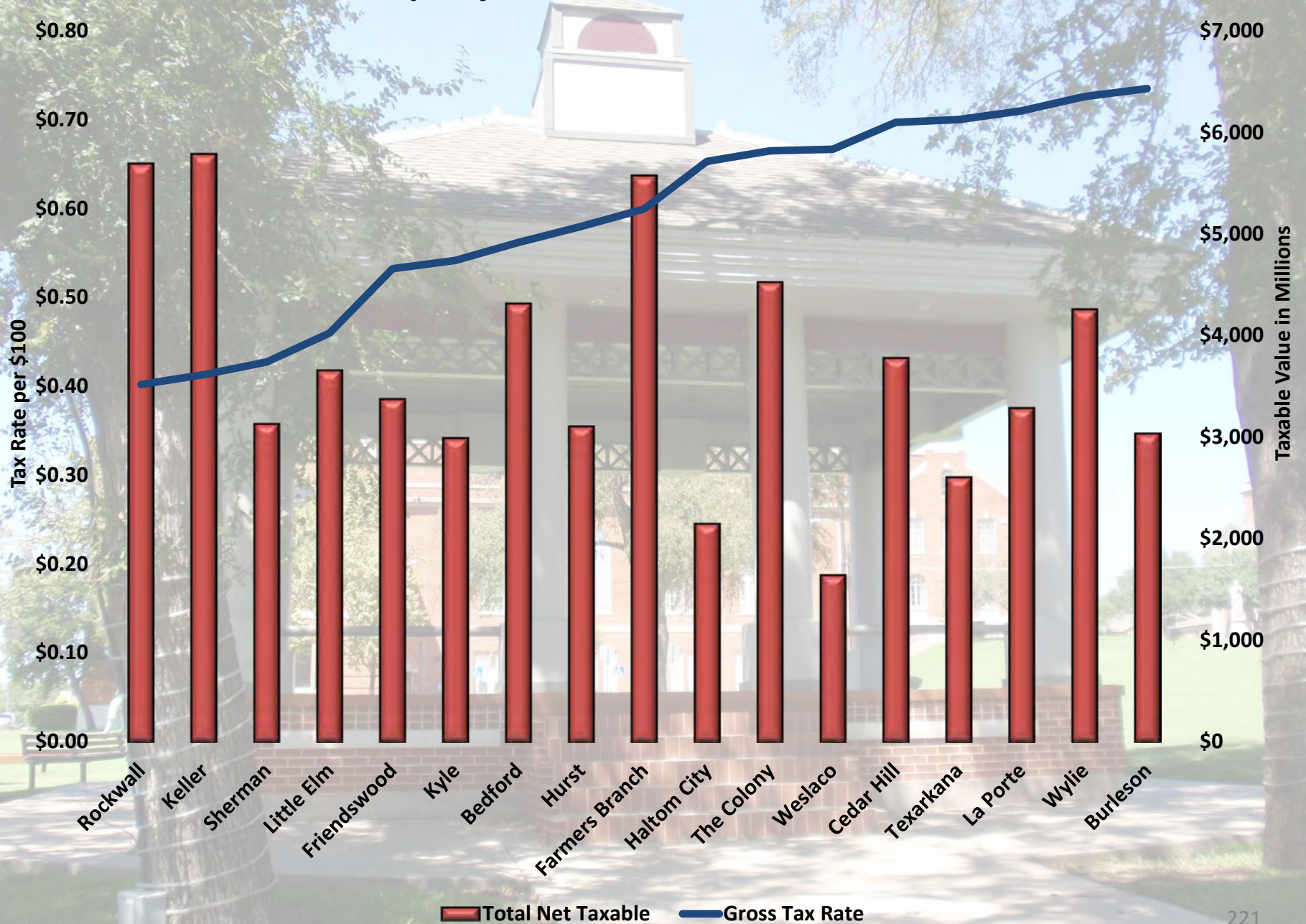
City	Population	Total Net Taxable	Tax Rate	Total GO/CO	Debt per capita	Value per capita	Revenue per capita
Southlake	31,824	\$ 7,593,368,970	\$ 0.4470	\$ 37,292,186	\$ 1,172	\$ 238,605	\$ 106,656
Farmers Branch	37,088	\$ 5,575,637,174	\$ 0.5996	\$ 47,130,000	\$ 1,271	\$ 150,335	\$ 90,137
Keller	44,940	\$ 5,788,817,005	\$ 0.4133	\$ 57,990,000	\$ 1,290	\$ 128,812	\$ 53,232
Rockwall	44,208	\$ 5,693,209,277	\$ 0.4021	\$ 86,900,000	\$ 1,966	\$ 128,782	\$ 51,783
The Colony	44,704	\$ 4,526,048,717	\$ 0.6650	\$ 109,918,500	\$ 2,459	\$ 101,245	\$ 67,328
La Porte	35,371	\$ 3,285,939,300	\$ 0.7100	\$ 39,565,000	\$ 1,119	\$ 92,899	\$ 65,958
Bedford	49,528	\$ 4,315,127,332	\$ 0.5619	\$ 139,935,000	\$ 2,825	\$ 87,125	\$ 48,952
Wylie	49,826	\$ 4,259,503,789	\$ 0.7258	\$ 89,910,000	\$ 1,804	\$ 85,488	\$ 62,051
Weatherford	30,654	\$ 2,600,396,894	\$ 0.4899	\$ 43,785,000	\$ 1,428	\$ 84,831	\$ 41,559
Friendswood	39,839	\$ 3,374,237,059	\$ 0.5324	\$ 31,545,000	\$ 792	\$ 84,697	\$ 45,093
Deer Park	33,891	\$ 2,750,373,408	\$ 0.7200	\$ 72,090,000	\$ 2,127	\$ 81,154	\$ 58,431
Hurst	39,160	\$ 3,103,842,101	\$ 0.5800	\$ 60,030,000	\$ 1,533	\$ 79,261	\$ 45,971
Little Elm	46,548	\$ 3,656,504,830	\$ 0.4600	\$ 98,965,000	\$ 2,126	\$ 78,553	\$ 36,135
Cedar Hill	48,710	\$ 3,779,101,307	\$ 0.6970	\$ 75,685,000	\$ 1,554	\$ 77,584	\$ 54,078
Sherman	43,000	\$ 3,129,410,647	\$ 0.4273	\$ 77,885,000	\$ 1,811	\$ 72,777	\$ 31,098
Seguin	30,006	\$ 2,093,568,489	\$ 0.5412	\$ 78,373,667	\$ 2,612	\$ 69,772	\$ 37,760
Texarkana	37,679	\$ 2,604,513,311	\$ 0.7000	\$ 51,870,000	\$ 1,377	\$ 69,124	\$ 48,387
Burleson	46,145	\$ 3,035,701,445	\$ 0.7350	\$ 141,625,000	\$ 3,069	\$ 65,786	\$ 48,353
Denison	24,380	\$ 1,573,456,675	\$ 0.6334	\$ 48,016,200	\$ 1,969	\$ 64,539	\$ 40,877
Kyle	47,500	\$ 2,990,580,487	\$ 0.5416	\$ 79,685,000	\$ 1,678	\$ 62,960	\$ 34,099
Harker Heights	31,075	\$ 1,803,480,163	\$ 0.6770	\$ 81,968,476	\$ 2,638	\$ 58,036	\$ 39,291
Cleburne	30,400	\$ 1,737,758,554	\$ 0.8040	\$ 10,038,413	\$ 330	\$ 57,163	\$ 45,960
Haltom City	44,417	\$ 2,145,251,779	\$ 0.6530	\$ 44,095,000	\$ 993	\$ 48,298	\$ 31,539
Nacogdoches	33,932	\$ 1,634,714,110	\$ 0.6169	\$ 3,870,000	\$ 114	\$ 48,176	\$ 29,720
Weslaco	40,358	\$ 1,641,942,984	\$ 0.6667	\$ 20,891,072	\$ 518	\$ 40,684	\$ 27,124
Copperas Cove	34,272	\$ 1,350,331,853	\$ 0.7979	\$ 76,960,000	\$ 2,246	\$ 39,400	\$ 31,438
Socorro	35,000	\$ 961,117,250	\$ 0.7276	\$ 21,190,000	\$ 605	\$ 27,460	\$ 19,979
AVERAGE	39,054	\$ 3,222,367,960	\$ 0.6121	\$ 63,970,686	\$ 1,608	\$ 82,354	\$ 47,888

2019 TML Debt Survey

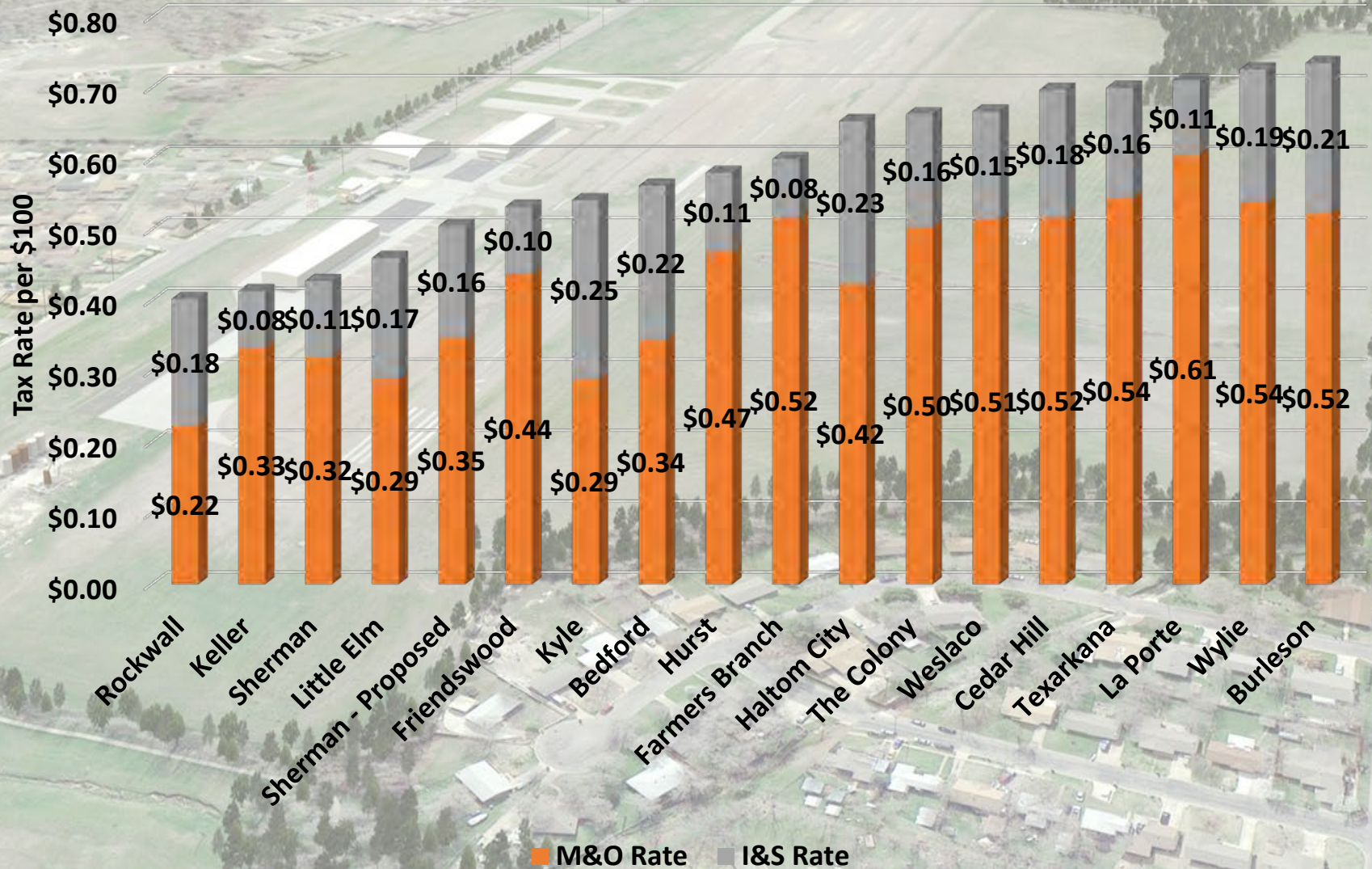
(by Debt per Capita)

City	Population	Total Net Taxable	Tax Rate	Total GO/CO	Debt per capita	Value per capita	Revenue per capita
Burleson	46,145	\$ 3,035,701,445	\$ 0.7350	\$ 141,625,000	\$ 3,069	\$ 65,786	\$ 48,353
Bedford	49,528	\$ 4,315,127,332	\$ 0.5619	\$ 139,935,000	\$ 2,825	\$ 87,125	\$ 48,952
Harker Heights	31,075	\$ 1,803,480,163	\$ 0.6770	\$ 81,968,476	\$ 2,638	\$ 58,036	\$ 39,291
Seguin	30,006	\$ 2,093,568,489	\$ 0.5412	\$ 78,373,667	\$ 2,612	\$ 69,772	\$ 37,760
The Colony	44,704	\$ 4,526,048,717	\$ 0.6650	\$ 109,918,500	\$ 2,459	\$ 101,245	\$ 67,328
Copperas Cove	34,272	\$ 1,350,331,853	\$ 0.7979	\$ 76,960,000	\$ 2,246	\$ 39,400	\$ 31,438
Deer Park	33,891	\$ 2,750,373,408	\$ 0.7200	\$ 72,090,000	\$ 2,127	\$ 81,154	\$ 58,431
Little Elm	46,548	\$ 3,656,504,830	\$ 0.4600	\$ 98,965,000	\$ 2,126	\$ 78,553	\$ 36,135
Rockwall	44,208	\$ 5,693,209,277	\$ 0.4021	\$ 86,900,000	\$ 1,966	\$ 128,782	\$ 51,783
Denison	24,380	1,573,456,675	0.6333770	\$ 48,016,200	\$ 1,969	\$ 64,539	\$ 40,877
Sherman	43,000	\$ 3,129,410,647	\$ 0.4273	\$ 77,885,000	\$ 1,811	\$ 72,777	\$ 31,098
Wylie	49,826	\$ 4,259,503,789	\$ 0.7258	\$ 89,910,000	\$ 1,804	\$ 85,488	\$ 62,051
Kyle	47,500	\$ 2,990,580,487	\$ 0.5416	\$ 79,685,000	\$ 1,678	\$ 62,960	\$ 34,099
Cedar Hill	48,710	\$ 3,779,101,307	\$ 0.6970	\$ 75,685,000	\$ 1,554	\$ 77,584	\$ 54,078
Hurst	39,160	\$ 3,103,842,101	\$ 0.5800	\$ 60,030,000	\$ 1,533	\$ 79,261	\$ 45,971
Weatherford	30,654	\$ 2,600,396,894	\$ 0.4899	\$ 43,785,000	\$ 1,428	\$ 84,831	\$ 41,559
Texarkana	37,679	\$ 2,604,513,311	\$ 0.7000	\$ 51,870,000	\$ 1,377	\$ 69,124	\$ 48,387
Keller	44,940	\$ 5,788,817,005	\$ 0.4133	\$ 57,990,000	\$ 1,290	\$ 128,812	\$ 53,232
Farmers Branch	37,088	\$ 5,575,637,174	\$ 0.5996	\$ 47,130,000	\$ 1,271	\$ 150,335	\$ 90,137
Southlake	31,824	\$ 7,593,368,970	\$ 0.4470	\$ 37,292,186	\$ 1,172	\$ 238,605	\$ 106,656
La Porte	35,371	\$ 3,285,939,300	\$ 0.7100	\$ 39,565,000	\$ 1,119	\$ 92,899	\$ 65,958
Haltom City	44,417	\$ 2,145,251,779	\$ 0.6530	\$ 44,095,000	\$ 993	\$ 48,298	\$ 31,539
Friendswood	39,839	\$ 3,374,237,059	\$ 0.5324	\$ 31,545,000	\$ 792	\$ 84,697	\$ 45,093
Socorro	35,000	\$ 961,117,250	\$ 0.7276	\$ 21,190,000	\$ 605	\$ 27,460	\$ 19,979
Weslaco	40,358	\$ 1,641,942,984	\$ 0.6667	\$ 20,891,072	\$ 518	\$ 40,684	\$ 27,124
Cleburne	30,400	\$ 1,737,758,554	\$ 0.8040	\$ 10,038,413	\$ 330	\$ 57,163	\$ 45,960
Nacogdoches	33,932	\$ 1,634,714,110	\$ 0.6169	\$ 3,870,000	\$ 114	\$ 48,176	\$ 29,720
AVERAGE	39,054	\$ 3,222,367,960	\$ 0.6121	\$ 63,970,686	\$ 1,608	\$ 82,354	\$ 47,888

Property Tax Rates and Taxable Value



Property Tax Rate of Similarly Sized Cities



2019 TML Tax and Debt Survey

City	Population	Total Net Taxable	Tax Rate	G.O. Bonds	Certificates of Obligation	Tax Notes	Debt per Capita
Rockwall	44,208	5,693,209,277	0.4021000	79,880,000	7,020,000	-	1,966
Keller	44,940	5,788,817,005	0.4132500	28,205,000	29,785,000	-	1,290
Sherman	41,917	3,129,410,647	0.4273000	9,260,000	68,625,000	935,000	1,880
Southlake	31,824	7,593,368,970	0.4470000	30,112,186	7,180,000	-	1,172
Little Elm	46,548	3,656,504,830	0.4600000	43,300,000	55,665,000	855,000	2,144
Weatherford	30,654	2,600,396,894	0.4899000	39,535,000	4,250,000	9,215,000	1,729
Sherman - Proposed	41,917	3,129,410,647	0.5050000	9,260,000	68,625,000	935,000	1,880
Friendswood	39,839	3,374,237,059	0.5324000	31,545,000	-	-	792
Seguin	30,006	2,093,568,489	0.5412000	37,628,667	40,745,000	1,138,000	2,650
Kyle	47,500	2,990,580,487	0.5416000	76,485,000	3,200,000	845,000	1,695
Bedford	49,528	4,315,127,332	0.5618620	69,615,000	70,320,000	670,000	2,839
Hurst	39,160	3,103,842,101	0.5800000	13,895,000	46,135,000	1,020,000	1,559
Farmers Branch	37,088	5,575,637,174	0.5995700	26,635,000	20,495,000	-	1,271
Nacogdoches	33,932	1,634,714,110	0.6169000	3,870,000	-	1,145,000	148
Haltom City	44,417	2,145,251,779	0.6530000	24,805,000	19,290,000	455,000	1,003
The Colony	44,704	4,526,048,717	0.6650000	-	109,918,500	-	2,459
Weslaco	40,358	1,641,942,984	0.6667000	526,072	20,365,000	-	518
Harker Heights	31,075	1,803,480,163	0.6770000	30,573,476	51,395,000	-	2,638
Cedar Hill	48,710	3,779,101,307	0.6970280	61,720,000	13,965,000	-	1,554
Texarkana	37,679	2,604,513,311	0.7000000	24,395,000	27,475,000	-	1,377
La Porte	35,371	3,285,939,300	0.7100000	18,895,000	20,670,000	-	1,119
Deer Park	33,891	2,750,373,408	0.7200000	8,945,000	63,145,000	-	2,127
Wylie	49,826	4,259,503,789	0.7258480	72,595,000	17,315,000	-	1,804
Socorro	35,000	961,117,250	0.7275550	-	21,190,000	-	605
Burleson	46,145	3,035,701,445	0.7350000	89,775,000	51,850,000	-	3,069
Copperas Cove	34,272	1,350,331,853	0.7979080	29,525,000	47,435,000	485,000	2,260
Cleburne	30,400	1,737,758,554	0.8040180	7,653,413	2,385,000	-	330
Average							1,625

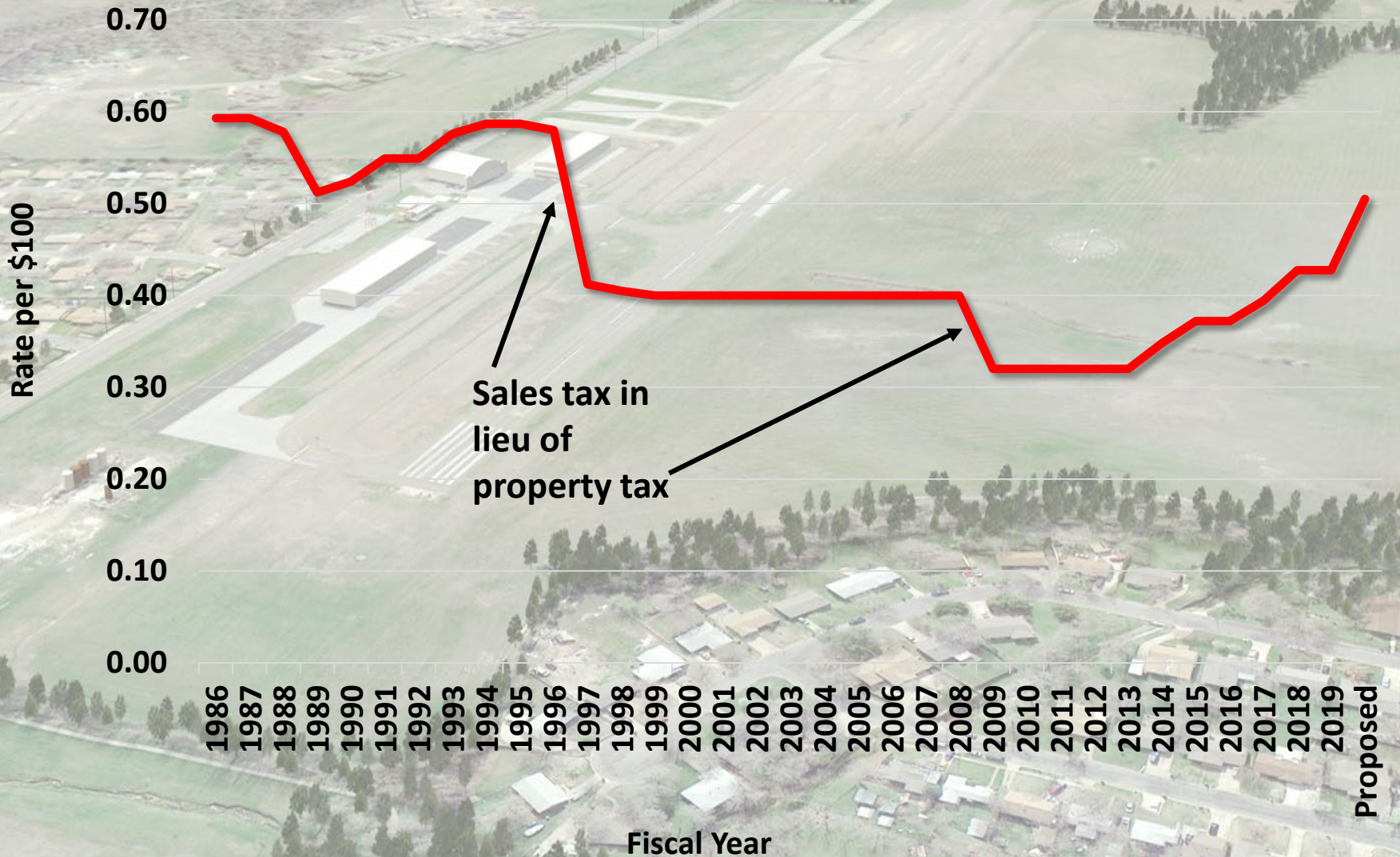
Property Tax Revenue per Capita

City	Population	Total Net Taxable	Tax Rate	Value/Capita	Tax Rev per Capita	Debt per Capita
Southlake	31,824	7,593,368,970	0.4470000	238,605	1,067	1,172
Farmers Branch	37,088	5,575,637,174	0.5995700	150,335	901	1,271
The Colony	44,704	4,526,048,717	0.6650000	101,245	673	2,459
La Porte	35,371	3,285,939,300	0.7100000	92,899	660	1,119
Wylie	49,826	4,259,503,789	0.7258480	85,488	621	1,804
Deer Park	33,891	2,750,373,408	0.7200000	81,154	584	2,127
Cedar Hill	48,710	3,779,101,307	0.6970280	77,584	541	1,554
Keller	44,940	5,788,817,005	0.4132500	128,812	532	1,290
Rockwall	44,208	5,693,209,277	0.4021000	128,782	518	1,966
Bedford	49,528	4,315,127,332	0.5618620	87,125	490	2,839
Texarkana	37,679	2,604,513,311	0.7000000	69,124	484	1,377
Burleson	46,145	3,035,701,445	0.7350000	65,786	484	3,069
Hurst	39,160	3,103,842,101	0.5800000	79,261	460	1,559
Cleburne	30,400	1,737,758,554	0.8040180	57,163	460	330
Friendswood	39,839	3,374,237,059	0.5324000	84,697	451	792
Weatherford	30,654	2,600,396,894	0.4899000	84,831	416	1,729
Harker Heights	31,075	1,803,480,163	0.6770000	58,036	393	2,638
Seguin	30,006	2,093,568,489	0.5412000	69,772	378	2,650
Sherman - Proposed	41,917	3,129,410,647	0.5050000	74,657	377	1,880
Little Elm	46,548	3,656,504,830	0.4600000	78,553	361	2,144
Kyle	47,500	2,990,580,487	0.5416000	62,960	341	1,695
Sherman	41,917	3,129,410,647	0.4273000	74,657	319	1,880
Haltom City	44,417	2,145,251,779	0.6530000	48,298	315	1,003
Copperas Cove	34,272	1,350,331,853	0.7979080	39,400	314	2,260
Nacogdoches	33,932	1,634,714,110	0.6169000	48,176	297	148
Weslaco	40,358	1,641,942,984	0.6667000	40,684	271	518
Socorro	35,000	961,117,250	0.7275550	27,460	200	605
Average					478	224

Property Tax Value per Capita

City	Population	Total Net Taxable	Tax Rate	Value/Capita	Tax Rev per Capita	Debt per Capita
Southlake	31,824	7,593,368,970	0.4470000	238,605	1,067	1,172
Farmers Branch	37,088	5,575,637,174	0.5995700	150,335	901	1,271
Keller	44,940	5,788,817,005	0.4132500	128,812	532	1,290
Rockwall	44,208	5,693,209,277	0.4021000	128,782	518	1,966
The Colony	44,704	4,526,048,717	0.6650000	101,245	673	2,459
La Porte	35,371	3,285,939,300	0.7100000	92,899	660	1,119
Bedford	49,528	4,315,127,332	0.5618620	87,125	490	2,839
Wylie	49,826	4,259,503,789	0.7258480	85,488	621	1,804
Weatherford	30,654	2,600,396,894	0.4899000	84,831	416	1,729
Friendswood	39,839	3,374,237,059	0.5324000	84,697	451	792
Deer Park	33,891	2,750,373,408	0.7200000	81,154	584	2,127
Hurst	39,160	3,103,842,101	0.5800000	79,261	460	1,559
Little Elm	46,548	3,656,504,830	0.4600000	78,553	361	2,144
Cedar Hill	48,710	3,779,101,307	0.6970280	77,584	541	1,554
Sherman - Proposed	41,917	3,129,410,647	0.5050000	74,657	377	1,880
Sherman	41,917	3,129,410,647	0.4273000	74,657	319	1,880
Seguin	30,006	2,093,568,489	0.5412000	69,772	378	2,650
Texarkana	37,679	2,604,513,311	0.7000000	69,124	484	1,377
Burleson	46,145	3,035,701,445	0.7350000	65,786	484	3,069
Kyle	47,500	2,990,580,487	0.5416000	62,960	341	1,695
Harker Heights	31,075	1,803,480,163	0.6770000	58,036	393	2,638
Cleburne	30,400	1,737,758,554	0.8040180	57,163	460	330
Haltom City	44,417	2,145,251,779	0.6530000	48,298	315	1,003
Nacogdoches	33,932	1,634,714,110	0.6169000	48,176	297	148
Weslaco	40,358	1,641,942,984	0.6667000	40,684	271	518
Copperas Cove	34,272	1,350,331,853	0.7979080	39,400	314	2,260
Socorro	35,000	961,117,250	0.7275550	27,460	200	605
Average				82,798		

Property Tax Rate History



Peer City Water Rates - Average Residential

City	Population	Total Customers	Average Usage	5,000 Gal.
Weatherford	30,654	31,200	3,897	68.55
Leander	49,234	18,249	4,537	65.90
Southlake	31,824	11,107	22,768	56.55
Cleburne	30,400	11,200	5,000	52.53
Schertz	40,092	14,629	4,758	52.09
Haltom City	44,417	13,114	10,500	47.81
Seguin	30,006	7,507	4,500	42.55
Little Elm	46,548	11,441	6,000	42.42
Burleson	46,145	15,061	7,400	40.59
Keller	44,940	15,749	6,200	40.06
Rockwall	44,208	16,296	5,350	36.42
Wylie	49,826	12,890	6,500	36.00
Waxahachie	35,340	12,024	5,485	35.90
Copperas Cove	34,272	14,112	4,157	35.75
Sherman	41,917	13,976	6,000	34.25
Coppell	41,941	13,398	10,000	33.60
The Colony	44,704	13,923	5,000	32.76
Duncanville	39,826	12,626	0	29.04
Rosenberg	37,661	12,665	7,000	28.78
Harker Heights	31,075	11,030	41,250	27.09
Deer Park	33,891	10,738	6,241	26.92
Lufkin	36,333	15,218	6,340	23.46
Nacogdoches	33,932	13,050	6,570	23.30
Huntsville	41,277	9,324	5,015	22.64
Friendswood	39,839	12,978	10,000	21.30
Texarkana	37,679	13,447	4,464	18.15
Texas City	48,558	21,341	5,000	17.43
Average				36.73

Peer City Water Rates - Small Commercial

City	Population	Total	
		Customers	50,000 Gal.
Leander	49,234	18,249	659.38
Weatherford	30,654	31,200	537.97
Little Elm	46,548	11,441	450.66
Southlake	31,824	11,107	409.24
Haltom City	44,417	13,114	398.81
Burleson	46,145	15,061	375.60
Keller	44,940	15,749	374.35
Texas City	48,558	21,341	364.28
The Colony	44,704	13,923	361.31
Schertz	40,092	14,629	350.58
Copperas Cove	34,272	14,112	328.08
Huntsville	41,277	9,324	326.44
Cleburne	30,400	11,200	322.53
Rockwall	44,208	16,296	318.01
Sherman	41,917	13,976	312.54
Wylie	49,826	12,890	309.44
Waxahachie	35,340	12,024	299.82
Rosenberg	37,661	12,665	296.00
Seguin	30,006	7,507	273.59
Nacogdoches	33,932	13,050	260.88
Duncanville	39,826	12,626	260.31
Deer Park	33,891	10,738	243.82
Coppell	41,941	13,398	213.94
Friendswood	39,839	12,978	189.95
Texarkana	37,679	13,447	180.66
Lufkin	36,333	15,218	176.46
Harker Heights	31,075	11,030	175.59
Average			324.82

Peer City Water Rates - Commercial/Industrial

City	Population	200,000 Gal.
Texas City	48,558	1,854.28
Weatherford	30,654	1,655.67
Haltom City	44,417	1,568.81
Leander	49,234	1,506.88
Little Elm	46,548	1,490.16
Southlake	31,824	1,487.74
Keller	44,940	1,487.35
Burleson	46,145	1,391.10
The Colony	44,704	1,267.31
Huntsville	41,277	1,229.44
Cleburne	30,400	1,222.53
Copperas Cove	34,272	1,201.04
Wylie	49,826	1,192.94
Rockwall	44,208	1,177.51
Duncanville	39,826	1,077.81
Rosenberg	37,661	1,061.00
Waxahachie	35,340	1,037.82
Schertz	40,092	1,013.18
Deer Park	33,891	966.82
Nacogdoches	33,932	954.63
Seguin	30,006	947.09
Sherman	41,917	803.04
Lufkin	36,333	765.96
Coppell	41,941	686.44
Texarkana	37,679	681.81
Harker Heights	31,075	670.59
Friendswood	39,839	624.95
Average		1,149.03

STATE OF TEXAS §
 July 15, 2019
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 July 15, 2019.

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

MEMBERS ABSENT: NONE.

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of July 1, 2019. Council Member Melton moved to approve the Minutes, as presented; Second by Deputy Mayor Teamann; All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Plyler introduced Ordinance No. 6222 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AN APARTMENT COMPLEX (YE URBAN LOFTS) IN A C-1 (RETAIL BUSINESS) DISTRICT IN THE 4800-4900 BLOCKS OF KNOLLWOOD ROAD, BEING LOT 1, BLOCK 2, REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION 1 AND ALL OF BLOCK 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION 1, CONTAINING 2.302 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 (YOUNG ENTERPRISES, LP, OWNER; DAVID BACA STUDIO, ARCHITECT; AND HELVEY-WAGNER SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6222
SUP FOR
APARTMENT COMPLEX
(4800-4900
KNOLLWOOD RD)

Scott Shadden, Director of Development Services, said this request is for a 66 unit apartment complex near Knollwood. The complex will be three stories tall.

The Planning and Zoning Commission approved the Specific Use Permit, subject to the Staff Review Letter.

COUNCIL MINUTES – JULY 15, 2019

No citizens appeared before the City Council to discuss Ordinance No. 6222.

Mayor Plyler introduced Ordinance No. 6223 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW GROUND MOUNTED SOLAR PANELS IN AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT AT 3335 CARRIAGE CIRCLE, BEING LOT 24, LAMBERTH ROAD ESTATES (RICARDO AND ODILIA AYALA, OWNERS; SUN CITY SOLAR ENERGY, SOLAR CONTRACTOR AND SYNAPTIC SOLAR, SUBCONTRACTOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

**ORD 6223
SUP FOR GROUND
MOUNTED SOLAR
PANELS
(3335 CARRIAGE
CIRCLE)**

Mr. Shadden said the maximum height of the solar panels would be eight foot tall, and the Staff Review Letter states that glare and reflection cannot affect adjacent property.

The Planning and Zoning Commission approved the Specific Use Permit, subject to the Staff Review Letter.

No citizens appeared before the City Council to discuss Ordinance No. 6223.

Mayor Plyler introduced Ordinance No. 6224 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 1129 SOUTH MONTGOMERY STREET, BEING LOT 8, BLOCK 7, JONES & WAINWRIGHTS ADDITION (ALI UMAIR, OWNER; DANISH SAMAD, PROSPECTIVE BUYER; AND COPLEY LAND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER.

**ORD 6224
ZONE CHANGE
(1129 S.
MONTGOMERY)**

Mr. Shadden said this request is for a zone change from commercial to residential. The existing structure on the property is an old neighborhood grocery store and the owner wants to convert it to a dwelling. They plan to provide concrete or asphalt parking to the rear of the structure.

The Planning and Zoning Commission approved the Zone Change, subject to the Staff Review Letter.

No citizens appeared before the City Council to discuss Ordinance No. 6224.

Mayor Plyler introduced Ordinance No. 6225 and called for a public hearing:

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

**ORD 6225
ZONE CHANGE
(200 BLOCK OF
W. PARK AVE)**

R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 200 BLOCK OF WEST PARK AVENUE, BEING LOTS 1-8, BLOCK 31, REPLAT OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 AND 41, SOUTH SIDE ADDITION (BARTON CAPITAL, LTD, OWNERS; RON BARTON, REPRESENTATIVE; AND MARSHALL SARTIN, SURVEYOR); PROVIDING FOR A REPEALER.

Mr. Shadden said this request is for a zone change from manufacturing to residential for eight lots on Park Avenue. Since the Planning and Zoning Commission Meeting, the staff has received two letters in opposition and one in favor of the request.

The Planning and Zoning Commission approved the Zone Change, subject to the Staff Review Letter.

Ron Barton, 715 S. Sam Rayburn

Mr. Barton appeared representing Barton Capital, LTD, owner of the property. He explained that the plan is to build eight homes on the eight lots. The homes will be 1,300 to 1,500 square foot with garages, and in the \$160,000 range. The property was previously used for single family homes.

Brad Douglass, 2400 Meadows Lane

Brad Douglass appeared as the CEO of Douglass Distributing and presented his concerns about the zone change. He said he learned about the proposed zone change after the Planning and Zoning Commission Meeting where it was originally considered. He said their company is located outside the notification area.

He said Park Avenue is designated as a truck route and is used to get trucks from the local companies to US Hwy 75 and to keep them out of the residential areas. The route for trucks from Douglass Distributing now is from Montgomery Street to Crockett Street, which is 63 feet wide, which makes on-street parking possible, as well as trucks being able to pass.

He said the challenge is that from Crockett Street to Hwy 75, the road narrows to 25.8 feet wide. Mr. Douglass said their trucks are 10.8 feet wide, so they have to “carefully” pass 18-wheelers on that road. If there was parking in front of the proposed residential homes, he said it would be a challenge.

He said no parking signs were installed on Montgomery Street, between Park Avenue and Olive Street, but that really hasn’t worked. However, Montgomery Street is still wide enough for their trucks.

Mr. Douglass said a similar zone change for this property was originally denied by the Planning and Zoning Commission on May 16, 2006, due to traffic concerns.

He said there was some residential development between Crockett Street and Walnut Street, and the City, in partnership with the Sherman Economic Development Corporation,

increased the roadway from 25 feet to 63 feet, which allowed the necessary street parking and truck traffic. He said they were excited about the residential growth in south Sherman, but were concerned about the narrowness of that “gap” to Hwy 75. Mr. Douglass felt the widening of the street would accommodate both the residential development and keeping that road as a truck route.

Bill Douglass, 2301 San Miguel

Bill Douglass also appeared representing Douglass Distributing, and said they have been doing business in that area for 39 years and have about 100 trucks that use that truck route.

He said their problem isn’t with development, it’s with the width of the street. Their company has had three accidents at that intersection, where the width is reduced to 25 feet. When homes are added to narrow streets and cars are parked on the street, kids run out from between cars, there are bicycles and animals, and he said it is a safety concern.

Mr. Douglass added it would be nice to have the homes at this location, but he asked the City to widen the street to accommodate the truck traffic.

No other citizens appeared before the City Council to discuss Ordinance No. 6225.

Mayor Plyler introduced Ordinance No. 6226 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A REVISED OFFICIAL ZONING MAP; PROVIDING FOR A REPEALER.

ORD 6226
OFFICIAL ZONING
MAP

Mr. Shadden said the Planning and Zoning Commission recommended adoption of the Official Zoning Map, which is done periodically to make all the zone changes official. The last adoption was in January 2018.

No citizens appeared before the City Council to discuss Ordinance No. 6226.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6222

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AN APARTMENT COMPLEX (YE URBAN LOFTS) IN A C-1 (RETAIL BUSINESS) DISTRICT IN THE 4800-4900 BLOCKS OF KNOLLWOOD ROAD, BEING LOT 1, BLOCK 2, REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION 1 AND ALL OF BLOCK 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION 1, CONTAINING 2.302 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO.

ORD 6222
SUP FOR
APARTMENT COMPLEX
(4800-4900
KNOLLWOOD RD)

275 (YOUNG ENTERPRISES, LP, OWNER; DAVID BACA STUDIO, ARCHITECT; AND HELVEY-WAGNER SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Council Member Melton expressed concern about traffic at Travis Street and North Creek Drive, and said she understood that, at some point, Knollwood Road would be closed from Hilre to North Creek.

Clint Philpott, Director of Engineering, said the current plan is to extend Hilre further west to tie into Travis Street. The intersection of North Creek and Knollwood will be removed. They are currently working with property owners on both sides of Knollwood to determine how far down it needs to be abandoned.

Council Member Stevenson asked about a traffic study for a signal, but Mr. Philpott said the Texas Department of Transportation has already done the study and that area does warrant a signal. The concern is how to make it work with the intersection at Knollwood, which wouldn't be a problem with the extension of Hilre.

Mr. Philpott said work on the project should be started by next summer, and there may be a signal by that time. Robby Hefton, City Manager, added and hopefully Knollwood Road will be closed by that time.

Council Member Melton asked if a stipulation could be placed on the ordinance about the street being closed. She expressed concern about another apartment complex added with the current traffic problems.

Mr. Philpott said the intent is that the extension of Hilre will be designed and under construction at the same time the apartments are being constructed.

Council Member Melton also asked about the reduction of 19 parking spaces from what is required by the City's ordinance. Mr. Shadden said, at the Planning and Zoning Commission Meeting, the applicant explained that the majority of the units are one bedroom units. Council Member Melton said that still can use two parking spaces per unit and she was against 19 spaces being removed from the plan.

David Baca, 100 N. Travis

Mr. Baca appeared representing David Baca Studio, the architect for the project. He explained that, out of the 66 units, 60 of them are one bedroom units. He said they reviewed ordinances across Texas and found that all major cities follow 1.5 spaces per one bedroom, two spaces for a two bedroom, and 2.5 spaces for a three bedroom unit. This request is not unusual for other major cities.

COUNCIL MINUTES – JULY 15, 2019

Mr. Baca referenced a new code that Sherman has adopted that pertains to a large-scale development, which requires 1.25 parking spaces per one bedroom. He said it was a planned development ordinance.

Council Member Howeth asked what the reason was for the reduction in parking spaces. Mr. Baca said they wanted more green space and that 90% of their units are one bedroom units and they felt that two parking spaces per unit would be more parking than was needed. They did include some additional parking for visitors.

Council Member Steele verified that the request is actually matching the parking requirements in other Texas cities. Mr. Baca said the planned development ordinance adopted by Sherman, actually has a lower parking ratio than what they are requesting for this complex.

Brandon Shelby, City Attorney, advised the City Council that the variance for parking has already been granted by the Board of Adjustments. The City Council is only considering the Specific Use Permit.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6222, as presented. Second by Council Member Steele.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6223

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW GROUND MOUNTED SOLAR PANELS IN AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT AT 3335 CARRIAGE CIRCLE, BEING LOT 24, LAMBERTH ROAD ESTATES (RICARDO AND ODILIA AYALA, OWNERS; SUN CITY SOLAR ENERGY, SOLAR CONTRACTOR AND SYNAPTIC SOLAR, SUBCONTRACTOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6223
SUP FOR GROUND
MOUNTED SOLAR
PANELS
(3335 CARRIAGE
CIRCLE)

Ordinance 6224

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 1129 SOUTH MONTGOMERY STREET, BEING LOT 8, BLOCK 7, JONES & WAINWRIGHTS ADDITION (ALI UMAIR, OWNER; DANISH SAMAD, PROSPECTIVE BUYER; AND COPLEY LAND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER.

ORD 6224
ZONE CHANGE
(1129 S.
MONTGOMERY)

Council Member Howeth verified that proposed parking for this location would be off of Rosedale Street. Mr. Shadden added that they will also be required to have one space per bedroom, with a minimum of two spaces, and they must be concrete or asphalt.

ACTION TAKEN.

Motion by Deputy Mayor Teamann to approve Ordinance Nos. 6223 and 6224, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6225

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 200 BLOCK OF WEST PARK AVENUE, BEING LOTS 1-8, BLOCK 31, REPLAT OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 AND 41, SOUTH SIDE ADDITION (BARTON CAPITAL, LTD, OWNERS; RON BARTON, REPRESENTATIVE; AND MARSHALL SARTIN, SURVEYOR); PROVIDING FOR A REPEALER.

ORD 6225
ZONE CHANGE
(200 BLOCK OF
W. PARK AVE)
(TABLED)

Council Member Steele said he was serving on the Planning and Zoning Commission in 2006 when this property was originally considered for a zone change, and he said he did not see where any of the issues had changed. The traffic is still there and the road is the same size.

He did believe that Mr. Barton had a right to do what he wants on his property, within the confines of the ordinance. He asked if there was a way to eventually allow Mr. Barton's request with the widening of the road. He added that SEDCO might be able to help since they participated in the widening of the other part of the road.

Deputy Mayor Teamann said he spoke with Kent Sharp, President of SEDCO, recently and he was going to contact Mr. Philpott. Mr. Sharp indicated that would be a reasonable project for SEDCO to undertake, although Deputy Mayor Teamann said that's not a "firm commitment." There are a large number of industrial users in that area.

Council Member Steele said Jeff Whitmire still owns the building and the Christmas Place is backing trucks up to the loading docs. He added that the building may come back with another industrial use, which will add to the traffic. He felt the widening of the road was warranted.

Mr. Shadden said a zone change couldn't be approved with conditions, but they can table the request for additional information.

Council Member Howeth said the street width was the main concern. She asked if the alleyway could be used as the main access for the homes, instead of the street. She felt that might happen faster than the street widening.

Mr. Barton said there are some developmental costs to do that that would increase the cost of the homes beyond the market for that area. He said no parking signs could be located on the street in front of the houses.

Council Member Stevenson said he would like to address the issue of widening the street, which is a truck route. He mentioned tabling the request until they can consider widening the street.

ACTION TAKEN.

Motion by Council Member Stevenson to table Ordinance No. 6225. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED TO TABLE.

Ordinance 6226

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A REVISED OFFICIAL ZONING MAP; PROVIDING FOR A REPEALER.

ORD 6226
OFFICIAL ZONING
MAP

Council Member Steele asked for examples of changes to the Zoning Map. Mr. Shadden said the Zoning Map is updated monthly with Specific Use Permits and Zone Changes. Council Member Steele clarified that these are the changes that have been approved by the City Council. Mr. Shadden said the State of Texas says these actions aren't official until the Zoning Map has been adopted by the City Council.

ACTION TAKEN.

Motion by Council Member Steele to approve Ordinance No. 6226, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Council Member Howeth asked to remove Item E-3, entitled "Replat Approval of Tobar Addition, Phase 3, a Replat of a Part of Lots 3, 6 and 7, Block 9, G.W. Bond's Second Addition, being 0.3334 acres in the J.B. McAnair Survey, Abstract No. 763; Tobar Properties, LLC, Owners; and Helvey-Wagner Surveying, Surveyor (511 North East Street)" from the Consent Agenda for consideration in its regular order of business.

CONSENT AGENDA

Deputy Mayor Teamann moved to approve the Consent Agenda, with the exception of Item E-3, which will be considered in its regular order of business. Second by Council Member Holland. All present voted AYE.

REPLAT APPROVAL OF TOBAR ADDITION, PHASE 3, A
REPLAT OF A PART OF LOTS 3, 6 AND 7, G.W. BOND'S
SECOND ADDITION, BEING 0.3334 ACRES IN THE J.B.
McANAIR SURVEY, ABSTRACT NO. 763; TOBAR
PROPERTIES, LLC, OWNERS; AND HELVEY-WAGNER
SURVEYING, SURVEYOR (511 NORTH EAST STREET)

APPROVE REPLAT
TOBAR ADDITION
(511 N. EAST ST)

Council Member Howeth asked to removed Item E-3 from the Consent Agenda for discussion.

Council Member Howeth said 511 North East Street includes two duplexes and she expressed concern about the parking situation.

Mr. Hefton said the Replat currently contains two duplexes that are under construction. The parking requirements would still have to conform with the City's existing parking ordinance, which is one parking space per bedroom.

Mr. Philpott said there is probably three lots and they would typically be asked to replat to "clean everything up" and distinguish individual lots where the buildings will sit.

Mr. Shadden said the property is zoned R-2 Multi-Family, which allows three units on one lot. They are platting it into one lot. A duplex, as well as apartments, are a permitted use in the Multi-Family District. He said three units would have required a fire sprinkler system, so they reduced it to two units.

Council Member Howeth asked where parking would be for the duplexes. Mr. Philpott said it should be off of East Street.

Deputy Mayor Teamann asked if it was normal to replat property after the construction has been completed. Council Member Steele felt that they probably started construction and had to come back and adjust something. Normally the property would be replatted first.

Council Member Howeth confirmed that they would be allowed to have two duplexes on one lot.

ACTION TAKEN.

Motion by Council Member Howeth to approve a Replat for the Tobar Addition, Phase 3, a Replat of a Part of Lots 3, 6 and 7, Block 9, G.W. Bond's Second Addition, being 0.3334 acres in the J.B. McAnair Survey, Abstract No. 763, as presented. Second by Deputy Mayor Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTIONS

RESOLUTION NO. 6498 – SUPPORTING THE CITY OF SHERMAN PARKS AND RECREATION'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2019 TRANSPORTATION ALTERNATIVES SET-ASIDE (TASA)/SAFE ROUTES TO SCHOOL-INFRASTRUCTURE (SRTS) CALL FOR PROJECTS

RES 6498
PARKS & REC'S
SAFE ROUTES TO
SCHOOL PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, SUPPORTING THE CITY OF SHERMAN PARKS AND RECREATION'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2019 TRANSPORTATION ALTERNATIVES SET-ASIDE (TASA)/SAFE ROUTES TO SCHOOL-INFRASTRUCTURE (SRTS) CALL FOR PROJECTS.

Theresa Hutchinson, Parks and Recreation Manager, said this resolution was in support of the grant application with the Texas Department of Transportation to provide safe routes to schools. The City was selected to submit a detailed application, which requires the resolution.

Council Member Melton confirmed that there is no cost to the City for submission of the grant, nor is there a local match required. Ms. Hutchinson said the grant is very competitive.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6498, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6499 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH MOORE CONTRACTING FOR CONSTRUCTION OF THE FIREARMS TRAINING FACILITY SITE IMPROVEMENTS

RES 6499
FIREARMS TRAINING
FACILITY SITE
IMPROVEMENTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH MOORE CONTRACTING FOR CONSTRUCTION OF THE FIREARMS TRAINING FACILITY SITE IMPROVEMENTS.

Zach Flores, Police Chief, said the bid on the Firearms Training Facility Site Improvements came in about \$10,000 less than was originally anticipated. The improvements include one training area and a restroom. The remainder of the improvements will be handled by City crews.

Council Member Howeth asked about the anticipated construction timeframe. Chief Flores was currently not sure about the construction time.

Council Member Melton confirmed that it was the only bid received and was less than expected.

ACTION TAKEN.

Motion by Council Member Melton to approve Resolution No. 6499, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6500 – APPOINTING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH PATTILLO, BROWN & HILL, L.L.P. TO PERFORM THE FISCAL YEAR 2019 AUDIT

RES 6500
ANNUAL AUDIT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPOINTING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH PATTILLO, BROWN & HILL, L.L.P. TO PERFORM THE FISCAL YEAR 2019 AUDIT.
CONSENT AGENDA.

REQUEST TO ADVERTISE CONSTRUCTION OF FLANARY ROAD WASTEWATER EXTENSION

REQ TO ADVERTISE
FLANARY RD
WASTEWATER
EXTENSION

Mr. Philpott said this is a request to advertise for the first phase of the sewer extension that will serve the area around the new high school. It will extend a 15" sewer about 3,800 linear feet. The line will go under FM 1417 and then stop.

The second phase will pick up at that point and continue through the Munson planned development, to the high school. This phase of the design was ahead of schedule, so it is being advertised.

The staff hopes to award the bid in September 2019, start construction in October 2019, with the project complete by the end of 2019. The estimated construction cost is about \$350,000.

ACTION TAKEN.

Motion by Council Member Howeth to approve the request to advertise for the construction of Flanary Road Wastewater Extension, as presented. Second by Council Member Melton.

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

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS
CONSIDER CALLING A SPECIAL MEETING OF THE CITY COUNCIL FOR TUESDAY, SEPTEMBER 3, 2019, DUE TO CONFLICT WITH A FEDERAL HOLIDAY

SCHEDULE CALLED
COUNCIL MTG

Mr. Hefton said Labor Day falls on the first Council Meeting day in September. The normal practice is to move the meeting to the following Tuesday.

ACTION TAKEN.

Motion by Council Member Steele to schedule a Special Called Meeting of the City Council for Tuesday, September 3, 2019, due to a conflict with a Federal Holiday, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

REPLAT APPROVAL OF LOT 20 AND A PORTION OF LOT 21, DOS LAGOS SUBDIVISION, BEING 2.0148 ACRES IN THE JAMES B. SHANNON SURVEY, ABSTRACT NO. 1085; DANIEL MONTANO, OWNER; DAVID DOWNTAIN, DEVELOPER; AND HELVEY-WAGNER SURVEYING, SURVEYOR (5313 ARROYO TRAIL)

The City Council approved a Replat of Lot 20 and a portion of Lot 21, in the Dos Lagos Subdivision, located at 5313 Arroyo Trail. The 2.0148 acre tract is zoned an R-1 (One Family Residential) District, and the owner would like to replat the property into two lots for residential development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.

CONSENT AGENDA.

APPROVE REPLAT
DOS LAGOS
SUBDIVISION
(5313 ARROYO TR)

FINAL PLAT APPROVAL OF PANIAGUA ADDITION, BEING 2.356 ACRES IN THE ROBERT THOMPSON SURVEY, ABSTRACT NO. 1200; YESENIA PANIAGUA, OWNER; AND HELVEY-WAGNER SURVEYING, SURVEYOR (2300 BLOCK OF SOUTH FIRST STREET AND 1200 BLOCK OF IDA ROAD)

The City Council approved the Final Plat of Paniagua Addition, located in the 2300 block of South First Street and the 1200 block of Ida Road. The 2.356 acre tract is zoned an R-1 (one Family Residential) District, and the owner would like to plat the property into two lots for residential development.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.

CONSENT AGENDA.

APPROVE FINAL PLAT
PANIAGUA ADDITION
(2300 BLOCK OF S.
FIRST ST & 1200
BLOCK OF IDA RD)

REPLAT APPROVAL OF MEALS ADDITION, A REPLAT OF LOT 4, BLOCK E, CASA LINDA 3RD ADDITION AND ALL OF LOT 9 AND THE WEST 12.96 FEET OF LOT 8, BLOCK 3, CASA LINDA 5TH ADDITION, UNIT 2, BEING A PART OF LOT 4, BLOCK E, CASA LINDA 3RD ADDITION AND ALL OF LOT 9 AND THE WEST 12.96 FEET OF LOT 8, BLOCK 3, CASA LINDA 5TH ADDITION, UNIT 2, CONTAINING 0.495 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963; MEALS PROPERTY SOLUTIONS, LLC, OWNERS; AND UNDERWOOD DRAFTING AND SURVEYING, INC., SURVEYOR (1035 SOUTH IDLEWILD DRIVE)

The City Council approved the Replat of Meals Addition, a Replat of Lot 4, Block E, Casa Linda 3rd Addition and all of Lot 9 and the west 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, being a part of Lot 4, Block E, Casa Linda 3rd

APPROVE REPLAT
MEALS ADDITION
(1035 S. IDLEWILD DR)

COUNCIL MINUTES – JULY 15, 2019

Addition and all of Lot 9 and the west 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, located at 1035 South Idlewild Drive.

The 0.495 acre tract is zoned an R-1 (One Family Residential) District, and the owner would like to replat the property into two lots for residential development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA.

FINAL PLAT APPROVAL OF NORTH CREEK ADDITION, SECTION FOUR, BEING 0.855 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42; YOUNG ENTERPRISES, LP, OWNERS; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (4900-5000 BLOCKS OF KNOLLWOOD ROAD)

The City Council approved the Final Plat of North Creek Addition, Section Four, located in the 4900 to 5000 blocks of Knollwood Road. The 0.855 acre tract is zoned an R-2 (Multi-Family Residential) District, and the owner would like to plat the property into five lots for residential development.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA.

FINAL PLAT APPROVAL OF DANIELS FAMILY ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 10.998 ACRES IN THE HENRY KATTENHORN SURVEY, ABSTRACT NO. 671; TIMOTHY AND AMY DANIELS, OWNERS; AND COX LAND SURVEYING COMPANY, SURVEYOR (1655 MAYES DRIVE)

The City Council approved the Final Plat of Daniels Family Addition in the City of Sherman's Extra Territorial Jurisdiction, located at 1655 Mayes Drive. The owners of the 10.998 acre tract would like to plat the property into three lots.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA.

CITIZENS REQUESTS

There were no citizen's requests.

MEDIA QUESTIONS

There were no media questions.

COUNCIL COMMENTS

CHRISTMAS IN JULY

Council Member Melton said she attended her first Christmas in July this weekend and it was a great family event. She thanked everyone that participated.

APPROVE FINAL PLAT
NORTH CREEK
ADDITION
(4900-5000 BLOCKS
OF KNOLLWOOD RD)

APPROVE FINAL PLAT
DANIELS FAMILY
ADDITION
(1655 MAYES DR)

CITIZENS REQUESTS

MEDIA QUESTIONS

CHRISTMAS
IN JULY

ANIMAL SHELTER ADOPTIONS

Council Member Howeth said the Animal Shelter is full to capacity, and she encouraged any citizen wanting a pet to contact the Shelter for adoption. Mayor Plyler added that adoptions are half-price through July 2019. Deputy Mayor Teamann reminded pet owners to spay or neuter their cats.

**ANIMAL SHELTER
ADOPTIONS**

FRED DOUGLASS SCHOOL REUNION

Council Member Holland thanked Mayor Plyler for attending the recent Fred Douglass School Reunion. He said it was a very nice three-day event.

**FRED DOUGLASS
SCHOOL REUNION**

ANNOUNCEMENTS

Mayor Plyler announced the following:

- On July 18, 2019, the Sherman-Denison MPO will host its second Community Workshop at the Texoma Event Center at 6:00 p.m., to get public input on the future transportation needs for Grayson County.
- Hot Summer Nights is wrapping up for the summer. This week Legacy 4 will be playing Motown's greatest hits, and next week will feature Soul Asylum, 90's rockers.
- Parks and Recreation will host their annual Water Balloon Fight on July 27, 2019, at 5:00 p.m., in Fairview Park.

ANNOUNCEMENTS

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

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.

EXECUTIVE SESSION

SECTION 551.071 -- CONSULTATION WITH CITY ATTORNEY CONCERNING PENDING OR CONTEMPLATED LITIGATION

SECTION 551.071 -- CONSULT WITH THE CITY ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER

SECTION 551.087 -- DELIBERATION REGARDING
ECONOMIC DEVELOPMENT
NEGOTIATIONS:
DELIBERATE REGARDING
COMMERCIAL OR FINANCIAL
INFORMATION THAT THE CITY HAS
RECEIVED FROM A BUSINESS
PROSPECT AND DELIBERATE ANY
OFFERS OR INCENTIVES TO THE
BUSINESS PROSPECT

On Motion duly made and carried, the Open Meeting recessed
and reconvened in Executive Session at 5:44 p.m.

On Motion duly made and carried, the Executive Session
recessed at 6:04 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

OPEN MEETING

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:05 p.m.

ADJOURNMENT

MAYOR

CITY CLERK



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.1.

Meeting Date: 08/05/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6227

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Three Two-Family, Single-Story Patio Homes in an R-1 (One Family Residential) District/College Park Overlay District at 802/804, 806/808 and 810/812 North Broughton Street, being Lots 8, 9 and 10, Block 1, Boyer & Lucas Addition (Lazy L Enterprises, Owner; William Magers, Representative; Holley Homes, General Contractor; and Underwood Drafting and Surveying, Inc., Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

Issue:

To consider the request of Lazy L Enterprises (Owner), William Magers (Representative), Holley Homes (General Contractor), and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 802/804, 806/808 and 810/812 North Broughton Street, being Lots 8, 9 and 10, Block 1, Boyer & Lucas Addition for a Specific Use Permit to allow three two-family, single-story patio homes in an R-1 (One Family Residential) District

Background:

The property is located at 802/804, 806/808 and 810/812 North Broughton Street; the northwest corner of Broughton Street and East Carter Street. The property is zoned an R-1 (One Family Residential) District. and is located in the College Park Overlay District. The owner is requesting a Specific Use Permit to allow three two-family, single-story patio homes on the lots similar to the ones on the corner of Carter and Throckmorton Streets. They are proposing to use rear entry for this project; improving and maintaining the alleyway.

Origination:

Lazy L Enterprises (Owner)
William Magers (Representative)
Holley Homes (General Contractor)
Underwood Drafting and Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2019 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6227

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevation - Two-Family

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6227

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW THREE TWO-FAMILY, SINGLE-STORY PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT AT 802/804, 806/808 AND 810/812 NORTH BROUGHTON STREET, BEING LOTS 8, 9 AND 10, BLOCK 1, BOYER & LUCAS ADDITION (LAZY L ENTERPRISES, OWNER; WILLIAM MAGERS, REPRESENTATIVE; HOLLEY HOMES, GENERAL CONTRACTOR; AND UNDERWOOD DRAFTING AND SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

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

SECTION 1. That, from and after the passage of this ordinance, Lazy L Enterprises (Owner), William Magers (Representative), Holley Homes (General Contractor) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 802/804, 806/808 and 810/812 North Broughton Street and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lots 8, 9 and 10, Block 1, Boyer & Lucas Addition

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning

1. All aspects of the R-1 (One Family Residential) District, the College Park Overlay District, the fence ordinance, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required: one space per bedroom, minimum two per unit.
5. Side yard setbacks must be uniform for all homes within a given block.
6. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Replat required if lot lines are to change from originally platted format.
10. New drive approaches and sidewalks must conform to City of Sherman standard and a permit is required from City of Sherman Engineering Department. Rear entry drive approaches do not meet City standard. Coordinate with Engineering Department for proposed layout.
11. Sidewalk required along Broughton Street.
12. Privately owned and maintained asphalt or concrete improvements to rear access must be construction prior to building permits being issued.
13. Encroachment Easement required prior to improving rear access/alley.
14. Parking off Broughton will not be permitted.
15. Trash service will be curbside along Broughton Street only.
16. Verify available utilities. Extend if utilities not available.
17. Verify condition of existing sewer.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

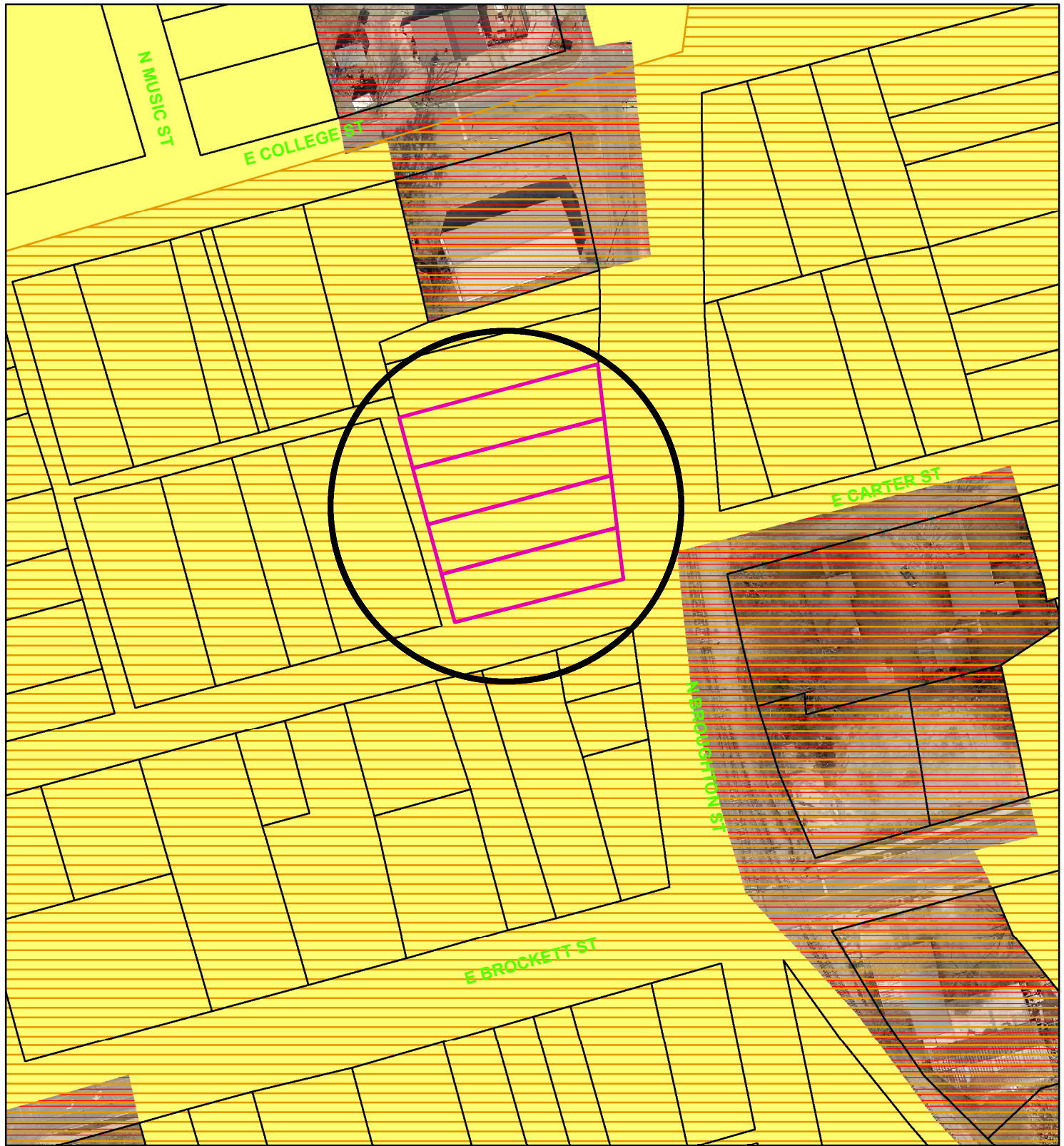
BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



800 Blk. N. Broughton Street



1 in = 198 ft



Zoning - 800 Block North Broughton 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

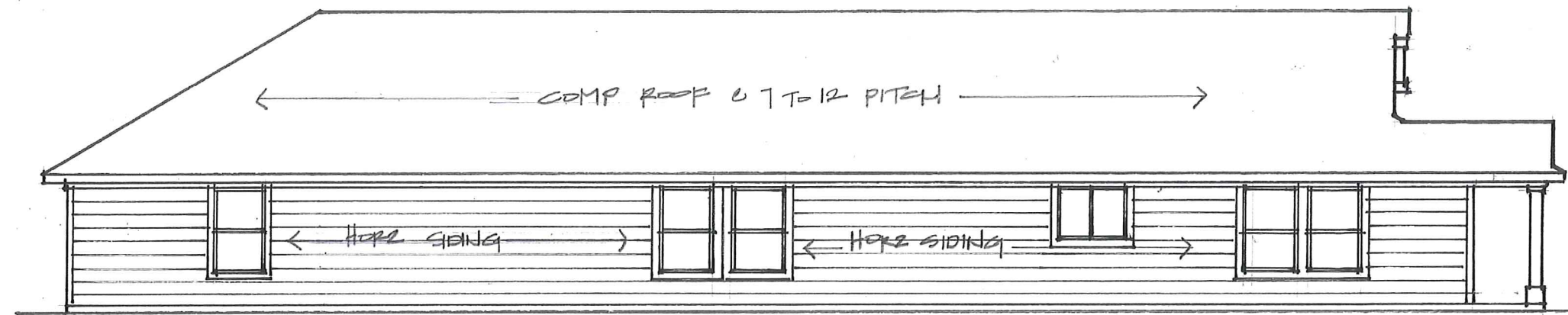
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- 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 District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



800 Block North Broughton Street





LEFT ELEVATION



FRONT ELEVATION

LOTS: 8, 9, 10

STAFF REVIEW LETTER

Amended July 15, 2019

July 8, 2019

Lazy Enterprises
4 Timber Creek
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, TX 75021

Holley Homes
2013 S. Polaris St.
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit to allow a single-story patio home at 800 North Broughton Street and to allow three, two-family, single-story patio homes in an R-1 (One Family Residential) District/College Park Overlay District at 802/804, 806/808 and 810/812 North Broughton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the R-1 (One Family Residential) District, the College Park Overlay District, the fence ordinance, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required: one space per bedroom, minimum two per unit.
5. Side yard setbacks must be uniform for all homes within a given block.
6. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Replat required if lot lines are to change from originally platted format.
10. New drive approaches and sidewalks must conform to City of Sherman standard and a permit is required from City of Sherman Engineering Department. Rear entry drive approaches do not meet City standard. Coordinate with Engineering Department for proposed layout.
11. Sidewalk required along Broughton Street.
12. Privately owned and maintained asphalt or concrete improvements to rear access must be construction prior to building permits being issued.
13. Encroachment Easement required prior to improving rear access/alley.
14. Parking off Broughton will not be permitted.
15. Trash service will be curbside along Broughton Street only.

16. Verify available utilities. Extend if utilities not available.
17. Verify condition of existing sewer.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 19.

Meeting Date: 07/16/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

800, 802/804, 806/808, 810/812 NORTH BROUGHTON STREET

The request of Lazy L Enterprises (Owner), William Magers (Representative), Holley Homes (General Contractor) and Underwood Drafting and Surveying (Surveyor) concerning the following properties;

Board of Adjustments

- 800 N. Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition - Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6.5' side street setback in lieu of the required 10' for a single-family dwelling in an R-1 (One Family Residential) District/College Park Overlay District.
- 802/804 N. Broughton Street, being Lot 10, Block 1, Boyer & Lucas Addition - Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3' side setback (north) in lieu of the required 5' for a two-family, single story patio home in an R-1 (One Family Residential) District/College Park Overlay District.

Planning and Zoning Commission

- 802/804, 806/808 & 810/812 N. Broughton Street, being Lots 8, 9 & 10, Block 1, Boyer & Lucas Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two-family, single-story patio homes in an R-1 (One Family Residential) District/College Park Overlay District.
- 800 N. Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a single-story patio home in an R-1 (One Family Residential) District/College Park Overlay District.

Background:

The property is located at 800, 802/804, 806/808 and 810/812 North Broughton Street; the northwest corner of Broughton Street and East Carter Street. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner is requesting a Specific Use Permit to allow single-story patio homes on four lots, one single-family and three two-family. The exterior finish on the buildings will be hardy board siding. He is requesting a variance at 800 North Broughton to allow a 6.5' side street setback and a variance at 802/804 North Broughton for a 3' side setback.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Lazy L Enterprises (Owner)

William Magers (Representative)

Holley Homes (General Contractor)

Underwood Drafting and Surveying (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:

21

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevation - Single Family

Building Elevation - Two-Family

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.2.

Meeting Date: 08/05/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6228

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Single-Story Patio Home in an R-1 (One Family Residential) District/College Park Overlay District at 800 North Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition (Lazy L Enterprises, Owner; William Magers, Representative; Holley Homes, General Contractor; and Underwood Drafting and Surveying, Inc., Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

Issue:

To consider the request of Lazy L Enterprises (Owner), William Magers (Representative), Holley Homes (General Contractor), and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 800 North Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition for a Specific Use Permit to allow a single-story patio home in an R-1 (One Family Residential) District/College Park Overlay District

Background:

The property is located at 800 North Broughton Street; the northwest corner of Broughton Street and East Carter Street. The property is zoned an R-1 (One Family Residential) District and is located in the College Park Overlay District. The owner is requesting a Specific Use Permit to allow a single-story patio home on the corner lot. He is proposing to use rear entry for this project by improving and maintaining the alleyway. They were approved for a variance to allow a 6.5' side street setback at the July 16, 2019, Planning and Zoning Commission Meeting.

Origination:

Lazy L Enterprises (Owner)
William Magers (Representative)
Holley Homes (General Contractor)
Underwood Drafting and Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2019 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6228
Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Staff Review Letter
P&Z Communication

ORDINANCE NO. 6228

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A SINGLE-STORY PATIO HOME IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT AT 800 NORTH BROUGHTON STREET, BEING LOT 11, BLOCK 1, BOYER & LUCAS ADDITION (LAZY L ENTERPRISES, OWNER; WILLIAM MAGERS, REPRESENTATIVE; HOLLEY HOMES, GENERAL CONTRACTOR; AND UNDERWOOD DRAFTING AND SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

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

SECTION 1. That, from and after the passage of this ordinance, Lazy L Enterprises (Owner), William Magers (Representative), Holley Homes (General Contractor) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 800 North Broughton Street and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lot 11, Block 1, Boyer & Lucas Addition

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning

1. All aspects of the R-1 (One Family Residential) District, the College Park Overlay District, the fence ordinance, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required: one space per bedroom, minimum two per unit.
5. Side yard setbacks must be uniform for all homes within a given block.
6. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Replat required if lot lines are to change from originally platted format.
10. New drive approaches and sidewalks must conform to City of Sherman standard and a permit is required from City of Sherman Engineering Department. Rear entry drive approaches do not meet City standard. Coordinate with Engineering Department for proposed layout.
11. Sidewalk required along Broughton Street.
12. Privately owned and maintained asphalt or concrete improvements to rear access must be construction prior to building permits being issued.
13. Encroachment Easement required prior to improving rear access/alley.
14. No drive approaches off Broughton will be permitted.
15. Parking off Broughton will not be permitted.
16. Trash service will be curbside along Broughton Street only.
17. Verify available utilities. Extend if utilities not available.
18. Verify condition of existing sewer.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

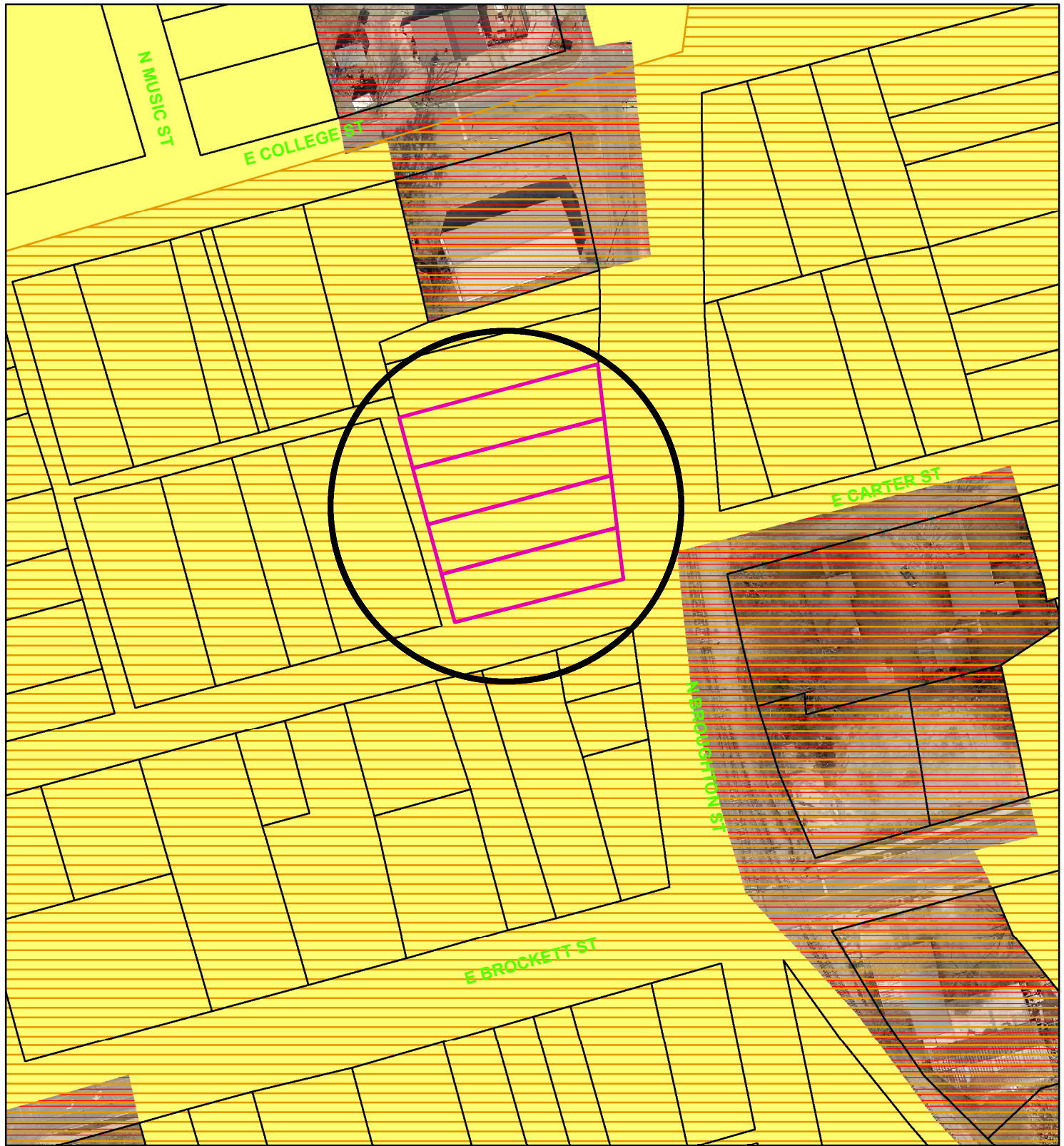
BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



800 Blk. N. Broughton Street



1 in = 198 ft



Zoning - 800 Block North Broughton 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 District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department

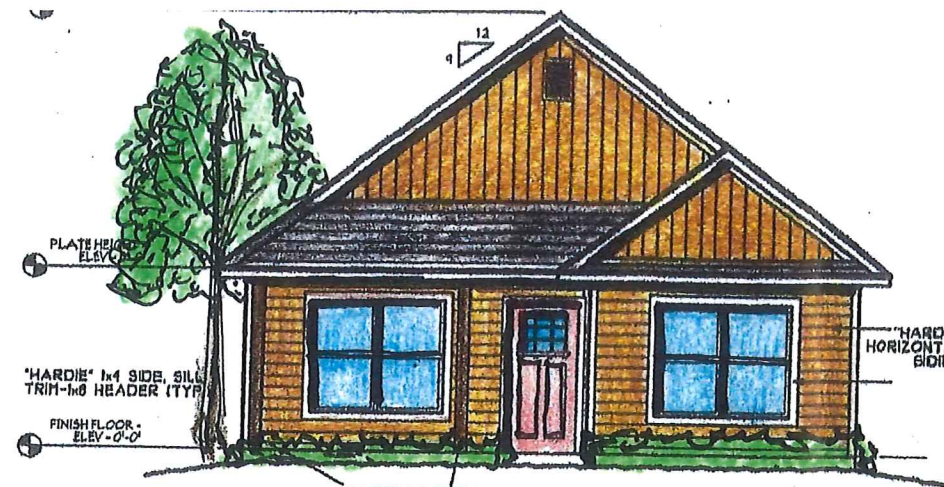


NOT TO SCALE

1 in = 100 ft

800 Block North Broughton Street



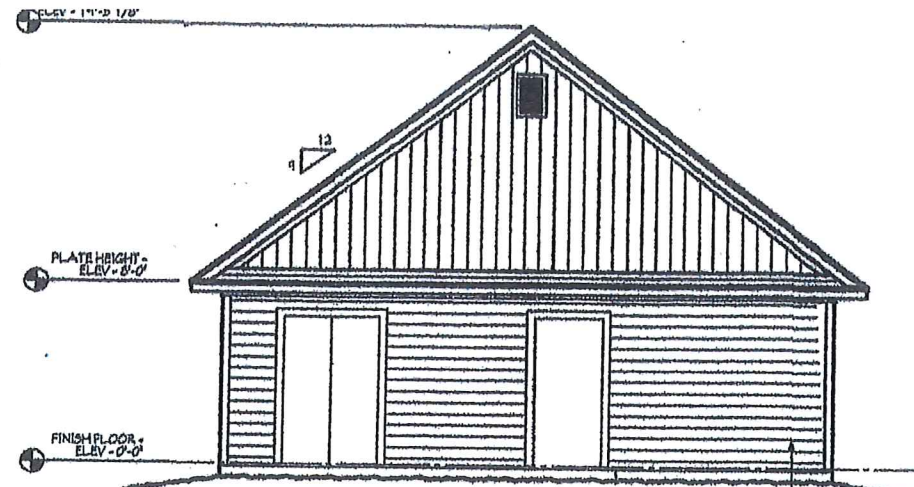


Front Elevation

Scale: 1/4" = 1'-0"

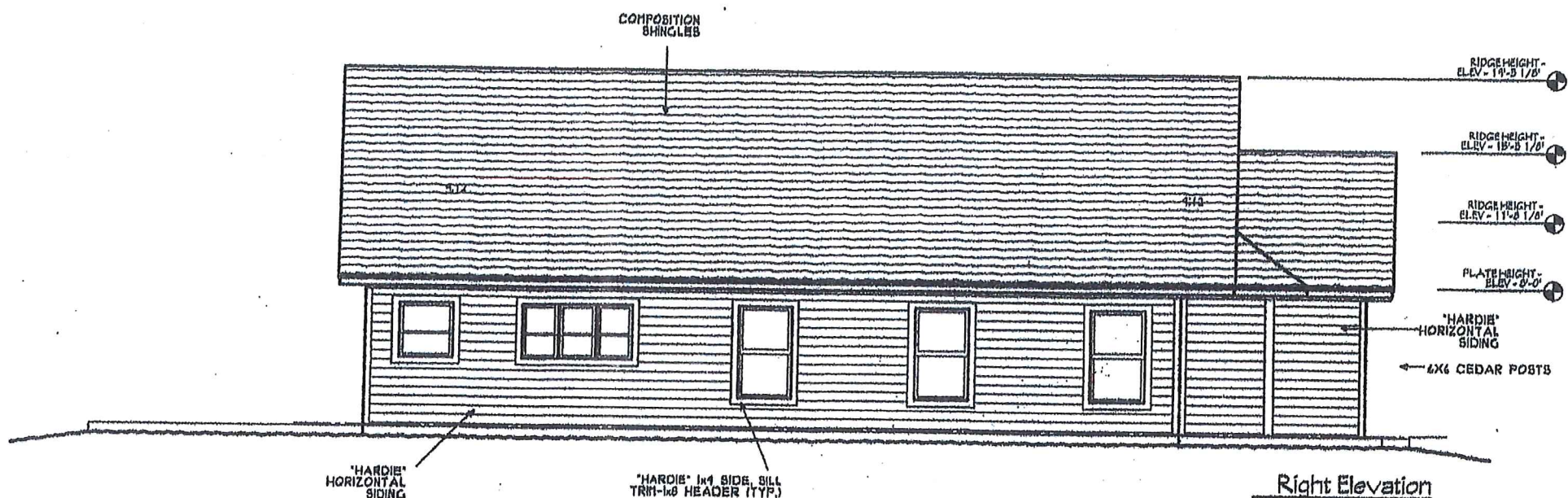
Lot: 11

NOTE: ALL TEMPERED WINDOWS TO COMPLY WITH IRC 2012



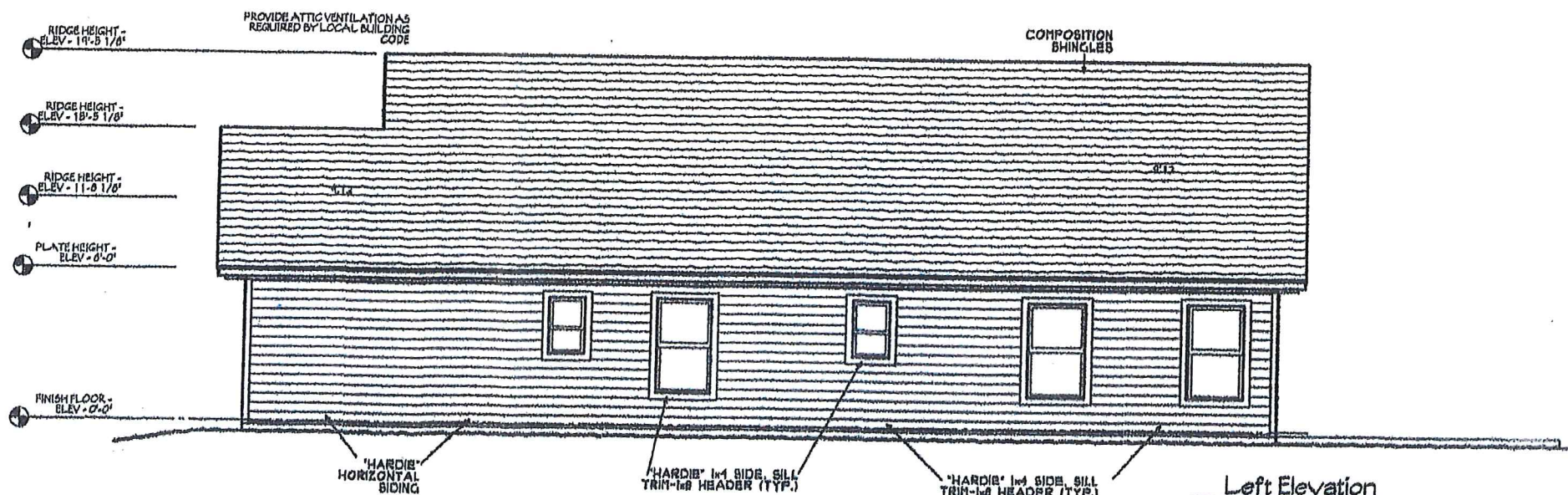
Rear Elevation

Scale: 1/4" = 1'-0"



Right Elevation

Scale: 1/4" = 1'-0"



Left Elevation

Scale: 1/4" = 1'-0"

SPEC HOUSE

DATE:	6/12/17
REV	△
REV	△
REV	△

ELEVATIONS
A2.1

STAFF REVIEW LETTER

Amended July 15, 2019

July 8, 2019

Lazy Enterprises
4 Timber Creek
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, TX 75021

Holley Homes
2013 S. Polaris St.
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit to allow a single-story patio home at 800 North Broughton Street and to allow three, two-family, single-story patio homes in an R-1 (One Family Residential) District/College Park Overlay District at 802/804, 806/808 and 810/812 North Broughton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the R-1 (One Family Residential) District, the College Park Overlay District, the fence ordinance, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required: one space per bedroom, minimum two per unit.
5. Side yard setbacks must be uniform for all homes within a given block.
6. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Replat required if lot lines are to change from originally platted format.
10. New drive approaches and sidewalks must conform to City of Sherman standard and a permit is required from City of Sherman Engineering Department. Rear entry drive approaches do not meet City standard. Coordinate with Engineering Department for proposed layout.
11. Sidewalk required along Broughton Street.
12. Privately owned and maintained asphalt or concrete improvements to rear access must be construction prior to building permits being issued.
13. Encroachment Easement required prior to improving rear access/alley.
14. Parking off Broughton will not be permitted.
15. Trash service will be curbside along Broughton Street only.

16. Verify available utilities. Extend if utilities not available.
17. Verify condition of existing sewer.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 19.

Meeting Date: 07/16/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

800, 802/804, 806/808, 810/812 NORTH BROUGHTON STREET

The request of Lazy L Enterprises (Owner), William Magers (Representative), Holley Homes (General Contractor) and Underwood Drafting and Surveying (Surveyor) concerning the following properties;

Board of Adjustments

- 800 N. Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition - Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6.5' side street setback in lieu of the required 10' for a single-family dwelling in an R-1 (One Family Residential) District/College Park Overlay District.
- 802/804 N. Broughton Street, being Lot 10, Block 1, Boyer & Lucas Addition - Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3' side setback (north) in lieu of the required 5' for a two-family, single story patio home in an R-1 (One Family Residential) District/College Park Overlay District.

Planning and Zoning Commission

- 802/804, 806/808 & 810/812 N. Broughton Street, being Lots 8, 9 & 10, Block 1, Boyer & Lucas Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two-family, single-story patio homes in an R-1 (One Family Residential) District/College Park Overlay District.
- 800 N. Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a single-story patio home in an R-1 (One Family Residential) District/College Park Overlay District.

Background:

The property is located at 800, 802/804, 806/808 and 810/812 North Broughton Street; the northwest corner of Broughton Street and East Carter Street. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner is requesting a Specific Use Permit to allow single-story patio homes on four lots, one single-family and three two-family. The exterior finish on the buildings will be hardy board siding. He is requesting a variance at 800 North Broughton to allow a 6.5' side street setback and a variance at 802/804 North Broughton for a 3' side setback.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Lazy L Enterprises (Owner)

William Magers (Representative)

Holley Homes (General Contractor)

Underwood Drafting and Surveying (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:

21

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevation - Single Family

Building Elevation - Two-Family

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.3.

Meeting Date: 08/05/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6229

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Permanent Makeup/Micro-Blading in a C-2 (General Commercial) District/Central Business District at 125 East Wall Street, being part of Lot 7, Block D, T.J. Shannon's Supplement (John and Sharen Arriazola, Owners; and Madelyn Greenwood, Tenant); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

Issue:

To consider the request of John and Sharen Arriazola (Owners) and Madelyn Greenwood (Tenant) concerning the property located at 125 East Wall Street, being a part of Lot 7, Block D, T.J. Shannon's Supplement, for a Specific Use Permit to allow permanent makeup/micro-blading in a C-2 (General Commercial) District/Central Business District

Background:

The property is located at 125 East Wall Street, between Travis and Walnut Streets. The property is zoned a C-2 (General Commercial) District and is located in the Central Business District. The applicant (Madelyn Greenwood) was approved to allow a tattoo studio (permanent make-up) at her current location of 19311 West U.S. Highway 82 in 2017. She would like to expand and relocate to 125 East Wall Street. She plans to have five independent contractors working at this location.

Origination:

John and Sharen Arriazola (Owners)
Madelyn Greenwood (Tenant)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2019 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter and limiting it to Madelyn Greenwood.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6229

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6229

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW PERMANENT MAKEUP/MICRO-BLADING IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT AT 125 EAST WALL STREET, BEING PART OF LOT 7, BLOCK D, T.J. SHANNON'S SUPPLEMENT (JOHN AND SHAREN ARRIAZOLA, OWNERS; AND MADELYN GREENWOOD, TENANT); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

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

SECTION 1. That, from and after the passage of this ordinance, John and Sharen Arriazola (Owners) and Madelyn Greenwood (Tenant) concerning the property located at 125 East Wall Street and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being a part of Lot Seven (7) in Block D, of T.J. Shannon's Supplement to the City of Sherman, Texas as shown by plat of record in Volume B, Page 259, Deed Records, Grayson County, Texas, being the West one-half of a 28.40 x 47.00 foot tract of land conveyed by Norberto M. Galarza and Lisa M. Galarza to William A. Vickrey and Donald G. Vickrey by deed dated December 19, 2003, recorded in Volume 3586, Page 269, Official Public Records, Grayson

County, Texas and being more particularly described by metes and bounds as follows to wit;

BEGINNING at the Southwest corner of said 28.40 x 47.00 foot tract on the South line of said Lot Seven and on the South face of a brick building, the North line of Wall Street, said point being South 74 deg. 00 min. 00 sec. West, a distance of 72.00 feet from the intersection of the North line of said Wall Street with the West line of Walnut Street, the Southeast corner of said Block Seven;

THENCE North 16 deg. 00 min. 00 sec. West, along a party wall, at a distance of 45.0 feet passing the North face of said building and continuing for a total distance of 47.00 feet to a chiseled "X" in concrete;

THENCE North 74 deg. 00 min. 00 sec. East, with the North line of said 28.40 x 47.00 foot tract, a distance of 14.20 feet to the Northeast corner of the herein described tract;

THENCE South 16 deg. 00 min. 00 sec. East, at a distance of 2.0 feet passing the North face of a brick building and continuing along a party wall for a total distance of 47.00 feet to the Southeast corner of the herein described tract on the South line of both said 28.40 x 47.00 foot tract and Lot Seven, the North line of said Wall Street;

THENCE South 74 deg. 00 min. 00 sec. West with the South line of said Lot Seven, the North line of said Wall Street and along the South face of brick building, a distance of 14.20 feet to the **PLACE OF BEGINNING and containing 14.20 x 47.00 FEET OF LAND more or less.....**

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning

1. All aspects of the C-2 (General Commercial) District, the Central Business District, and the sign ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Shall comply with all EPA, City, Federal and State regulations for this use.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Planning and Zoning Commission:

6. Limited to Madelyn Greenwood.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



125 East Wall Street



1 in = 165 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 125 East Wall 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
- MH1 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 50 ft



City of Sherman, Texas
Developmental Services Department

125 East Wall Street





Imagery ©2019 Google, Map data ©2019 20 ft





STAFF REVIEW LETTER

July 8, 2019

John & Sharen Arriazola
129 E. Wall
Sherman, TX 75090

Madelyn Greenwood
1405 N. Ricketts
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow permanent makeup/micro-blading in a C-2 (General Commercial) District/Central Business District for the property located at 125 East Wall Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the C-2 (General Commercial) District, the Central Business District, and the sign ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Shall comply with all EPA, City, Federal and State regulations for this use.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 6.

Meeting Date: 07/16/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

125 EAST WALL STREET

The request of John & Sharen Arriazola (Owners) and Madelyn Greenwood (Tenant) concerning the property located at 125 East Wall Street, being a part of Lot 7, Block D, T.J. Shannon's Supplement, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow permanent makeup/micro-blading in a C-2 (General Commercial) District/Central Business District.

Background:

The property is located at 125 East Wall Street between Travis and Walnut Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District. The applicant (Madelyn Greenwood) was approved to allow a tattoo studio (permanent make-up) at her current location 19311 West U.S. Highway 82 in 2017. She would like to relocate her business to 125 East Wall Street.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

John & Sharen Arriazola (Owners)
Madelyn Greenwood (Tenant)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

14

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.4.

Meeting Date: 08/05/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6230

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Permanent Makeup/Micro-Blading in a C-1 (Retail Business) District/Central Business District at 105 South Travis Street, Suite 200, being the west one hundred feet of the north one-half of Lot 2, Block 5, Original Town Plat (OTP) (Reid and Dana Fady, Owners; and Brittney Evans, Plushed Spa, Tenant); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

Issue:

To consider the request of Reid and Dana Fady (Owners) and Brittney Evans, Plushed Spa (Tenant) concerning the property located at 105 South Travis Street, Suite 200, being the west one hundred feet of the north one-half of Lot 2, Block 5, Original Town Plat (OTP) for a Specific Use Permit to allow permanent makeup/micro-blading in a C-1 (Retail Business) District/Central Business District

Background:

The property is located at 105 South Travis Street, between Houston and Lamar Streets. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District. Plushed Spa is currently located at 121 East Wall Street; they have been located in downtown Sherman for three years and have outgrown their current location. They would like to relocate to 105 South Travis Street, Suite 200 to expand and offer additional services. The applicant (Brittney Evans) is requesting a Specific Use Permit to allow permanent make-up and micro-blading.

Origination:

Reid and Dana Fady (Owners)

Brittney Evans, Plushed Spa (Tenant)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2019 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter and limiting it to Brittney Evans.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6230

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6230

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW PERMANENT MAKEUP/MICRO-BLADING IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT AT 105 SOUTH TRAVIS STREET, SUITE 200, BEING THE WEST ONE HUNDRED FEET OF THE NORTH ONE-HALF OF LOT 2, BLOCK 5, ORIGINAL TOWN PLAT (OTP) (REID AND DANA FADY, OWNERS; AND BRITTNEY EVANS, PLUSHED SPA, TENANT); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

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

SECTION 1. That, from and after the passage of this ordinance, Reid and Dana Fady (Owners) and Brittney Evans, Plushed Spa (Tenant) concerning the property located at 105 South Travis Street and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING the west one hundred feet of the north one-half of Lot 2, Block 5, Original Town Plat (OTP)

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning

1. All aspects of the C-1 (Retail Business) District, the Central Business District, and the sign ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Shall comply with all EPA, City, Federal and State regulations for this use.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Planning and Zoning Commission:

6. Limited to Brittney Evans.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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

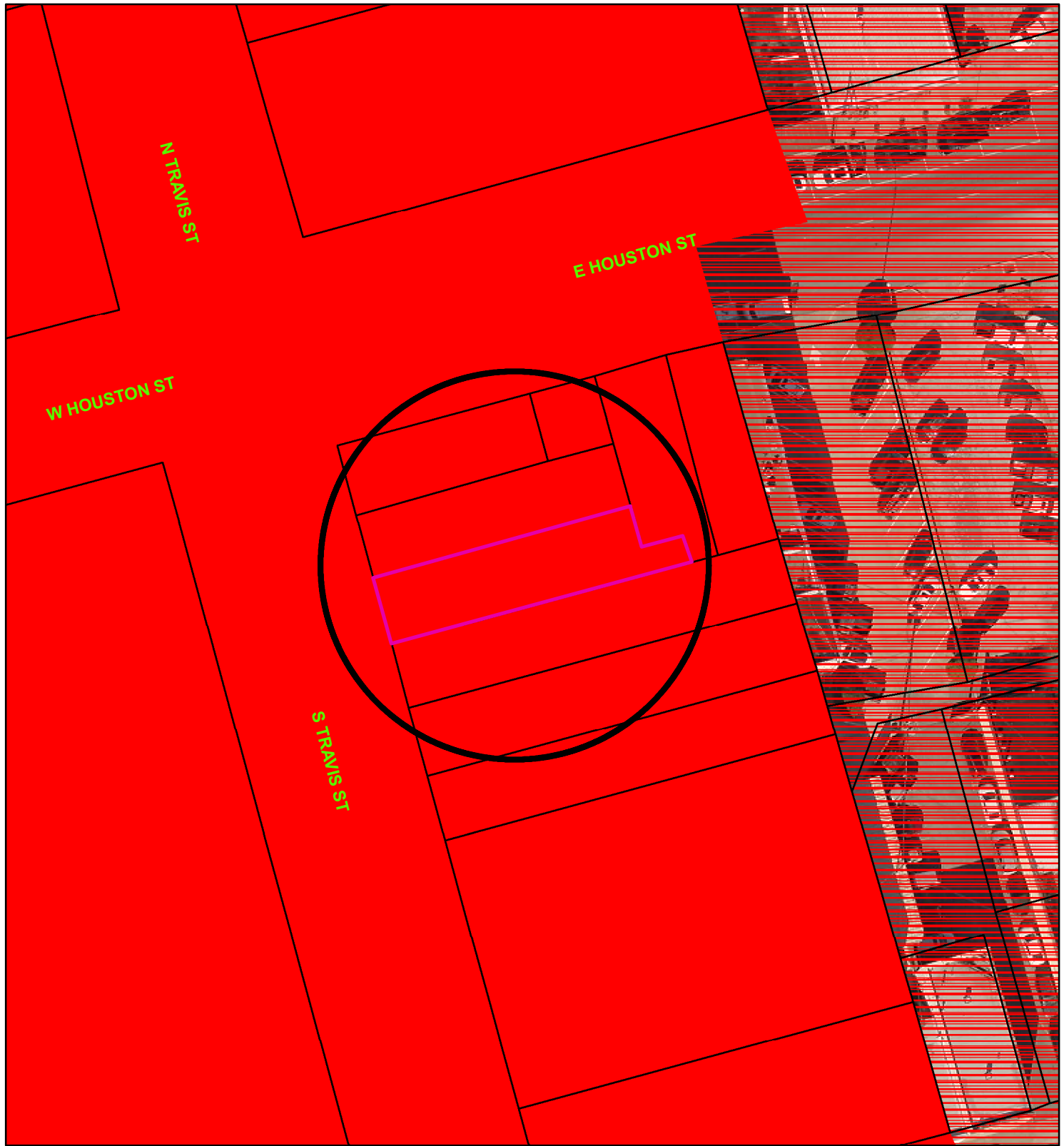


105 South Travis Street



1 in = 198 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 105 South 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 District
-  R-1 One Family Residential District
-  R-2 Multi-Family Residential District
-  R-A Single Family Agricultural District
-  SF-1 Single Family Residential District



NOT TO SCALE

1 in = 50 ft



City of Sherman, Texas
Developmental Services Department

105 South Travis Street



Plushed Spa is currently located at 121 E Wall Street and I would like to relocate the business to 105 S Travis St Suite 200. I'm requesting a specific use permit to obtain a tattoo studio license for semi permanent cosmetics for 105 S Travis St. We are trained in microblading, machine brow shading, eyeliner, and lip blushing. We have been located in downtown Sherman for three years and have outgrown our current building. The new proposed location would allow us more room to expand and offer additional services.

Brittney Evans

A handwritten signature in blue ink, appearing to read "Brittney Evans", with a stylized, cursive script.

Google Maps 105 S Travis St



Imagery ©2019 Google, Map data ©2019 100 ft



105 S Travis St
Sherman, TX 75090

STAFF REVIEW LETTER

July 8, 2019

Reid & Dana Fady
PO Box 278
Collinsville, TX 76233

Brittney Evans
417 Valley View Lane
Krum, TX 76249

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow permanent makeup/micro-blading in a C-1 (Retail Business) District/Central Business District for the property located at 105 South Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the C-1 (Retail Business) District, the Central Business District, and the sign ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Shall comply with all EPA, City, Federal and State regulations for this use.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 7.

Meeting Date: 07/16/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

105 SOUTH TRAVIS STREET, SUITE 200

The request of Reid & Dana Fady (Owners) and Brittney Evans, Plushed Spa (Tenant) concerning the property located at 105 South Travis Street, Suite 200, being the west one hundred feet of the north one-half of Lot 2, Block 5, Original Town Plat (OTP), as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow permanent makeup/micro-blading in a C-1 (Retail Business) District/Central Business District.

Background:

The property is located at 105 South Travis Street between Houston and Lamar Streets. The property is zoned a C-1 (Retail Business) District and located in the Central Business District. Plushed Spa has been located at 121 East Wall Street for three years and have outgrown their current location. They would like to move to 105 South Travis, Suite 200 to expand and offer additional services. The applicant (Brittney Evans) is requesting a Specific Use Permit to allow permanent make-up and micro-blading.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Reid & Dana Fady (Owners)

Brittney Evans, Plushed Spa (Tenant)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

13

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan/Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.5.

Meeting Date: 08/05/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6231

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Automobile Sales in a C-1 (Retail Business) District at 1908 East Lamar Street, being Lot 1, Block 1, East Side Business Park (Christobal Madrid, Owner; Brigitte Arndt, Tenant; and Helvey-Wagner Surveying, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

Issue:

To consider the request of Christobal Madrid (Owner), Brigitte Arndt (Tenant), and Helvey-Wagner Surveying, (Surveyor) concerning the property located at 1908 East Lamar Street, being Lot 1, Block 1, East Side Business Park, for a Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District

Background:

The property is located at 1908 East Lamar Street, between Dewey Avenue and Wanda Drive. The property is zoned a C-1 (Retail Business) District. Specific Use Permits to allow automobile sales were approved in 2011 and 2015. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days, in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted.

The applicant is requesting a Specific Use Permit to allow automobile sales at this location. They plan to repaint the building, soffit fascia repair and resurface the parking lot.

Origination:

Christobal Madrid (Owner)
Brigitte Arndt (Tenant)
Helvey-Wagner Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2019 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6231

Location Map

Zoning Map

Zoning Sign Photo

Survey/Site Plan

Building Elevations

Staff Review Letter

P&Z Communication

Letter from Robert Ortiz

ORDINANCE NO. 6231

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AUTOMOBILE SALES IN A C-1 (RETAIL BUSINESS) DISTRICT AT 1908 EAST LAMAR STREET, BEING LOT 1, BLOCK 1, EAST SIDE BUSINESS PARK (CHRISTOBAL MADRID, OWNER; BRIGETTE ARNDT, TENANT; AND HELVEY-WAGNER SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

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

SECTION 1. That, from and after the passage of this ordinance, Christobal Madrid (Owner), Brigitte Arndt (Tenant), and Helvey-Wagner Surveying (Surveyor) are granted a Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District at 1908 East Lamar Street, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lot 1, Block 1, Eastside Business Park

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.

2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Parking permitted on private property only. No parking will be permitted within the right-of-way.
11. No new structures will be permitted within any existing easements.
12. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

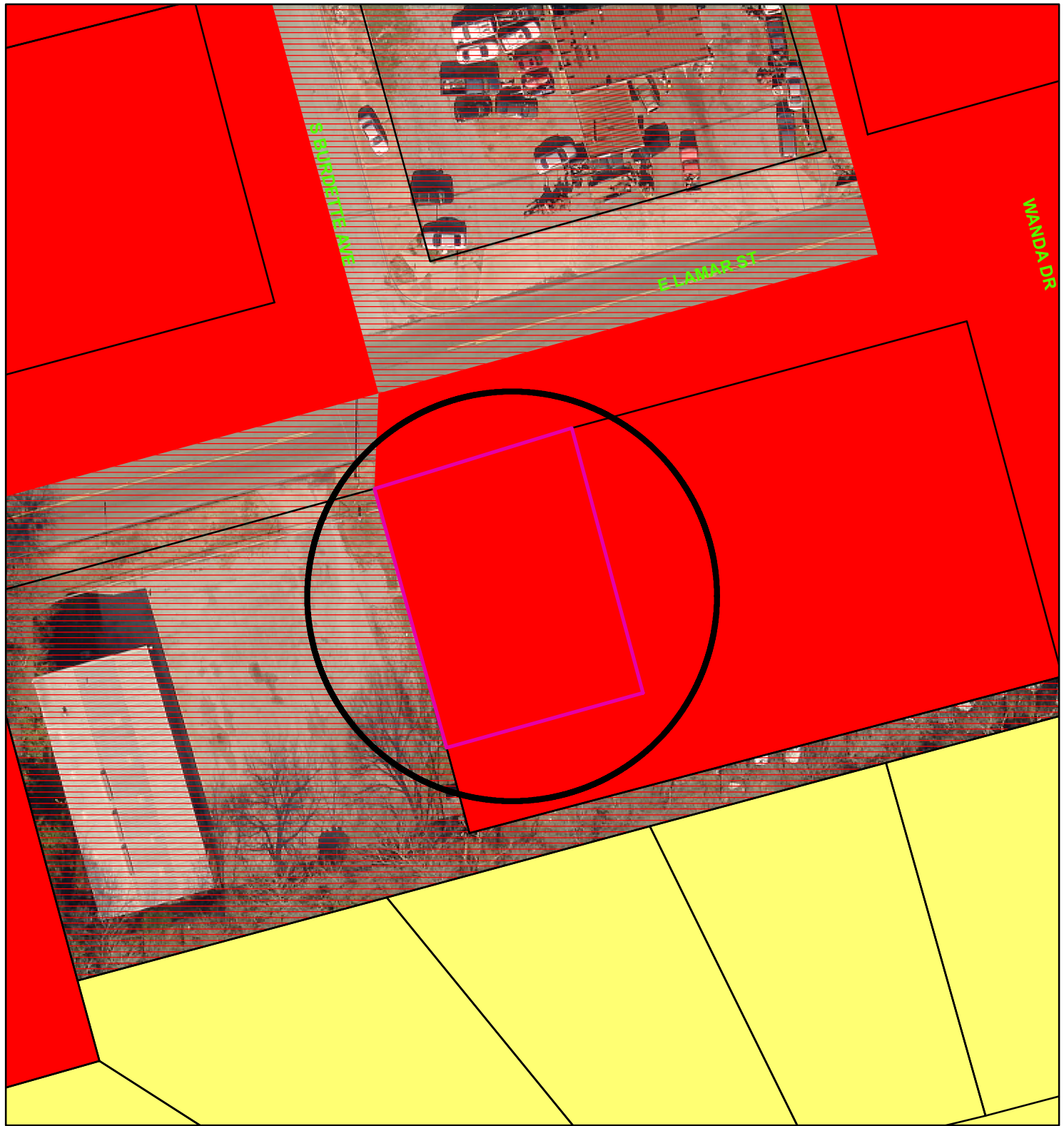
BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



1908 East Lamar Street



1 in = 200 ft



Zoning - 1908 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

Representation: SHERMGIS.DBO.ZoningDistrict_Rep

- 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
- MH4 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 50 ft

1908 East Lamar Street



Flood Certification:

The subject property shown hereon does not lie within the limits of any "designated" Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0145 E, dated: July 17, 1995.

G.B. Pilant Survey Abstract No. 963 in the City of Sherman, Grayson County, Texas

Scale:
1" = 30'

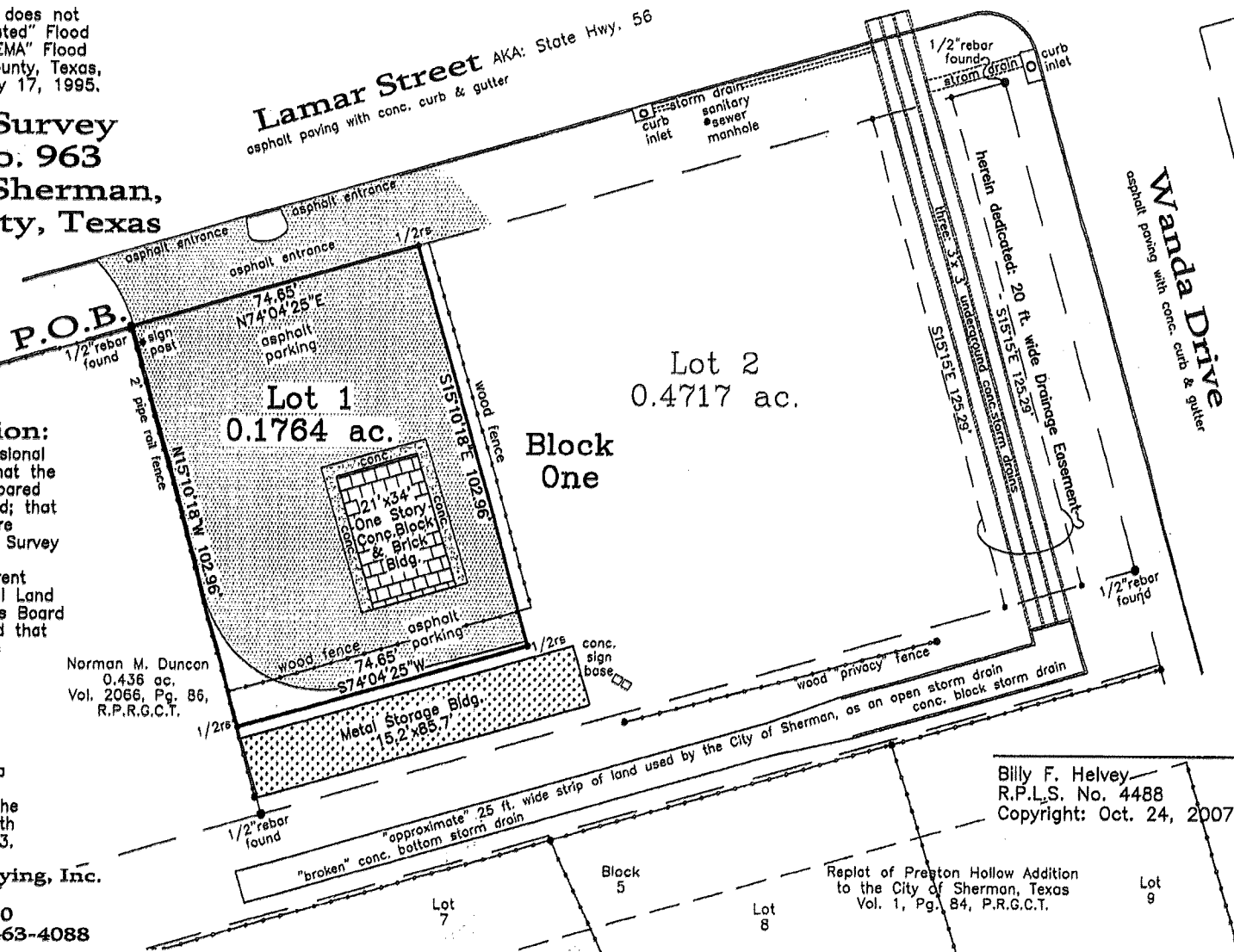
Surveyor's Certification:

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that the Survey Plat shown hereon was prepared from a Survey made on the ground; that visible evidence of Utilities that were detected during the course of this Survey are shown hereon; that the Survey substantially complies with the current minimum standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying; and that Survey Plat is a true and accurate representation of the property.

Bearing Base:

Grid North: as derived from a Survey Grade "GPS" System, operated in "RTK" mode, in the U.S. State Plane System, North Central Texas Zone, NAD 1983.

Helvey and Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph 903-463-6191 Fax 903-463-4088





WINGS OF
YEAR

1

HABLAMOS ESPAÑOL 1908







STAFF REVIEW LETTER

July 8, 2019

Cristobal Madrid
908 S. Montgomery
Sherman, TX 75090

Brigette Arndt
753 WA Denton Dr.
Van Alstyne, TX 75495

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow automobile sales in a C-1 (Retail Business) District for the property located at 1908 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Parking permitted on private property only. No parking will be permitted within the right-of-way.
11. No new structures will be permitted within any existing easements.
12. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 5.

Meeting Date: 07/16/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1908 EAST LAMAR STREET

The request of Christobal Madrid (Owner), Brigitte Arndt (Tenant) and Helvey-Wagner Surveying, (Surveyor) concerning the property located at 1908 East Lamar Street, being Lot 1, Block 1, East Side Business Park, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-1 (Retail Business) District.

Background:

The property is located at 1908 East Lamar Street between Dewey Avenue and Wanda Drive. The property is zoned a C-1 (Retail Business) District. Specific Use Permits to allow automobile sales were approved in 2011 and 2015. *"A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted."*

The applicant is requesting a Specific Use Permit to allow automobile sales at this location.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Christobal Madrid (Owner)

Brigitte Arndt (Tenant)

Helvey-Wagner Surveying, (Surveyor)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

13

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey/Site Plan

Building Elevations

Staff Review Letter

Letter from Robert Ortiz

June 28, 2019

Robert Orteza
110 N. Andrews
Sherman, TX 75090

RECEIVED

JUN 08 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, July 16, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Christobal Madrid (Owner), Brigitte Arndt (Tenant) and Helvey-Wagner Surveying, (Surveyor) concerning the property located at 1908 East Lamar Street, being Lot 1, Block 1, East Side Business Park

The request is as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-1 (Retail Business) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

When Madrid open first time he said he
would keep it clean.
That didn't happen
Would you like this in your
neighborhood.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.6.

Meeting Date: 08/05/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6232

Amending Section 6.11, Ordinance No. 2280, so as to Grant a Planned Development for Terra Perpetua Village in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway), being 245.83 acres in the Sherrod Dunman Survey, Abstract No. 329 (Terra Perpetua, LLC, Owners; Bryan Klein, ION Design Group, Representative; Bush Architects, LLC, Architect; and Underwood Drafting and Surveying, Inc., Surveyor); Providing for a Repealer Clause; Providing that this Planned Development shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

Issue:

To consider the request of Terra Perpetua, LLC (Owners), Bryan Klein, ION Design Group (Representative), Bush Architects, LLC (Architect) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway), being 245.83 acres in the Sherrod Dunman Survey, Abstract No. 329 for a Planned Development for Terra Perpetua Village

Background:

The property is located in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway), between U.S. Highway 75 and State Highway 11 (Dewey Avenue). It is currently zoned an M-1 (Light Manufacturing) District and is located in the O-1.1 (FM 1417) Overlay District.

The Planned Development Ordinance No. 6186 was approved on March 18, 2019; Halff Associates, Inc.; a Professional Engineering Service, was consulted to design the ordinance. The planned development district is intended to facilitate the planning, design, and development of integrated land uses on large tracts of land that cannot be adequately accommodated in other zoning districts. A Planned Development shall further the goals of the comprehensive plan, demonstrate enhanced and contextual design standards, present a well-organized and cohesive land plan, and contain clear and concise development regulations.

Terra Perpetua, LLC would like to develop a 245.8 acre tract for Terra Perpetua Village, a Planned Development with an integrated mix of commercial and residential with land set aside for parks, open space or other village amenities, and a potential school site. The site will be developed in phases.

Origination:

Terra Perpetua, LLC (Owners)
Bryan Klein, ION Design Group (Representative)
Bush Architects, LLC (Architect)
Underwood Drafting and Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2019 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the Planned Development be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6232
Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
P&Z Communication
Staff Review Letter

ORDINANCE NO. 6232

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.11, ORDINANCE NO. 2280, SO AS TO GRANT A PLANNED DEVELOPMENT FOR TERRA PERPETUA VILLAGE IN THE 300-1000 BLOCKS OF EAST F.M. 1417 (VIETNAM VETERANS PARKWAY), BEING 245.83 ACRES IN THE SHERROD DUNMAN SURVEY, ABSTRACT NO. 329 (TERRA PERPETUA, LLC, OWNERS; BRYAN KLEIN, ION DESIGN GROUP, REPRESENTATIVE; BUSH ARCHITECTS, LLC, ARCHITECT; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS PLANNED DEVELOPMENT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Planned Development; and

WHEREAS, the City Council finds that this Planned Development will complement or be compatible with the surrounding developments and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Planned Development, subject to certain conditions;

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

SECTION 1. That, from and after the passage of this ordinance, Terra Perpetua, LLC (Owners), Bryan Klein, ION Design Group (Representative), Bush Architects, LLC (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway) and that Section 6.11, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, and being the same tract of land described as 246.134 acres conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most Northerly Northwest corner of the said 246.134 acre tract in the South right-of-way line of F. M. Highway No. 1417 from which a 1/2" steel rod found bears North 15°22'34" West a distance of 0.36 feet, said point also being the Northeast corner of the same tract of land described as 0.84 acres conveyed by Richard J. Self and Brieta Self to Eric Popp and Kelly Popp by deed dated March 20, 2010, recorded in Volume 4809, Page 60, Official Public Records, Grayson County, Texas;

THENCE North 75°03'39" East with said right-of-way line a distance of 799.69 feet to a concrete monument at an angle point;

THENCE North 71°14'48" East continuing with said right-of-way line a distance of 300.67 feet to an angle point at the Southwest base of a concrete monument;

THENCE North 75°03'39" East continuing with said right-of-way line a distance of 814.42 feet to the beginning of a curve to the left having a radius of 11,519.16 feet;

THENCE in an Easterly direction continuing with said right-of-way line along said curve, (chord bears North 74°41'09" East, 150.78 feet) an arc distance of 150.79 feet to the end of said curve;

THENCE North 74°18'39" East continuing with said right-of-way line a distance of 391.99 feet to a point for the most Northerly Northeast corner of the said 246.134 acre tract at the Southwest base of a cross-tie corner post, said point also being the original Northwest corner of the same tract of land described as 32.55 acres conveyed by Frances Maddox to Ruth Ellen Green by deed dated October 8, 2002, recorded in Volume 3331, Page 760, said Official Public Records, also being the Northwest corner of the same tract of land described as 2.00 acres severed from said 32.55 acre tract as conveyed by said Ruth Ellen Green to said Frances Maddox by deed dated October 8, 2002, recorded in Volume 3331, Page 765, said Official Public Records;

THENCE in a Southerly direction with the general course of a fence along the Northerly East line of the said 246.134 acre tract and West line of the said Green and Maddox tracts the following calls and distances:

South 14°55'29" East a distance of 642.51 feet;

South 15°21'36" East a distance of 667.58 feet;

South 17°39'07" East a distance of 284.78 feet;

South 15°20'03" East a distance of 209.84 feet to a 1/2" steel rod set marking the Southwest corner of the said Maddox tract and an inside "L" corner to the said 246.134 acre tract;

THENCE North 75°18'02" East with a fence a distance of 430.04 feet to a 1/2" steel rod set marking the most Easterly Northeast corner of the said 246.134 acre tract and the Southeast corner of the said Maddox tract in the West right-of-way line of the St. Louis & San Francisco Railroad;

THENCE South 06°41'02" West with said West right-of-way line a distance of 2152.98 feet to an "L" corner;

THENCE North 83°18'58" West a distance of 75.00 feet to an "L" corner;

THENCE South 06°41'02" West continuing with said West right-of-way line a distance of 843.85 feet to a 1/2" steel rod set marking the Southeast corner of the said 246.134 acre tract and the Northeast corner of the same tract of land described as 82.032 acres conveyed by Sherman Development Partnership No. 1 to Sam H. Berry by deed dated October 1, 1993, recorded in Volume 2298, Page 258, Real Property Records, Grayson County, Texas, also being the original Easterly Northeast corner of the same tract of land described as 240.9284 acres conveyed by International Business Machines Corporation to Fisher Controls Company, Inc. by deed dated June 30, 1976, recoded in Volume 1349, Page 493, said Deed Records;

THENCE North 67°19'54" West with the Southwesterly line of the said 246.134 acre tract, passing the Northwest corner of the said 82.032 acre tract and continuing for a total distance of 1879.15 feet to a 1/2" steel rod found at an angle point;

THENCE North 49°31'48" West continuing with said Southwesterly line, passing the Northeast corner of Block 1, Lot 1, Blalock Industrial Park, an addition to the City of Sherman as shown by plat of record in Volume 8, Page 92, Plat Records, Grayson County, Texas, also being the Southeast corner of the same tract of land described as 25.264 acres conveyed by said Sherman Development Partnership No. 1 to Liberty Trust Company, Ltd. by deed dated February 7, 2017, recorded in Volume 5948, Page 836, said Official Public Records, and continuing for a total distance of 1553.66 feet to a 1/2" steel rod found at an angle point;

THENCE North 14°46'12" West now with the West line of the said 246.134 acre tract and East line of the said 25.264 acre tract, passing the Northeast corner of the said 25.264 acre tract and the Southeast corner of the same tract of land described as 12.166 acres conveyed by Anthony Aleman to Ramanujam K. Vangipuram and Samrajyam Kolluru by deed dated February 10, 2017, recorded in Volume 5948, Page 638, said Official Public Records, and continuing for a total distance of 1146.71 feet to a 1/2" steel rod found maintaining the most Westerly Northwest corner of the said 246.134 acre tract and the Southwest corner of the same tract of land described as 13.41 acres conveyed by Garcha Corporation to Sherman Economic Development Corporation by deed dated August 25, 2015, recorded in Volume 5680, Page 685, said official Public Records;

THENCE North 74°28'45" East a distance of 642.18 feet to a 1/2" steel rod found maintaining an inside "L" corner to the said 246.134 acre tract and the Southeast corner of the said 13.41 acre tract;

THENCE North 15°22'34" West with the Northerly West line of the said 246.134 acre tract a distance of 959.39 feet to the **POINT-OF-BEGINNING and containing 245.83 acres of land more or less.....**

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

Engineering:

4. Platting of the property is required.
5. Street names must be approved by Building & Zoning Department.
6. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
7. Privately owned and maintained detention in accordance with City criteria will be required upon development.
8. All requirements of the Floodplain Ordinance should be followed.
9. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
10. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
11. Development Agreement required for all Public Infrastructures.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

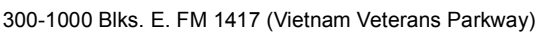
BY: _____
DAVID PLYLER, MAYOR

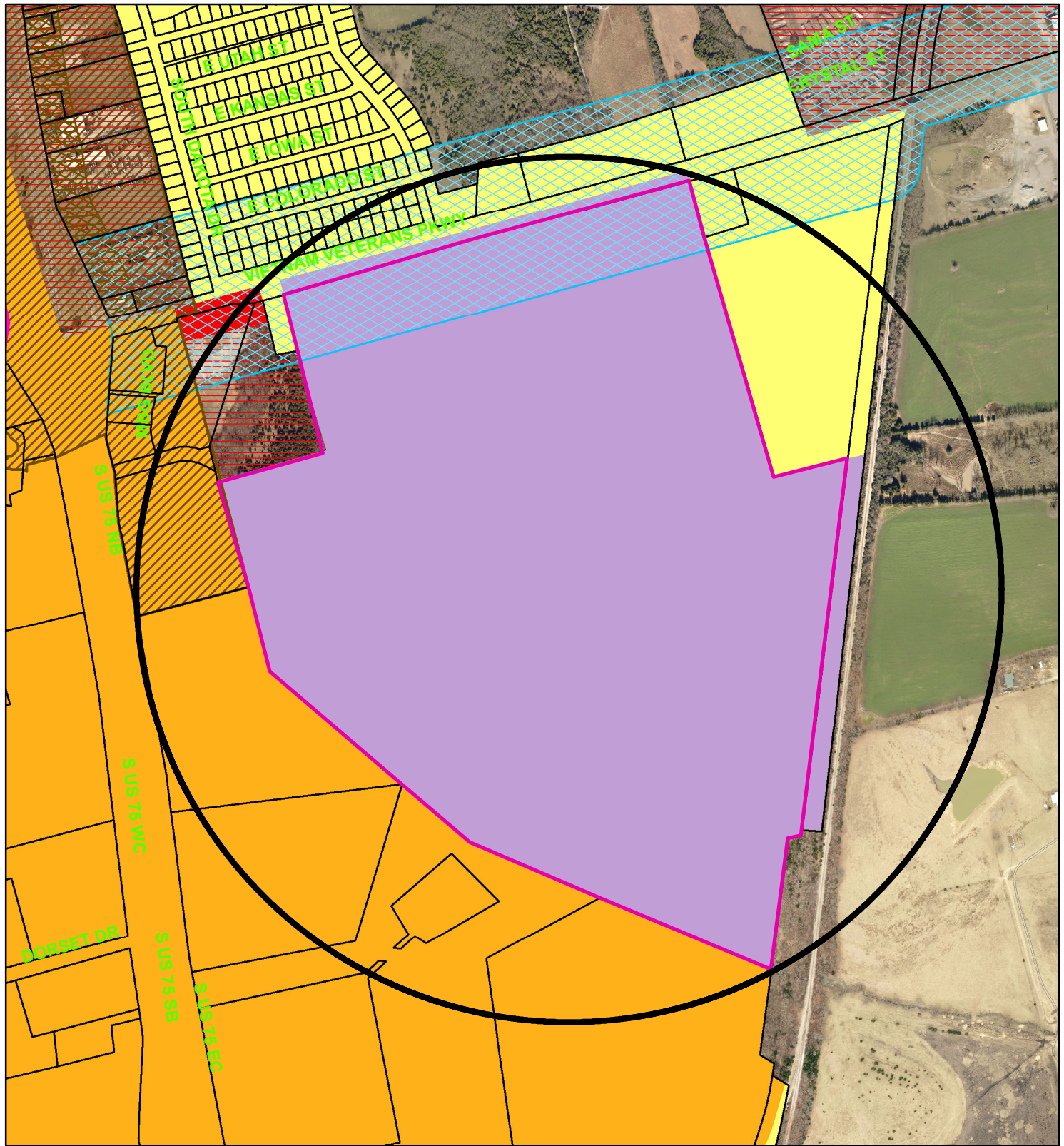
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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





Zoning - 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

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

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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
- MH1 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department

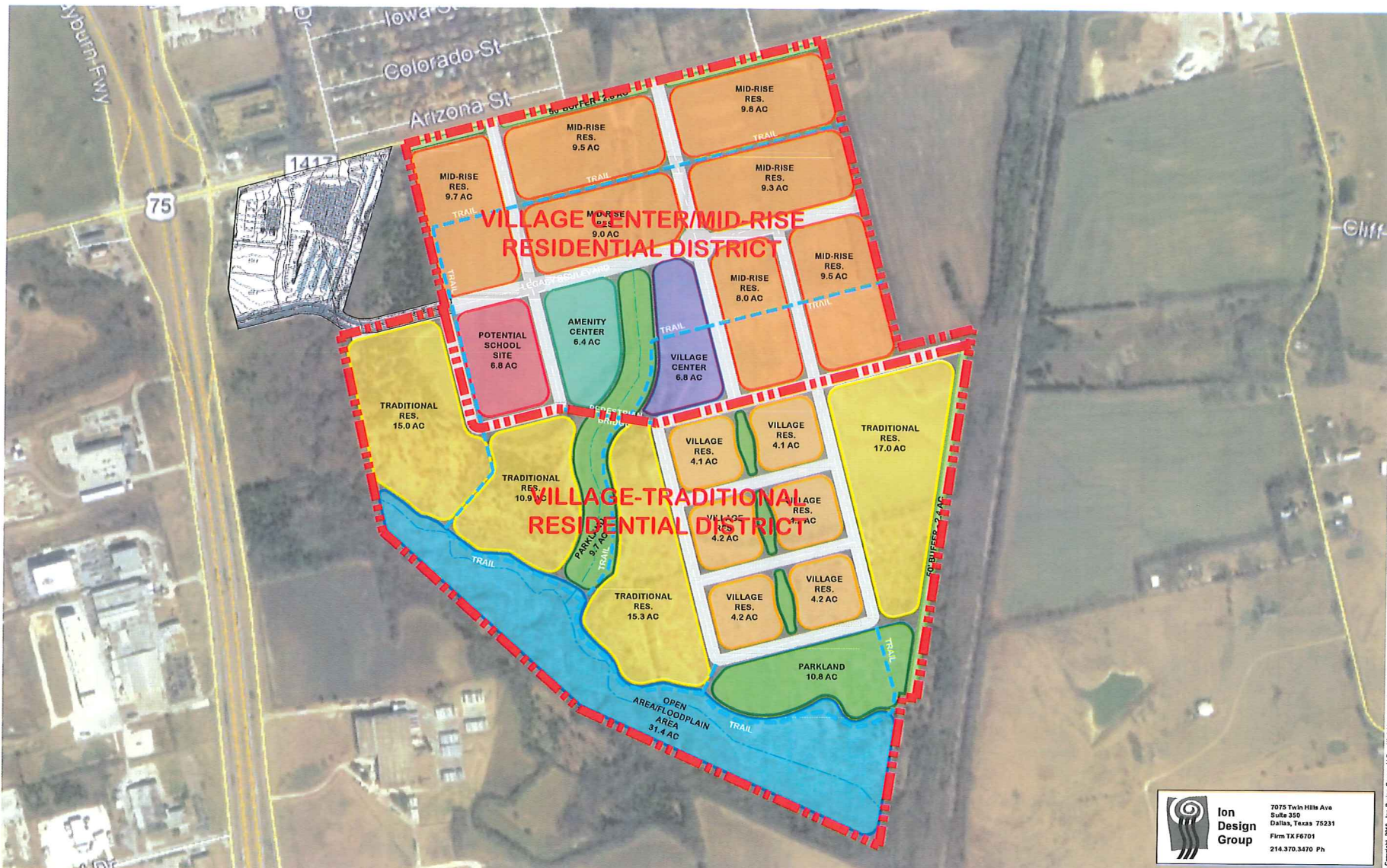


NOT TO SCALE

1 in = 800 ft

**300-1000 East FM 1417
(Vietnam Veterans Parkway)**





Ion Design Group

7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph

**TERRA PERPETUA DEVELOPMENT
DISTRICT MAP**
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS





**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 15.

Meeting Date: 07/16/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)

The request of Terra Perpetua LLC (Owners) Bryan Klein, ION Design Group (Representative) Bush Architects, LLC (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 245.83 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Terra Perpetua Village

Background:

The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). It is currently zoned an M-1 (Light Manufacturing) District and located in the O-1.1 (FM 1417) Overlay District.

The Planned Development Ordinance (No. 6186) was approved March 18, 2019; Halff Associates, Inc., a Professional Engineering Service, was consulted to design the ordinance. The planned development district is intended to facilitate the planning, design, and development of integrated land uses on large tracts of land that cannot be adequately accommodated in other zoning districts. A PD shall further the goals of the comprehensive plan, demonstrate enhanced and contextual design standards, present a well-organized and cohesive land plan, and contain clear and concise development regulations.

Terra Perpetua, LLC would like to develop a 245.8 acre tract for Terra Perpetua Village, a Planned Development with an integrated mix of commercial and residential with land set aside for parks, open space or other village amenities.

Halff Associates, Inc. has reviewed the Terra Perpetua Planned Development and recommends approval.

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District
Blalock Industrial Park

Origination:

Terra Perpetua LLC (Owners)
Bryan Klein, ION Design Group (Representative)
Bush Architects, LLC (Architect)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

26

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Planned Development Ordinance
Survey
Development Plan
Development Plan Map
Concept Plan
Halff Associates, Inc. Review Comments
Staff Review Letter

STAFF REVIEW LETTER

July 8, 2019

Terra Perpetua, LLC
Ronny Guerrepo
2800 N. Dallas Parkway, Ste. 210
Plano, TX 75093

Bryan Klein
7075 Twin Hills Ave., Ste. 350
Dallas, TX 75231

Bush Architects, LLC
4700 Westgrove Dr., Ste. 200
Addison, TX 75001

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for a Planned Development for Terra Perpetua Village for the property located in the 300-1000 blocks of East FM 1417 (Vietnam Veterans Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

Engineering:

4. Platting of the property is required.
5. Street names must be approved by Building & Zoning Department.
6. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
7. Privately owned and maintained detention in accordance with City criteria will be required upon development.
8. All requirements of the Floodplain Ordinance should be followed.
9. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
10. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
11. Development Agreement required for all Public Infrastructures.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.7.

Meeting Date: 08/05/2019

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 6227, 6228, 6229, 6230, 6231 and 6232

Issue:

- B. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6227**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Three Two-Family, Single-Story Patio Homes in an R-1 (One Family Residential) District/College Park Overlay District at 802/804, 806/808 and 810/812 North Broughton Street, being Lots 8, 9 and 10, Block 1, Boyer & Lucas Addition (Lazy L Enterprises, Owner; William Magers, Representative; Holley Homes, General Contractor; and Underwood Drafting and Surveying, Inc., Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- B. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6228**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Single-Story Patio Home in an R-1 (One Family Residential) District/College Park Overlay District at 800 North Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition (Lazy L Enterprises, Owner; William Magers, Representative; Holley Homes, General Contractor; and Underwood Drafting and Surveying, Inc., Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- B. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6229**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Permanent Makeup/Micro-Blading in a C-2 (General Commercial) District/Central Business District at 125 East Wall Street, being part of Lot 7, Block D, T.J. Shannon's Supplement (John and Sharen Arriazola, Owners; and Madelyn Greenwood, Tenant); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

B. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6230

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Permanent Makeup/Micro-Blading in a C-1 (Retail Business) District/Central Business District at 105 South Travis Street, Suite 200, being the west one hundred feet of the north one-half of Lot 2, Block 5, Original Town Plat (OTP) (Reid and Dana Fady, Owners; and Brittney Evans, Plushed Spa, Tenant); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

B. 5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6231

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Automobile Sales in a C-1 (Retail Business) District at 1908 East Lamar Street, being Lot 1, Block 1, East Side Business Park (Christobal Madrid, Owner; Brigitte Arndt, Tenant; and Helvey-Wagner Surveying, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

B. 6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6232

Amending Section 6.11, Ordinance No. 2280, so as to Grant a Planned Development for Terra Perpetua Village in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway), being 245.83 acres in the Sherrod Dunman Survey, Abstract No. 329 (Terra Perpetua, LLC, Owners; Bryan Klein, ION Design Group, Representative; Bush Architects, LLC, Architect; and Underwood Drafting and Surveying, Inc., Surveyor); Providing for a Repealer Clause; Providing that this Planned Development shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.8.

Meeting Date: 08/05/2019

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

CONSENT AGENDA

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

Issue:

- C. 4.** *** RESOLUTION NO. 6504**
Authorizing Execution of a Professional Services Agreement with Kimley-Horn and Associates, Inc. for the Engineering Design and Services for Improvements of the Center Street Bridge over Post Oak Creek
- C. 7.** *** RESOLUTION NO. 6507**
Authorizing Execution of a School Resource Officer Interlocal Agreement between the City of Sherman and the Sherman Independent School District
- C. 8.** *** RESOLUTION NO. 6508**
Declaring the City of Sherman's Eligibility and Intention to Renew its Tax Abatement Program to Promote Development/Redevelopment in the Central Business District of the City; Establishing Guidelines and Criteria
- C. 9.** *** RESOLUTION NO. 6509**
Abandoning a Portion of a Ten Foot (10') Utility Easement located in Lot 4 of West Canyon Creek Estates, Section 1, filed of record in Volume 22, Page 121, Plat Records, Grayson County, Texas, and being more particularly described on the Exhibit "A" attached hereto and made a part hereof for all purposes
- D. 1.** *** CHANGE ORDER NO. 1**
Shepherd Drive Woodbine #1 Well Repairs; Weisinger Incorporated; \$7,070.00 Decrease
- E. 7.** *** OTHER BUSINESS**
Approve Quarterly Investment Report for Quarter Ended June 30, 2019

E. 8. * OTHER BUSINESS

Site Plan Approval for Sherman Crossroads, LTD, Owners; ClayMoore Engineering, Inc., Engineer; Matt Moore, Representative; Rogue Architects, Architect; and Daniel Reece, Landscape Architect under Ordinance No. 2252, Article IV, Section 410 (2)(j), concerning the property located at 3612 South U.S. Highway 75, being Lot 1, Block 2, Sherman Crossroads, Phase 2, containing 1.527 acres in the Preston Kitchen Survey, Abstract No. 667, for a McDonald's Restaurant with Drive-Thru in the Blalock Industrial Park/Blalock Commercial Overlay District

E. 9. * OTHER BUSINESS

Replat Approval of Sherman Crossroads, Phase II, Lots 1R, 4 and 5, Block 2, a Replat of Lot 1, Block 2, Sherman Crossroads, Phase II, being part of Lot 1, Block 2, Sherman Crossroads, Phase II, containing 13.497 acres in the Preston Kitchen Survey, Abstract No. 667; Sherman Crossroads, LTD, Owners; ClayMoore Engineering, Inc., Engineer; McDonald's USA, LLC, Developer; and JPH Land Surveying, Inc., Surveyor (3200-3600 blocks of South U.S. Highway 75)

E. 10 * OTHER BUSINESS

Replat Approval of Dr. Swamy Addition II, a Replat of Lot 1, Block A of Dr. Swamy Addition, Lots 1-7, Block A, being a part of the William Milligan Survey, Abstract No. 875 and Lot 1, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 1.035 acres; One Ganesha, LTD, Owners; Srinivasa A. and Sudha Reddy, Developer; and Underwood Drafting and Surveying, Inc., Surveyor (6118 Swamy Drive)

E. 11. * OTHER BUSINESS

Replat Approval of Dr. Swamy Addition III, a Replat of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, being all of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 4.044 acres; One Ganesha, LTD, Owners; Areshaya Sherman, LLC, Developer; and Underwood Drafting and Surveying, Inc., Surveyor (2511 Swamy Drive)

E. 12. * OTHER BUSINESS

Replat Approval of College Park Addition, Block 7, Lots 10R1 & 10R2, a Replat of part of Lot 9 and all of Lot 10, Block 7, College Park Addition, being part of Lot 9 and all of Lot 10, Block 7, College Park Addition; Oraporn and Kham Sansavath, Owners; and Preston Trail Land Surveying, Surveyor (802 North Cleveland Avenue)



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.1.

Meeting Date: 08/05/2019

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6501

Authorizing Execution of an Economic Development Program Agreement with Jeremy and Natalie Roberts for the Grant of Incentives Pursuant to Chapter 380 of the Texas Local Government Code

Issue:

Approving an Economic Development Program Agreement with Jeremy and Natalie Roberts (Developers) for incentives authorized under Chapter 380 (380 Agreement) of the Texas Local Government Code

Background:

Chapter 380 of the Texas Tax Code, "Miscellaneous Provisions Relating to Municipal Planning and Development", permits the City to establish and administer one or more programs to promote state or local economic development and to stimulate business and commercial activity within its city limits. At the March 4, 2019 meeting, the City Council adopted Resolution No. 6460 and approved a new Retail Recruitment Program Procedures Manual and Application, which is intended to promote broad-based, high quality development to enhance the quality of life for our citizens and other stakeholders. The program provides for a cash grant in the form of local sales tax rebates to qualifying businesses. Applicants must bring a new business to Sherman.

City staff has reached an agreement with Jeremy and Natalie Roberts to provide incentives for the conversion of the former Payless Shoe Store at 2201 Texoma Parkway into a restaurant. This development is expected to employ ten full-time and part-time individuals, with all ten positions expected to be filled locally. This project will add inventory of \$250,000.00 and put a previously vacant building back to use on Texoma Parkway, an important economic driver for the City.

This agreement lays out the incentives offered to these developers via a Chapter 380 Agreement, which involves a cash grant equivalent to fifty percent (50%) of the City's portion of sales taxes collected from the business over a two-year period. The Sherman Economic Development Corporation is not a party to this agreement, so their portion of local sales taxes (3/8 of one cent) is excluded from this grant incentive.

Origination:

Jeremy and Natalie Roberts, Applicants/Developers
Robby Hefton, City Manager
Mayor and City Council Members

Financial Consideration:

This agreement will provide a cash grant equal to 50% of the sales taxes generated within the development. This agreement expires after two (2) years.

Staff Recommendation:

It is recommended that the City Council approve the proposed incentive agreement.

Alternatives:

The City Council could deny the agreement.

Attachments

Resolution No. 6501
Resolution No. 6460 with Retail Recruitment Program
Aerial Location Map

RESOLUTION NO. 6501

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH JEREMY AND NATALIE ROBERTS FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE; 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, Chapter 380 of the Texas Tax Code, “Miscellaneous Provisions Relating to Municipal Planning and Development”, permits the City to establish and administer one or more programs to promote state or local economic development and to stimulate business and commercial activity within its city limits; and

WHEREAS, at the March 4, 2019 meeting, the City Council of the City of Sherman, Texas approved Resolution No. 6460, declaring its eligibility and intent to participate in a Retail Recruitment Program to promote development/redevelopment in certain areas of the City; and

WHEREAS, the application received from Jeremy and Natalie Roberts meets the guidelines and criteria adopted for the City’s Retail Recruitment Program;

NOW, THEREFORE, 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 receipt of a fully-executed agreement from Jeremy and Natalie Roberts and subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an Economic Development Program and Agreement with Jeremy and Natalie Roberts for the grant of incentives pursuant to Chapter 380 of the Texas Local Government Code, for the development and operation of a restaurant, along with other possible improvements, at 2201 Texoma Parkway in the City of Sherman, Texas, in the same or substantially same form as the contract documents to be attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY,
CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

RESOLUTION NO. 6460

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, DECLARING THE CITY OF SHERMAN'S ELIGIBILITY AND INTENTION TO PARTICIPATE IN A RETAIL RECRUITMENT PROGRAM TO PROMOTE DEVELOPMENT/REDEVELOPMENT IN CERTAIN AREAS OF THE CITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Sherman declares its eligibility and intention to participate in a Retail Recruitment Program to promote development/redevelopment in certain areas of the City and wishes to adopt Guidelines and Criteria for use in the City's Retail Recruitment Program; and

WHEREAS, the City of Sherman will be required to renew the guidelines and criteria adopted for this program every two years;

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

SECTION 1. That the City Council of the City of Sherman, Texas, hereby approves and adopts the following Guidelines and Criteria for use in the City's Retail Recruitment Program, as required by law:

**CITY OF SHERMAN'S
RETAIL RECRUITMENT PROGRAM
GUIDELINES AND CRITERIA**

1. A performance incentive agreement must be reasonably likely to contribute to the development of new retail enterprises that generate local sales tax for the City of Sherman.
2. A performance incentive agreement will not be entered into where a company is only changing its location within Sherman.
3. The City Council of the City of Sherman will approve or deny an incentive request based upon the subjective evaluation of the following guidelines and criteria. The Council may consider any advisory recommendations received from the City Manager as it may choose:

- **Employment Impact**

How many jobs will be brought to Sherman?

What types of jobs will be created (e.g., part-time, full-time, hourly, salaried, etc.)?

List the number of jobs by class that will be created and the wage range of each class of job.

What will the estimated total annual payroll be? Include current and increase factors.

Expectation for jobs filled by transfers from other company locations vs. locally-filled jobs.

- **Fiscal Impact**

How much real and personal property will be added to the tax rolls, in square footage and in estimated value?

What is the estimated annual local sales tax generated (at 2%)?

If applicant is leasing or proposing to lease the facilities and/or the ground, what are the terms of the lease(s)?

What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)

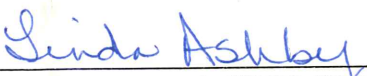
SECTION 2. That these Retail Recruitment Program Guidelines and Criteria shall be effective immediately upon the passage of this resolution.

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 4th day of March, 2019.

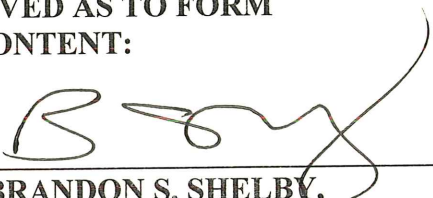
CITY OF SHERMAN, TEXAS

ATTEST:

BY: 
LINDA ASHBY, CITY CLERK

BY: 
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: 
BRANDON S. SHELBY,
CITY ATTORNEY

**RETAIL RECRUITMENT PROGRAM
PROCEDURES MANUAL
AND
APPLICATION**



SHERMAN, TEXAS

TABLE OF CONTENTS

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GENERAL PURPOSE AND PROGRAM DESCRIPTION

The City of Sherman desires to promote broad-based, high quality development that will enhance the quality of life for citizens and other stakeholders. These goals are accomplished through the City's ability to promote a healthy economy in the area of private capital investment and generation of local sales tax revenues. As such, the City of Sherman will, on a case-by-case basis, consider providing a cash grant in the form of local sales tax rebates to qualifying businesses under Chapter 380 of the Texas Local Government Code. In order to qualify, the applicant must propose to locate a new business to Sherman. Relocation of an existing business to a new location would not qualify under this program. The City is under no obligation to provide this benefit to any applicant; and this program may be terminated at the City's sole discretion.

EVALUATION AND APPROVAL PROCESS

Applicant shall submit an application (provided herein) in conformance with the guidelines established by this program. All applications for incentives will be reviewed by the City Manager or his designee. Applicant may be requested to meet with City staff to discuss the details of the proposed project. The application will be evaluated on the basis of the projects' overall economic benefit to the City, project timing and duration, project conformance with desired location and enhancement of surrounding development, and job creation. Staff will make a recommendation to the City Council, who shall consider the matter in a public meeting. Any action taken by Council will be considered final and shall only be modified by further action of the Council, unless otherwise specified. Upon approval by City Council, applicant will be required to execute a performance agreement.

The City will be responsible for drafting the performance agreement, the agreement of which will contain the terms and conditions under which the applicant must abide. The agreement shall only be modified upon approval of the City Council in accordance with applicable local and State guidelines.

CRITERIA

Employment Impact

How many jobs will be brought to Sherman?

What types of jobs will be created (e.g., part-time, full-time, hourly, salaried, etc.)?

List the number of jobs by class that will be created and the wage range of each class of job.

What will the estimated total annual payroll be? Include current and increase factors.

Expectation for jobs filled by transfers from other company locations vs. locally-filled jobs.

Fiscal Impact

How much real and personal property will be added to the tax rolls, in square footage and in estimated value?

What is the estimated annual local sales tax generated (at 2%)?

If applicant is leasing or proposing to lease the facilities and/or the ground, what are the terms of the lease(s)?

What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)

RETAIL RECRUITMENT PROGRAM APPLICATION

SECTION I

1. Property Owner: _____
Mailing Address: _____
Telephone Numbers: _____
2. Property Owner's Representative: _____
Mailing Address: _____
Telephone Numbers: _____
3. Physical Property Address: _____
4. Property Legal Description (include as an attachment with metes and bounds)
5. Description of Project: _____

6. Date of projected occupation of project/initiation of operations: _____
7. Narrative response to criteria questions in Section II of application? _____
(Yes or No, and include attachment)

SECTION II

Employment Impact

How many jobs will be brought to Sherman?

What types of jobs will be created (e.g., part-time, full-time, hourly, salaried, etc.)?

List the number of jobs by class that will be created and the wage range of each class of job.

What will the estimated total annual payroll be? Include current and increase factors.

Expectation for jobs filled by transfers from other company locations vs. locally-filled jobs.

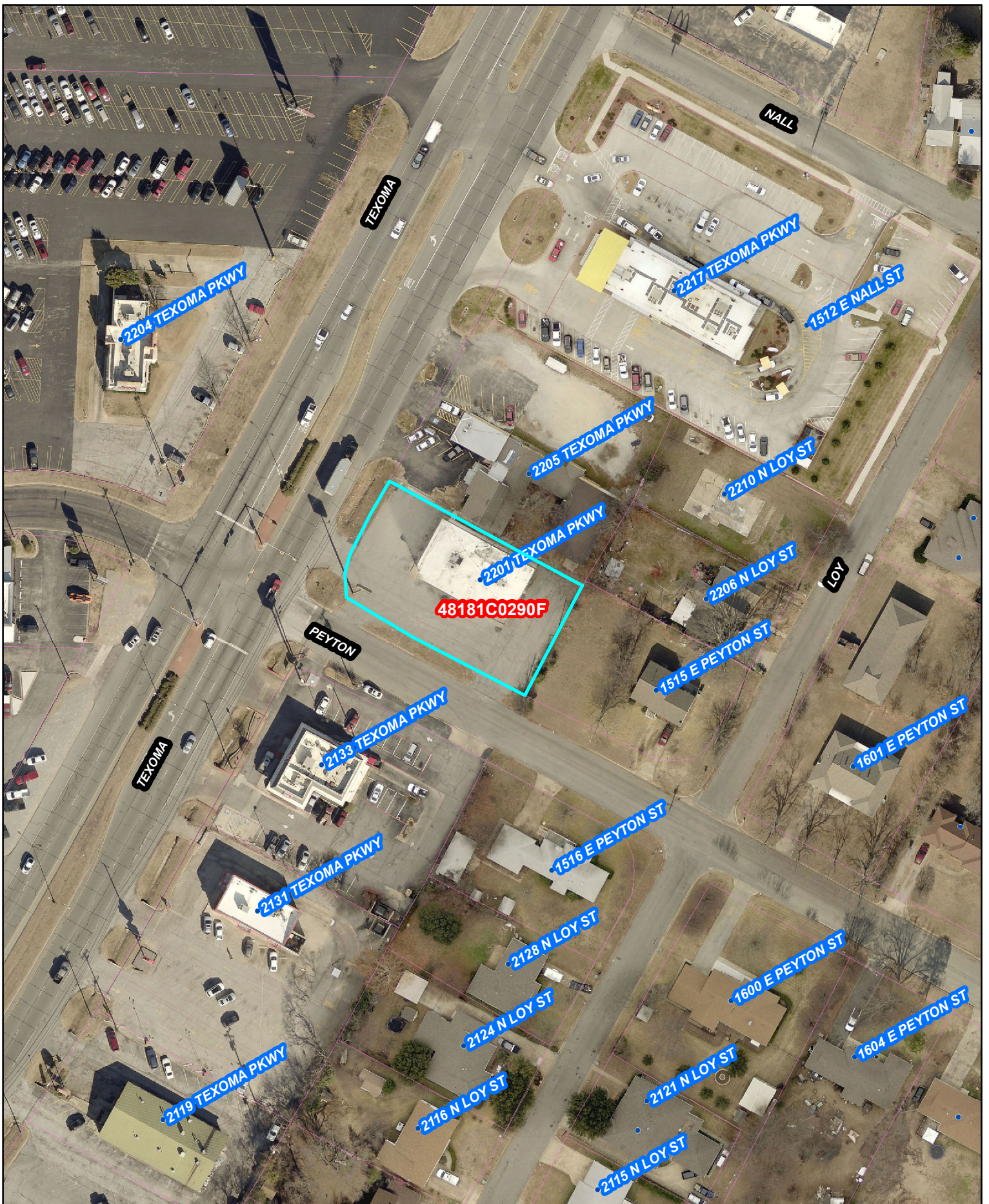
Fiscal Impact

How much real and personal property will be added to the tax rolls, in square footage and in estimated value?

What is the estimated annual local sales tax generated (at 2%)?

If applicant is leasing or proposing to lease the facilities and/or the ground, what are the terms of the lease(s)?

What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.2.

Meeting Date: 08/05/2019

Prepared By: Zachary Flores, Police Chief

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6502

Authorizing Execution of a Professional Services Agreement with Hidell and Associates Architects, Inc. for Pre-Design and Site Evaluation Services for the New Sherman Police Headquarters

Issue:

To consider a contract for professional services with Hidell and Associates Architects, Inc. for pre-design and site evaluation services for the new Sherman Police Headquarters

Background:

During the fiscal year (FY) 2020 budget discussions, direction was received to move forward with developing a new Police Department facility. This contract is part of the initial phase of design and professional services with architect Hidell and Associates. The scope of this contract is pre-design and site evaluation.

Origination:

Sherman Police Department
City Manager

Financial Consideration:

Phase I Pre-Design and Site Evaluation Services

No more than \$5,800 per site

Phase II Design and Construction Administration Services

Not to exceed 8.5% of construction and FF&E (furniture, fixtures and equipment)

Staff Recommendation:

It is recommended that the contract for professional services with Hidell and Associates Architects, Inc. for pre-design and site evaluation services for the new Sherman Police Headquarters be approved.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6502

Contract Proposal for New Sherman Police Headquarters

RESOLUTION NO. 6502

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HIDEELL AND ASSOCIATES ARCHITECTS, INC. FOR PRE-DESIGN AND SITE EVALUATION SERVICES FOR THE NEW SHERMAN POLICE HEADQUARTERS; 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 Services Agreement with Hidell and Associates, Inc. for pre-design and site evaluation services for the new Sherman Police Headquarters, in accordance with all contract documents attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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

July 10, 2019

City of Sherman
Zachary Flores
Sherman Police Department
317 S Travis St.
Sherman, Texas 75090

Re: Contract Proposal for the new Sherman Police Headquarters

Chief,

Hidell and Associates Architects, Inc. (HAA), is pleased to submit this proposal to provide professional services relating to the new Sherman Police Headquarters facility.

Building upon our preliminary programming study, we understand the facility shall be approximately 24,000 square feet with associated secure parking, covered parking, and public parking. The facility shall be designed to allow future expansion needs. The building will serve as a stand-alone police headquarters facility with associated administration suite, multi-purpose room, records, evidence storage, CID suite, Patrol suite, training room, locker rooms and associated support spaces.

Per our understanding the allocated budget for the new City of Sherman Police Headquarters is in the amount of \$12,100,000 for (total project budget). Our services shall be based on that amount. We understand the City does not have a site selected for the project. Our proposed services shall consist of two phases. Phase I consists of pre-design and site evaluation consultation. Phase II consists of Basic Services (Architecture, MEP Engineering, Structural Engineering) and Supplemental Services (Civil engineering, furniture layout and procurement, landscape architecture, and geotechnical engineering).

Phase I Description of Services:

A. Hidell and Associates Architects will provide a feasibility study to verify each site selected can support the project requirements as defined in previous programming sessions.

B. Site Evaluation

a. Evaluate sites identified by the city to determine development requirements. Sites shall be evaluated by

- Performing on-site observations
- Assessing the physical characteristics of the site
- Assessing codes, ordinances, and regulations that impact the Owner's Development Objectives
- Assessing utilities available to the site
- Assessing the access, circulation, and parking for the site.
- The Architect shall make recommendations to the Owner based on its site evaluation.

City of Sherman Police Headquarters Facility Proposal

C. Identification of Environmental Requirements.

- a. Identify environmental requirements that may apply to the Owner's Development Objectives for the site, such as the need for environmental impact statements, assessments, documentation, testing, or monitoring.

D. Site Context Description.

- a. Describe the physical characteristics and context of areas immediately surrounding the site, including existing land uses, proposed development, and public transportation. The Architect shall also describe land use patterns, trends, or potential uses of areas immediately surrounding the site and assess the impact of the Owner's Development Objectives on the surrounding sites and community.

E. Cultural Factor Assessment.

- a. Prepare an inventory of buildings and other features on the site that have been identified by local, state, or federal authorities as historic, or that may have historic significance.

F. Building Evaluation.

- a. Conduct an evaluation, based on visual observation, of any (if applicable) existing buildings on the site. The evaluation shall summarize, in general terms: (1) the buildings' existing uses; (2) elements or components of the buildings that do not comply with applicable codes and regulations; (3) the buildings' predominant materials and their conditions; (4) the buildings' structural systems and their conditions; (5) the buildings' mechanical, electrical, and plumbing systems and their conditions; and (6) potentially hazardous materials or toxic substances in the buildings. If necessary, the Architect shall recommend further investigation of any of the above.

G. Conceptual Drawings.

- a. Prepare conceptual development drawings based on the Owner's Development Objectives. The drawings shall indicate land use, building placement, access and circulation of vehicles and pedestrians, parking, utilities, site drainage, landscaping, and development phasing.

Phase II Description of Services

Our phase II services shall be based on the selected site and shall consist of providing Basic Services (Architecture, MEP Engineering, Structural Engineering) and Supplemental Services (Civil engineering, furniture layout and procurement, landscape architecture). Our services include the coordination and implementation of all basic and supplemental services as indicated in this letter. In addition, (HAA) will provide under the Basic Services the required conceptual design (site plan and floor plan layout), programming, meetings (staff, city personnel and special stakeholders); and the associated required documentation under each phase of the project (schematic, design development, construction document, CMAR selection and pricing and construction administration). Our basic services fee includes coordination with all owner consultants and vendors.

Compensation

A. Phase I Pre-design and Site Evaluation Services:

We propose to provide the Phase I services described above for a sum not to exceed **\$17,400**. This fee is based upon evaluation of three (3) different sites. Each additional site evaluation shall be completed as required for a not to exceed fee of \$5,800 per site. We will invoice monthly in proportion to the percent completion thru the end of the previous month.

B. Phase II Design and Construction Administration Services:

Based on the site selected HAA will provide a fee and AIA B101-2017 contract for Basic and Supplemental Services. All previous programming and site evaluation services fees will be credited toward this phase II professional fee agreement. Our fee shall not exceed 8.5% of construction, (estimated \$9,900,000) and FF&E (estimated \$400,000) cost.

Exclusions

- Environmental investigation
- Geotechnical Report
- Traffic Impact Analysis, traffic engineering report / study

Our drawings will be prepared using AutoCAD 2017 utilizing our standard symbols, layering systems, and data presentation. All electronic files will remain property of Hidell and Associates Architects, Inc.

The Design Team will prepare and submit to the Owner for review site review documents consisting of drawings and other documents illustrating the feasibility of the site to meet the owner development needs. The documents shall include an estimate of probable construction cost for the site development.

Reimbursable Services

1. Reimbursable expenses, such as printing / plotting / deliveries / communication and travel (automobile mileage) will be billed in addition to the base fee and supplemental fee at direct cost.

Sincerely,

City of Sherman



Aaron Babcock
Principal
Hidell and Associates Architects, Inc.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.3.

Meeting Date: 08/05/2019

Prepared By: Terrence Steele, Assistant City Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6503

Authorizing the Acceptance of a General Warranty Deed from RTS Enterprises, Inc. for the Conveyance of a 0.85 acre tract of land, more or less, situated in the S. M. McGlothlin Survey, Abstract No. 811, City of Sherman, County of Grayson, State of Texas, being more fully described by metes and bounds in the attached Exhibit "A" and illustrated in the attached Exhibit "B"

Issue:

To consider acceptance of a General Warranty Deed for the purchase of a 0.85 acre tract of land located at 3708 North Frisco Road in Sherman, Texas

Background:

City staff has identified a tract in northeast Sherman as a potential location for the Sherman Fire-Rescue Services' EMS Storage Facility. RTS Enterprises, Inc. ("RTS") has an 0.85 acre tract of land with a large, one-story commercial building that could be utilized for our purposes. The facility contains about 4,000 square feet of office space, and an additional 2,000 square feet of warehouse and additional storage. Additionally, the location of this tract of land and its existing structure is adjacent to the Northside Fire Station, making it ideal for our purposes. The City has negotiated a purchase price of \$375,000.00 and has entered into an agreement with the property owner to purchase the property.

Origination:

City Manager Robby Hefton

Financial Consideration:

The purchase price for this tract of land and its improvements is \$375,000.00. All closing costs for the transaction will be the responsibility of the seller.

Staff Recommendation:

Staff recommends the Council authorize the City Manager to accept the General Warranty Deed and execute any and all instruments and take any further action required to purchase this property.

Alternatives:

No alternatives are recommended.

Attachments

Resolution No. 6503

General Warranty Deed

Exhibit "A" - Legal Description

Exhibit "B" - Survey

RESOLUTION NO. 6503

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF A GENERAL WARRANTY DEED FROM RTS ENTERPRISES, INC. FOR THE CONVEYANCE OF A 0.85 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE S. M. MCGLOTHLIN SURVEY, ABSTRACT NO. 811, CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "A" AND ILLUSTRATED IN THE ATTACHED EXHIBIT "B"; 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, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to accept a General Warranty Deed from RTS Enterprises, Inc. for the conveyance of all that certain tract or parcel of land situated in the County of Grayson, State of Texas, being a part of the S. M. McGlothlin Survey, Abstract No. 811, being a part of a 2.625 acre tract of land conveyed by Robert W. Minshew, Trustee to John S. Calhoun by deed dated December 20, 1982, recorded in Volume 1628, Page 112, Deed Records, Grayson County, Texas, being the same tract of land conveyed by DW Asset Management Company to Shae Holdings, L.L.P. by deed dated December 28, 2001, recorded in Volume 3192, Page 466, Official Public Records, Grayson County, Texas, and being more fully described by metes and bounds in the attached Exhibit "A" and illustrated in the attached Exhibit "B", in the same or substantially same form as the General Warranty Deed and Exhibits attached hereto and incorporated herein for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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

GENERAL WARRANTY DEED

Date: August 5, 2019

Grantors: **RTS ENTERPRISES, INC.**

Grantors' Mailing Address: 3708 North Frisco Road
Sherman, Texas 75090

Grantee: **CITY OF SHERMAN, TEXAS**

Grantee's Mailing Address: P.O. Box 1106
Sherman, TX 75091

Consideration: For One Dollar (\$1.00) and other valuable consideration by the **CITY OF SHERMAN**

Property: See Attached Exhibits "A" and "B"

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Grantors, for the Consideration expressed and subject to easements of record grants, sell and convey to grantee the Property described in Exhibits "A" and "B", together with all 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.

Grantors bind Grantors and Grantors' 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 easements of record.

GRANTORS:
RTS ENTERPRISES, INC.

BY: _____
NAME: Patricia Diane Smith
TITLE: Independent Executrix of the Estate of Randy Taylor Smith, Director

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, on this day personally appeared **Patricia Diane Smith, Independent Executrix of the Estate of Randy Taylor Smith, Deceased**, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same on behalf of **RTS ENTERPRISES, INC.** for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2019.

NOTARY PUBLIC, STATE OF TEXAS

Notary's commission expires:

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
phone (903)892-8003 fax (903)868-2970

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the S. M. MCGLOTHLIN SURVEY, Abstract No. 811, being a part of a 2.625 acre tract of land conveyed by Robert W. Minshew, Trustee to John S. Calhoun by deed dated December 20, 1982, recorded in Volume 1628, Page 112, Deed Records, Grayson County, Texas, being the same tract of land conveyed by DW Asset Management Company to Shae Holdings, L.L.P. by deed dated December 28, 2001, recorded in Volume 3192, Page 466, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a set spike nail for the Southeast corner of both said 2.625 acre tract and Shae Holdings, L.L.P. tract, the Northeast corner of a tract of land conveyed by Mike Jacobs to the City of Sherman, Texas by deed dated November 16, 1972, recorded in Volume 1235, Page 189, Deed Records, Grayson County, Texas, in the center of a public road known as Frisco Road;

THENCE North 60 deg. 07 min. 50 sec. West, with the South line of said 2.625 acre tract, the North line of said City of Sherman tract, a distance of 288.97 feet to a set 1/2 inch rebar for the Southwest corner of said 2.625 acre tract, the Southeast corner of a 3,924.6 square foot tract of land described in Tract Three in deed from John S. Calhoun to Julia Kay Chapman Calhoun by deed dated February 21, 1990, recorded in Volume 2083, Page 589, Real Property Records, Grayson County, Texas, the Northwest corner of said City of Sherman, Texas tract;

THENCE North 29 deg. 38 min. 00 sec. East, with the East line of said 3,924.6 square foot tract, the West line of said 2.625 acre tract, a distance of 132.00 feet to a set 1/2 inch rebar;

THENCE South 60 deg. 07 min. 50 sec. East, parallel with the South line of said 2.625 acre tract, the North line of said City of Sherman tract, a distance of 270.41 feet to a set spike nail in the center of said Frisco Road and on the East line of said 2.625 acre tract, from which a found spike nail maintaining the Southeast corner of a 1.535 acre tract of land conveyed by Benny Rhodes, et ux to Denton S Properties, L.L.C. by deed dated November 19, 1999, recorded in Volume 2863, Page 406, Official Public Records, Grayson County, Texas, in the center of said Frisco Road and on the East line of said 2.625 acre tract bears North 21 deg. 38 min. 00 sec. East, a distance of 29.53 feet;

THENCE South 21 deg. 38 min. 00 sec. West, with the center of said Frisco Road, the East line of said 2.625 acre tract, a distance of 133.37 feet to the PLACE OF BEGINNING and containing 0.85 ACRES OF LAND more or less.....

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property legally described hereon was made on the ground on the 6th day of January, 2003 that the improvements on said property are known as 3708 FRISCO ROAD, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.



Marshall Sartin, R.P.L.S. #3694

EXHIBIT

"A"

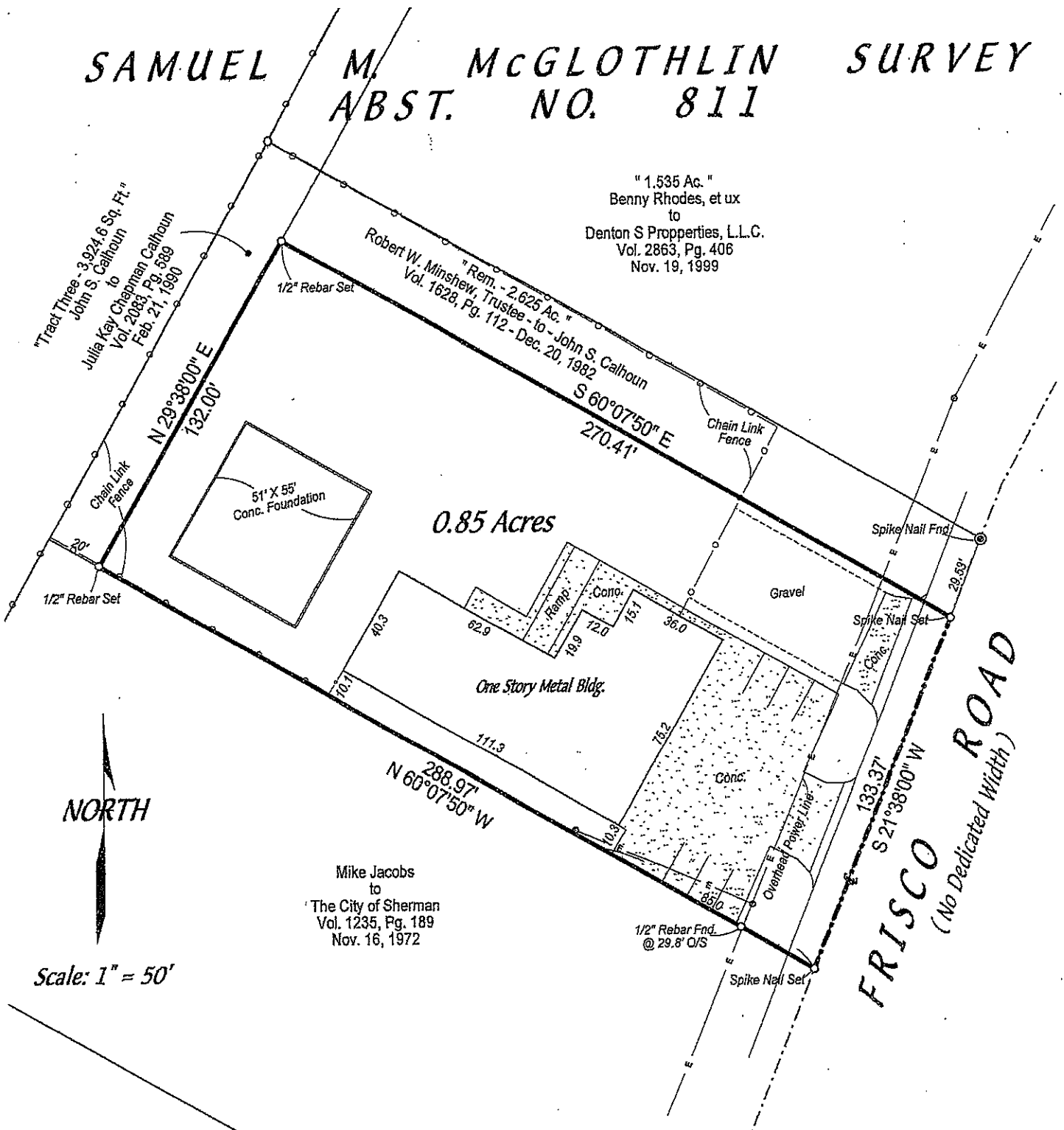
SAMUEL M. MCGLOTHLIN SURVEY

ABST. NO. 811

"1.535 Ac."
Benny Rhodes, et ux
to
Denton S Properties, L.L.C.
Vol. 2863, Pg. 406
Nov. 19, 1999

Robert W. Minshew, Trustee - to - John S. Calhoun
Vol. 1628, Pg. 112 - Dec. 20, 1982

"Tract Three - 3,924.6 Sq. Ft."
John S. Calhoun
to
Julia Kay Chapman Calhoun
Vol. 2083, Pg. 589
Feb. 21, 1990



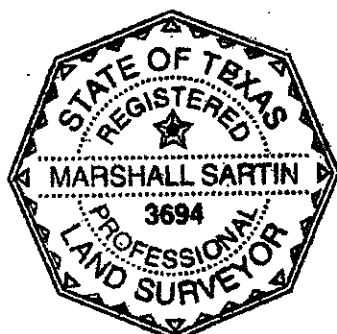
SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
phone (903)892-8003 - fax (903)868-2970

SURVEY FOR: RANDY TAYLOR SMITH

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 6 th day of January, 2003 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as 3708 FRISCO ROAD, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.



Marshall Sartin
R.P.L.S. # 3694

EXHIBIT

"B"



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.4.

Meeting Date: 08/05/2019

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6504**

Authorizing Execution of a Professional Services Agreement with Kimley-Horn and Associates, Inc. for the Engineering Design and Services for Improvements of the Center Street Bridge over Post Oak Creek

Issue:

To consider a contract for professional services with Kimley-Horn and Associates, Inc. for the engineering design and services for improvements of the Center Street Bridge over Post Oak Creek

Background:

In 2018, the Texas Department of Transportation (TxDOT) submitted their Bridge Report for Off-Site Bridges within Sherman, TX. This report is updated every two years. The Center Street bridge is in need of erosion protection underneath the bridge and bank stabilization; as well as improvements to the deck, beams and railing improvements. The bridge is still safe for travel; but these repairs are necessary in order to protect the bridge for its long-term future use.

Origination:

Engineering Department

Financial Consideration:

The total contract cost will be approximately \$172,000.00. This project will be paid out of the Capital Improvement Project Fund.

Staff Recommendation:

It is recommended that the Professional Services Agreement with Kimley-Horn and Associates, Inc. for engineering design and services for improvements to the Center Street Bridge over Post Oak Creek be approved and executed.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6504

Professional Services Agreement

Aerial Location Map

RESOLUTION NO. 6504

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE ENGINEERING DESIGN AND SERVICES FOR IMPROVEMENTS OF THE CENTER STREET BRIDGE OVER POST OAK CREEK; 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 completed and approved as to form and content by the City Attorney, to execute a Professional Services Agreement with Kimley-Horn and Associates, Inc. for the engineering design and services for improvements of the Center Street Bridge over Post Oak Creek, in the same or substantially same form as the contract documents to be attached hereto and incorporated herein for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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

AGREEMENT FOR PROFESSIONAL SERVICES

THIS Agreement for Professional Services ("Agreement") is entered into _____ by and between the CITY OF SHERMAN, TEXAS, hereinafter referred to as the "City", and Kimley-Horn and Associates, Inc., a North Carolina corporation, hereinafter referred to as "Company".

WHEREAS, the City desires Company to perform certain work and services set forth in the Scope of Services attached hereto as Exhibit A and incorporated herein (the "Scope of Services") (the work and services to be provided by the Company under this Agreement, including all plans, drawings, specifications, designs, reports, records, and other work product, and estimates, set forth in the Scope of Services and otherwise described or referred to herein are referred to in this Agreement as the "Services"; and

WHEREAS, the Company has expressed a willingness and desires to perform the Services as set forth in this Agreement.

NOW, THEREFORE, the City of Sherman, Texas and Kimley-Horn and Associates, Inc. in consideration of the covenants and agreements set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, do hereby contract and agree as follows:

ARTICLE I

GENERAL

The Company shall furnish and pay for all labor, tools, materials, equipment, supplies, transportation and management necessary to perform all Services set forth in Article II hereof for

the City in accordance with the terms, conditions and provisions of the Scope of Services, attached hereto as Exhibit "A" and incorporated herein for all purposes, and all of the terms, conditions, and provisions of this Agreement. The City may, at any time, stop any Services by the Company upon giving the Company written notice. Company shall be bound to City by the terms, conditions and responsibilities toward the City for Company's services set forth in this Agreement.

Company shall serve as City's design professional and engineering representative for the project for which the Services are being provided by Company, providing professional engineering services, consultation and advice with respect thereto. Company's work and services consist of that work and services performed by Company and its owners, directors, officers, employees, agents, contractors, subcontractors, representatives, and consultants.

Company shall perform all work hereunder in a manner satisfactory and acceptable to City in accordance with the terms and conditions of this Agreement, including (without limitation) the standard of care set forth in this Agreement. Company shall perform all of its services in a timely and professional manner, utilizing at all times an economical and expeditious manner for performing such services. No less than monthly, Company shall keep City informed, orally or in writing (as requested by City), as to the status of all services of Company in process. All oral information shall be subsequently confirmed in writing.

Company shall not begin work on any Services described herein or other work until City directs Company in writing to proceed.

Company will use its professional skill, judgment and abilities in the performance of its work and Services hereunder, and all work and Services performed under this Agreement shall be conducted in a manner consistent with that level of care and skill ordinarily exercised by reputable

members of the engineering profession currently practicing in the same locality in which the work and Services hereunder are being provided under similar conditions. Company shall re-perform and otherwise remedy any work or Services provided by or for Company not meeting or satisfying this standard of care without additional compensation. Further, Company shall perform all services in accordance with, and Company's work product shall comply with, any applicable law, rule, statute, ordinance, regulation, standard, policy or order of any federal, state or local governmental entity or agency having jurisdiction over any matter related to this Agreement or the project for which the Services are being provided by the Company. Company shall be wholly and solely responsible for any work or Services provided by any officer, employee, agent, representative, contractor or subcontractor of Company.

Company represents that it is authorized to practice civil engineering in the State of Texas and that any necessary licenses, permits or other authorization to practice civil engineering and professional surveying and to provide the Services set forth herein have been heretofore acquired as required by law, rule or regulation. Company agrees and acknowledges that City is entering into this Agreement in reliance on Company's professional abilities with respect to performing the Services set forth herein.

Notwithstanding anything to the contrary in this Agreement, the Company is and shall be construed to be an independent contractor exercising control over its work and services and the manner in which it is performed. Nothing in this Agreement is intended nor shall be construed to create an employer-employee relationship, a joint venture, a joint enterprise relationship, or to allow the City to exercise discretion or control over the professional manner in which the Company performs the work and Services which are the subject matter of this Agreement; provided always however that the work and Services to be provided by Company shall be provided in a manner

consistent with all applicable laws, standards, rules and regulations governing such work and Services. The method and manner in which Company's work and Services hereunder shall be performed shall be determined by Company in its sole discretion. The officers, employees, agents, and representatives of, and the methods, equipment and facilities used by, the Company shall at all times be under the Company's exclusive direction and control.

ARTICLE II

SERVICES

A. The following services, when authorized in writing by a Notice to Proceed, shall be performed by the Company in accordance with the City's requirements:

PREPARATION OF ALL PLANS, SPECIFICATIONS, DRAWINGS, DESIGNS, DOCUMENTS, REPORTS, RECORDS, OTHER WORK PRODUCT, AND ESTIMATES NECESSARY FOR THE CENTER STREET AT POST OAK IMPROVEMENTS PROJECT DESCRIBED IN THE SCOPE OF SERVICES ATTACHED HERETO AS EXHIBIT "A".

B. Company shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, plans and other work and Services furnished by for, or on behalf of Company under this Agreement. Company shall, without additional compensation, correct or revise any errors or deficiencies in the design, drawings, specifications, plans and other work and Services.

C. Neither City's review, approval or acceptance of, nor payment for any of the Services required or provided under this Agreement, shall be construed to operate as a waiver of

any rights under this Agreement or of any cause of action arising out of the performance of this Agreement or a release of the responsibility and liability of Company, its owners, officers, employees, subcontractors, agents and consultants for the accuracy and competency of the same, and Company shall be and remain liable to City in accordance with applicable law for all damages to City caused by Company's negligent performance of or willful misconduct in connection with any of the Services or any other services or work furnished by or on behalf of Company under or in connection with this Agreement, nor shall such review, approval, acceptance, or payment be deemed to be an assumption of or an indemnification for such responsibility or liability by City for any defect, error or omission in the same, and shall not constitute nor be deemed a release of the responsibility and liability of Company, its employees, associates, agents and consultants for the accuracy or competency of their designs, working drawings and specifications, or other Services, documents and work, it being understood that City at all times is relying on Company's skill and knowledge in preparing and providing the Services.

D. The rights and remedies of City and Company under this Agreement are as provided by law.

E. Notwithstanding City's review, approval, or acceptance of, or payment for, any plans, drawings, specifications, or any other work product or Services of Company, Company represents that (i) such plans, drawings, specifications, and other work product or Services (and including, without limitation, as the same may be amended or supplemented by Company), (i) shall be sufficient and adequate for the project and fit for the purposes for which they are intended, and (ii) shall, to the best of Company's knowledge, information and belief as a civil engineer performing the practice of civil engineering in accordance with the standards, duties, and obligations set forth herein, be free from material error, and shall be satisfactory to City. In

accordance with the standard of care set forth herein, Company agrees that if it shall recommend unsuitable materials in connection with the project for which the Services are being provided by the Company or this Agreement or if the design of the project should be defective in any way, Company will assume sole responsibility for any damages, loss, claims, or expenses to the extent caused by Company's recommendation of unsuitable materials or defective design.

ARTICLE III

PAYMENT

A. City shall pay Company for all Services authorized in writing and properly performed by Company on the basis herein described, subject to additions or deletions for changes or extras agreed upon in writing, and subject to the City's right to withhold payment pursuant to the terms of this Agreement.

B. Partial payment shall be paid based upon a percentage of work completed. Company shall submit to City monthly invoices for its Services under this Agreement. Each invoice shall be accompanied by such documentation as the City may require to verify the accuracy of the invoice, including an itemized statement of reimbursable costs incurred (if any), and the sum of all prior payments under this Agreement. Company shall not be entitled to any compensation for any Services or work not actually performed or for any lost profits as a result of any abandonment or suspension of any Services or work by the City.

Any provision hereof to the contrary notwithstanding, City shall not be obligated to make payment to Company hereunder if:

1. Company is in default of any of its obligations under this Agreement or any other documents in connection with the Services or the project (and payment may be withheld to the extent of any such default);

2. Any part of such payment is attributable to any work or Services of Company which are not performed in accordance with this Agreement;

3. Company has failed to make payment promptly to subcontractors or consultants or other third parties used by Company in connection with Company's Services or other work hereunder for which the City has made payment to Company; or

4. If City, in its good faith judgment and after consultation with Company, determines that the portion of the compensation then remaining unpaid will not be sufficient to complete the Company's Services or other work under this Agreement, no additional payments will be due Company hereunder unless and until Company performs a sufficient portion of its Services so that such portion of the compensation remaining unpaid is determined by City to be sufficient to complete the Company's Services or other work.

C. Upon complete performance of this Agreement by Company and final approval and acceptance of Company's Services by City, City will make final payment to Company of the balance due under this Agreement within thirty (30) days of the following month after final payment for such Services has been billed by Company.

D. City may deduct from any amounts due or to become due to Company any sum or sums owing by Company to City. In the event of any breach by Company of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or the City's premises or property, arising out of Company's performance of this Agreement, City shall have the right to retain out of any payments due or to become due to

Company an amount sufficient to completely protect the City from any and all loss, damage or expense there from, until the breach, claim or lien has been satisfactorily remedied or adjusted by the Company.

E. Company shall not be entitled to any compensation for any Services or work not actually performed or for any lost profits as a result of any abandonment or suspension of any Services or other work by the City.

ARTICLE IV

TIME FOR PERFORMANCE

A. Company shall perform all Services and any other work as provided for under this Agreement in a proper, efficient and professional manner. Subject to the terms and provisions of this Agreement, both parties have agreed to the provisions of this Agreement in anticipation of the orderly and continuous progress of the Services through completion of the Scope of Services specified in Exhibit "A", attached hereto.

B. In the event Company's performance of this Agreement is delayed or interfered with by acts of the City or others, Company may request an extension of time for the performance of same as hereinafter provided, but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

C. No allowance of any extension of time, for any cause whatsoever, shall be claimed by or made to the Company, unless Company shall have made written request upon City for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless City and Company have agreed in writing upon the allowance of additional time to be made.

ARTICLE V

DOCUMENTS

A. All instruments of service (including all plans, specifications, drawings, reports, information, designs, documents, computations, computer programs, estimates, surveys, other data or work items, etc., in whatever form or format (whether electronic or otherwise)) prepared by or for Company under or in connection with this Agreement shall be submitted for approval of the City. All instruments of service shall be professionally sealed as may be required by law or by City.

B. All such instruments of service, together with necessary supporting documents, shall be delivered to City, and shall be, belong to, and remain the sole property of the City for the City's exclusive reuse at any time, and the City shall have unlimited rights, for the benefit of City, in all instruments of service, including the right to use same on any other work of City without additional cost to City. The City shall have the right to use such instruments of service for the purpose of completing the project for which the instruments of service were prepared or for such other purposes as the City may deem appropriate; provided, however, that should the City use the same for a purpose not in connection with the project, the City does so at its own risk.

C. Company agrees to and does hereby grant and assign to City all intellectual property rights (whether copyright or otherwise) in and to all such instruments of service in which Company may have a copyright or other intellectual property interest, and to all designs as to which Company may assert any rights or establish any claim under patent, copyright, or other intellectual property laws. Company, after completion of the Services and final payment, agrees to furnish the originals of all such instruments of service to the City (or, if this Agreement is terminated or the project for

which the Services are being provided is abandoned prior to such completion, Company shall provide the originals of all such instruments of service (whether finished or unfinished) to the City upon such termination or abandonment and the payment of any amounts then due the Company pursuant to this Agreement).

D. All documents or other instruments of service supplied by or on behalf of Company to City as provided herein shall be in Microsoft Word 2003 or compatible with Microsoft Word 2003.

ARTICLE VI

TERMINATION

A. City may suspend or terminate this Agreement at any time and for any reason (or for no reason), in its sole discretion, by giving written notice to the Company. In the event of such suspension or termination by City, Company shall have no recourse against City, except for payment for the Services of Company, in accordance with the terms of this Agreement, reasonably determined by the City to have been properly performed hereunder prior to the suspension or termination and for which Company has not been paid. Such payment will be due upon delivery of all finished or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items, or any other instruments of service, in whatever form or format, prepared by, for, or on behalf of Company in connection with this Agreement, to City.

B. Either City or Company may suspend or terminate this Agreement because of a breach of this Agreement by the other party, such suspension or termination to be effective ten (10) days after receipt by the breaching party of a written notice specifying such breach, unless the breaching party corrects such breach or presents a mutually agreeable plan to cure such breach

within such time. In the event of such suspension or termination, payment to the Company, in accordance with the terms of this Agreement, will be made on the basis of Services reasonably determined by City to be satisfactorily performed prior to the date of suspension or termination. Such payment will be due upon delivery of all finished or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items, or any other instruments of service, in whatever form or format, prepared by, for, or on behalf of Company in connection with this Agreement, to City.

In the event of such termination, City may proceed to complete the Services in any manner deemed proper by City, either by the use of its own forces or by resubmitting to others.

In the event of such termination, City may, without terminating this Agreement or taking over the Services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at the expense of the Company.

C. Should the City require a modification of this Agreement, and in the event City and Company fail to agree upon such modification, either City or Company shall have the option in their respective sole discretion of terminating this Agreement. In the event of such termination, payment to Company shall be made by the City in accordance with the terms of this Agreement, for the Services mutually agreed upon by the City and the Company to be properly performed by the Company prior to such termination date. Such payment will be due upon delivery of all finished or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items, or any other instruments of service, in whatever form or format, prepared by, for, or on behalf of Company in connection with this Agreement, to City.

D. In the event of termination of this Agreement for cause or breach of this Agreement, Company shall promptly deliver to City all finished or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items, or any other instruments of service, in whatever form or format, prepared by, for, or on behalf of Company in connection with this Agreement, to City.

ARTICLE VII

INSURANCE

A. In connection with this Agreement, Company shall provide and maintain the minimum insurance coverages set forth below:

1. Company shall provide and maintain Workers Compensation at statutory limits, including Employers Liability coverage a minimum limits of \$500,000 each-occurrence each accident/\$500,000 by disease each-occurrence/\$500,000 by disease aggregate.

2. Company shall provide and maintain in full force and effect during the time of this Agreement, commercial automobile liability insurance (including, but not limited to, insurance covering the operation of owned, non-owned, and hired automobiles, trucks and other vehicles) protecting Company and City as an additional Insured at minimum combined single limits of \$1,000,000 per occurrence for bodily injury and property damage.

3. Company shall provide Commercial General Liability Insurance at minimum combined single limits of \$1,000,000 per-occurrence and \$2,000,000 general aggregate for bodily injury and property damage, which coverage shall include products/completed operations (\$1,000,000 products/ completed operations aggregate) and contractual liability. Coverage for

products/completed operations must be maintained for at least two (2) years after the construction work has been completed. Coverage must be amended to provide for an each- project aggregate limit of insurance.

4. Company shall also provide and maintain Professional Liability coverage at minimum limits of \$2,000,000.00 covering claims resulting from engineering errors and omissions. Such insurance shall be kept in effect for at least four (4) years after the completion of the Services and this Agreement. If Company fails to maintain the insurance covered during that time, City may pay the premiums to keep the insurance in effect and recover the cost from the Company. If coverage is written on a claims-made basis, a policy retroactive date equivalent to the inception date of this Agreement (or earlier) must be maintained during the full term of this Agreement and for the four year period thereafter.

B. With reference to the foregoing insurance, Company shall specifically endorse applicable insurance policies as follows:

1. The City of Sherman, Texas shall be named as an additional insured with respect to General Liability and Automobile Liability.

2. All liability policies with the exception of professional liability shall contain no cross liability exclusions or insured versus insured restrictions.

3. A waiver of subrogation in favor of the City of Sherman, Texas shall be contained in the Workers Compensation and all liability policies.

4. All insurance policies shall be endorsed to the effect that the City of Sherman, Texas will receive at least sixty (60) days' notice prior to cancellation or non-renewal of the insurance.

5. All insurance policies, which name the City of Sherman, Texas as an additional insured, must be endorsed to read as primary coverage regardless of the application of other insurance.

6. Required limits may be satisfied by any combination of primary and umbrella liability insurances.

7. Company may maintain reasonable and customary deductibles, subject to approval by the City of Sherman, Texas

8. Insurance must be purchased from insurers that are financially acceptable to the City of Sherman, Texas.

C. All insurance must be written on forms filed with and approved by the Texas Department of Insurance. Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent, delivered to the City simultaneously with the execution of this Agreement, and shall contain provisions representing and warranting the following:

1. Set forth all endorsements and insurance coverages according to requirements and instructions contained herein.

2. Shall specifically set forth the notice-of-cancellation or termination provisions to the City of Sherman, Texas,

3. Upon request, Company shall furnish the City of Sherman, Texas with certified copies of all insurance policies.

D. City reserves the right to review the insurance requirements contained herein and to adjust coverages and limits when deemed necessary and prudent by City.

ARTICLE VIII

COMPANY'S INDEMNIFICATION OBLIGATION

Company covenants and agrees to **FULLY INDEMNIFY AND HOLD HARMLESS** the City of Sherman, Texas and the elected officials, the officers, employees, representatives, and volunteers of the City of Sherman, Texas, individually or collectively, in both their official and private capacities (the City of Sherman, Texas, and the elected officials, the officers, employees, representatives, and volunteers of the City of Sherman, Texas each being a "Sherman Person" and collectively the "Sherman Persons"), from and against any and all costs, claims, liens, harm, damages, losses, expenses, fees, fines, penalties, proceedings, judgments, actions, demands, causes of action, liability and suits, of any kind and nature whatsoever, made upon or incurred by any Sherman Person, whether directly or indirectly, (collectively, the "Claims"), that arise out of, result from, or relate to an act of negligence, intentional tort, intellectual property infringement, or failure to pay a subcontractor or supplier committed by the Company or the Company's agent, consultant under contract, or another entity over which the Company exercises control (such agent, consultant under contract, or another entity being "Company Persons"). **SUCH INDEMNITY AND HOLD HARMLESS OBLIGATION SHALL AND DOES INCLUDE CLAIMS FOUND TO HAVE BEEN CAUSED IN PART BY THE NEGLIGENCE OF A SHERMAN PERSON.** However

when Claims arise out of the co-negligence of a Sherman Person and the Company or any Company Persons, Company's liability under this clause shall be reduced by that portion of the total amount of the Claims equal to the Sherman Person or Persons' proportionate share of the negligence that caused the loss attributable to such negligence. Likewise, Company's liability for Sherman Person's defense costs and attorneys' fees shall be reduced by that portion of the defense costs and attorneys' fees equal to Sherman Person or Persons' proportionate share of the negligence that caused the loss attributable to such negligence.

Company shall promptly advise the City in writing of any claim or demand against any Sherman Person or Company or Company Person related to or arising out of Company's activities under this Agreement. The Sherman Persons shall have the right, at the Sherman Persons' option and at own expense, to participate in such defense without relieving Company of any of its obligations hereunder. The provisions of any indemnity, and hold harmless obligation set forth in this Agreement shall survive the termination or expiration of this Agreement.

ARTICLE IX

COMPANY INDEMNIFICATION FOR EMPLOYEES

Company agrees that it is an independent contractor and not an agent of the City, and that Company is subject, as an employer, to all applicable unemployment compensation statutes, laws, rules, and regulations, so as to relieve City of any responsibility or liability from treating Company's employees as employees of City for the purpose of keeping records, making reports or payments of unemployment compensation taxes or contributions. WITHOUT LIMITING THE INDEMNITY, AND HOLD HARMLESS OBLIGATION SET FORTH IN ARTICLE VIII AND ANY OTHER INDEMNITY, AND HOLD HARMLESS PROVISION INCLUDED IN THIS AGREEMENT, COMPANY FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF SHERMAN, TEXAS AND ALL OTHER SHERMAN PERSONS (AS DEFINED IN ARTICLE VIII) FROM AND AGAINST AND REIMBURSE THE SAME FOR ANY CLAIMS, COSTS, LIENS, HARM, DAMAGES, LOSSES, FEES, PROCEEDINGS, ACTIONS, CAUSES OF ACTION, DEMANDS, PENALTIES, FINES, JUDGMENTS, SUITS, EXPENSES OR LIABILITY OF ANY KIND OR NATURE INCURRED UNDER OR RELATED TO SAID STATUTES OR IN CONNECTION WITH EMPLOYEES OF COMPANY.

ARTICLE X

ASSIGNMENT

Company shall not and has no power or authority to sell, assign, transfer, or otherwise convey (by any means, including by operation of law or otherwise), or subcontract, this Agreement or any right, duty, obligation or part thereof, without the prior written consent of City. Sale of

more than 50% ownership of Company shall be construed as an assignment, transfer, or other conveyance, and any such sale, assignment, transfer, or other conveyance, or subcontract, without the City's prior written consent shall be null and void *ab initio*.

ARTICLE XI

APPLICABLE LAWS; GOVERNING LAW; VENUE

Company shall comply with all Federal, State, County and Municipal laws, ordinances, regulations, safety orders, resolutions and codes (including, without limitation, building and related codes), including but not limited to the Americans With Disabilities Act and Chapter 469 of the Texas Government Code (relating to elimination of architectural barriers), relating or applicable to the work and Services to be performed under this Agreement.

This Agreement is performable in Grayson County, State of Texas and shall be governed by the laws of the State of Texas; and, with respect to any conflict of law provisions, the parties agree that such conflict of law provisions shall not affect the application of the law of Texas (without reference to its conflict of law provisions) to the governing, interpretation, validity and enforcement of this Agreement. Venue on any suit or matter hereunder shall be exclusively in Grayson County, Texas.

ARTICLE XII

ADJUSTMENTS IN SERVICES

No claims for extra services, additional services or changes in the services will be made by Company without a written agreement with City prior to the performance of such services.

ARTICLE XIII

EXECUTION BECOMES EFFECTIVE

This Agreement will be effective upon the last of the representatives of the parties to execute this Agreement, as set forth below.

ARTICLE XIV

AGREEMENT AMENDMENTS

This Agreement contains the entire and integrated understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. This Agreement may only be modified, amended, supplemented or waived by a written instrument executed by duly authorized representatives of the parties, except as may be otherwise provided therein.

ARTICLE XV

GENDER AND NUMBER; HEADINGS

The use of any gender in this Agreement shall be applicable to all genders, and the use of singular number shall include the plural and conversely. Article and section headings are for convenience only and shall not be used in interpretation of this Agreement.

ARTICLE XVI

NOTICES AND AUTHORITY

A. The Company agrees to send all notices required under this Agreement to the City Manager of the City of Sherman at 220 W. Mulberry St., Sherman, TX 75090.

B. The City agrees to send all notices required under this Agreement to the Company at 2201 West Royal Lane, Suite 275, Irving, TX 75063.

C. For purposes of this Agreement, notices and all other communications provided for herein shall be in writing, addressed as provided hereinafter to the party to whom the notice or request is given, and shall be either (i) delivered personally, (ii) sent by United States certified mail, postage prepaid, return receipt requested, or (iii) placed in the custody of Federal Express Corporation or other nationally recognized carrier to be delivered overnight. Notice shall be deemed given when received. From time to time either party may designate another address within the 48 contiguous states of the United States for all purposes of this Agreement by giving the other party not less than ten (10) days advance notice of such change of address in accordance with the provisions hereof.

D. The undersigned officers and/or agents of each of the parties hereto are the properly authorized officials or representatives and have the necessary authority to execute this Agreement on behalf of each of the respective parties.

ARTICLE XVII

MISCELLANEOUS

A. No Third Party Benefits. This Agreement and each of its provisions are solely for the benefit of the parties hereto and are not intended to create or grant any rights, contractual or otherwise, to any third person or entity.

B. Rights and Remedies Cumulative; No Waiver; Survival of Remedies. The rights and remedies provided by this Agreement are cumulative, and the use of any one right or remedy by either party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the parties may have by law statute, ordinance, or otherwise. The failure by either party to exercise any right, power, or authority given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies either party may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement.

C. Severability. The terms and provisions of this Agreement are severable, and if any term or provision is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable and this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable term or provision is not a part hereof, and the remaining provisions hereof shall remain in full force and effect. In lieu of any illegal, invalid or unenforceable term or provision herein, the parties agree to seek to negotiate the insertion of a term or provision as

similar in its terms to such illegal, invalid or unenforceable term or provision as may be possible, with the intent that such added term or provision is legal, valid and enforceable.

D. Release of Information. Company shall not divulge or release any information concerning the project or this Agreement to the public, including any the media representative, without City's prior written consent.

E. Force Majeure. Neither party is liable to the other for any damages for delay in performance caused by acts of God, strikes, lockouts, accidents, fire, casualty, labor trouble, failure of power, governmental authority, riots, insurrections, war, acts or threats of terrorism, or other events or reasons of a like nature which are beyond the control of the party obligated to perform and not avoidable by the diligence of that party ("Event of Force Majeure"); in such event, the party obligated to perform give the other party prompt notice of such delay and the performance of this Agreement shall be excused for the period of such delay. If such an event necessitates a change in the time required for performance of any act or services hereunder, subject to the other terms and provisions of this Agreement, the parties shall make an equitable adjustment of the schedule and price; provided, however, that the party obligated to perform shall continue to promptly perform all of its obligations under this Agreement while the parties are determining the nature and extent of any such adjustments.

F. Authorized Signatories. The undersigned officers and/or agents of the parties hereto are the properly authorized officials or representatives and have the necessary authority to execute this Agreement on behalf of each of the respective parties, and each party hereby certifies to the other that any necessary resolutions or other act extending such authority have been duly passed and are now in full force and effect.

IN WITNESS WHEREOF, parties have caused this Agreement to be executed in duplicate this _____ day of _____ 2019, with an original to each party.

COMPANY: KIMLEY-HORN AND ASSOCIATES, INC.

BY: Scott R. Arnold

NAME: Scott R. Arnold, P.E.

TITLE: Vice President

ATTEST: BY: Dana Shumard

NAME: DANA SHUMARD

TITLE: VICE PRESIDENT

CITY: CITY OF SHERMAN

BY: _____

NAME: Robby Hefton

TITLE: City Manager

ATTEST: BY: _____

NAME: Linda Ashby

TITLE: City Clerk

APPROVAL RECOMMENDED:

Clint Philpott, P.E. / Director of Engineering

APPROVED AS TO FORM:

Brandon S. Shelby, City Attorney

Exhibit A
Scope of Services
Improvements
At
Center Street at Post Oak Creek

Project Understanding

The City of Sherman (City) is contracting with Kimley-Horn, Inc. (Consultant) to provide professional engineering services for improvements at Center Street over Post Oak Creek. At The project includes developing construction plans to provide erosion protection underneath the bridge and bank stabilization upstream (anticipated not to exceed 100 feet measured from face of upstream side of bridge) of the bridge as well as improvements to the bridge railing, structural repairs to the deck, beams, and bents, and overlaying the bridge deck. Improvements to the bridge structure will be included as bid alternates in the construction plans and documents. Improvements to the bridge structure will be included as bid alternates in the construction plans and documents. The project will also include topographic survey, geotechnical investigation, hydraulic modeling of Post Oak Creek, evaluation of the bridge structure for magnitude of repairs, and development of construction plans, technical specifications, and contract documents for improvements. An additional bid alternate will be evaluated and potentially included for bridge end treatments and for overlaying the bridge deck / repairing the expansion joints at McGee Street over Post Oak Creek.

Scope of Services

1. Survey

Consultant will provide survey services that includes the following tasks:

1.1. Property Research

- 1.1.1 Collect property owner and record information.
- 1.1.2 Gather existing plat information.
- 1.1.3 Gather existing right-of-way and easement information. Identify easements available through typical research methodologies (i.e. plats, court house filings, etc.). Undocumented easements may not be identified.

1.2. Topographic Design Survey

- 1.2.1 The limits of the topographic survey of the roadway/bridge will extend 50 feet beyond the approach slab of the bridge in each direction. Topographic survey will extend 200 feet upstream and downstream of the bridge crossing and will extend 25 feet beyond top of bank. This includes the area under the bridge, locating the existing bridge columns, abutment and slope protection, and identifying the low chord elevation. Cross sections will be taken at 25 feet intervals within the 200 feet upstream and downstream limits to include an additional cross section immediately upstream and downstream (10 feet away

from edge of bridge). Aerial photography/LiDAR will be obtained and used to capture a larger area as needed.

1.2.2 Survey will identify and locate existing topographic elements within these limits including, but not limited to, the following:

- Property corner monumentation;
- Existing pavement, curbs, driveways, sidewalks, barrier free ramps, etc.;
- Existing storm sewer inlets, manholes, junction boxes (including culvert sizes and invert elevations);
- Existing driveways;
- Utility manholes, vaults, water valves, water meters, sprinkler heads, telephone poles, power poles, utility markers, other public utilities, and franchise utilities (excluding Subsurface Utility Engineering);
- Signs (excluding temporary signs);
- Landscaping;
- Permanent structures;
- Retaining walls;
- Mailboxes;
- Fence limits and material types (excluding temporary fences);
- Geotechnical boring locations and elevations.

A tree survey is not included in this scope. Therefore, trees will not be tied and/or identified.

1.2.3 Coordinate with Texas 811 to locate and mark existing franchise and public utilities prior to performing the field survey.

1.2.4 Establish horizontal (NAD 83) and vertical (NAVD 88) control points. The City to provide established monument information for the area.

1.2.5 City will arrange and make all provisions for access to perform the services specified within this scope. The Consultant will provide the City with the name and address of the property owners.

1.2.6 Prepare a final topographic drawing in digital format (including contours and break lines) showing the features located in the field as well as an ASCII coordinate file of the points located in the field, and a hard copy of the coordinates and feature descriptions.

1.3. Field Visit to Catalog Repair Locations

1.3.1 Perform a field visit to identify and categorize specific repair locations on the structure.

2. **Geotechnical Investigation**

Through a subconsultant, the Consultant will provide a geotechnical investigation and recommendations for the improvements at the bridge crossing. Consultant will rely on the geotechnical recommendations for these improvements. Tasks include the following:

2.1. Subsurface Exploration

2.1.1 At or near each bridge abutment location, drill and extrude one (1) sample boring to a depth of 30' below existing grade (2 total) using truck-mounted equipment. In addition, two additional borings will be obtained at the top of bank immediately upstream of the bridge along the west side of Post Oak Creek. Additional depths or borings will be provided as *Additional Services* only upon written City authorization.

- Samples will be checked for consistency with a hand penetrometer;
- Boring locations will be staked;
- Bore holes will be backfilled and plugged at the surface;
- Determine D50 (bed material size where 50% of particles are smaller, mm) for scour analysis;
- Record water temperature (temperature taken at the same time as geotechnical sampling, Celsius).

2.1.2 Laboratory Testing: Laboratory testing will be performed to determine classification of materials and to determine strength characteristics and design data.

- Moisture content and soil identification;
- Liquid and plastic limit determinations;
- Unit weight determinations;
- Design data recommendations for scour and abutment protection;
- Testing to determine design data recommendations for scour, end bearing, lateral pressures, coefficient of friction, and uplift for bridge and abutment improvements as well as scour, end bearing, lateral pressures, coefficient of friction, uplift, global stability, and tieback data for bank stabilization upstream along the west bank.

2.2. Geotechnical Engineering Report: Prepare an Engineering report presenting recommendations for erosion protection and bank stabilization based on the testing results presented above. The report will also include:

- Sample boring location map;
- General soil and ground-water conditions;
- Recommendations on the scour potential for the creek in the proximity of the structures;
- Design data recommendations for scour and abutment protection;
- Design data for erosion protection and bank stabilization including a slope stability analysis and design data for structural repair stabilization that may include tiebacks, gabions walls, drilled shafts, concrete walls, or a combination thereof.

3. Hydraulic Analyses

This task includes work associated with the hydraulic evaluation of Post Oak Creek at the Center Street crossing. The following will be performed as part of this task:

3.1. Center Street Bridge Crossing:

- 3.1.1 Collect relevant data pertaining to the crossing from the City. This information may include creek studies, models, record drawings, GIS files, aerials, and contour/LiDAR information. It is assumed the Post Oak Creek HEC-RAS model from the 2018 Sherman LOMR Mapping Updates provided by Halff Associates and dated February 2019 will serve as the base model.
- 3.1.2 Create a revised existing hydraulic model (HEC-RAS format) of the project location by updating the effective Post Oak Creek hydraulic model with field survey data performed under Task 3.1.1. Develop additional cross sections as needed.
- 3.1.3 Model up to two (2) alternative configurations for the proposed bridge crossing. Alternative configurations shall include abutment and channel lining stabilization options.
- 3.1.4 Model up to two (2) alternatives for bank stabilization upstream of the bridge crossing for the west bank. Alternatives shall include a gabion or concrete wall.
- 3.1.5 Analyze hydraulic impacts to the 100-year flood event for each alternative. The 100-year flood event will be the design storm for analyzing hydraulic impacts. Hydraulic results will also be provided for the 10-year, 25-year, 50-year, and 500-year flood events for informational purposes.
- 3.1.6 Perform a scour analysis using HEC-RAS for the proposed improvements.
- 3.1.7 The hydraulic results will be summarized in a memo report as a section of the design rationale report. The memo will tabulate baseline conditions with respect to water surface elevations and channel velocities within the project area. The impacts of the proposed improvements and any necessary modifications will be documented.
- 3.1.8 It is assumed the existing bridge is undersized and does not convey the 100-year flood event without overtopping. The proposed bridge low chord and deck elevations are constrained by the existing roadway near the bridge. The proposed bridge is anticipated to be undersized and not meet City freeboard criteria for the 100-year flood event.

3.2. Permitting

- 3.2.1 Perform a preliminary Jurisdictional Determination (JD) by delineating the waters of the U.S.
- 3.2.2 It is anticipated the project may be permitted under U.S. Army Corps of Engineers (USACE) Section 404 Nationwide Permit (NWP) 14 under a 'no notification' scenario. Consultant will prepare a memo including the following:
 - Brief project description, site sketches, as it relates to proposed impacts to the waters of the U.S.;
 - Site visit photographs to document existing/preconstruction conditions;
 - A copy of the NWP 14 permit language with General Conditions;
 - State Water Quality Certifications and Conditions;
 - NWP Regional Conditions for Texas;
 - Cultural Resources information from readily available databases;
 - Threatened and Endangered Species information from readily available databases.
- 3.2.3 One site visit by a qualified scientist is included in this Task to gather information useful for the memo.

- 3.2.4 The task assumes coverage under the 2017 – 2022 nationwide permits. Though no coordination with the USACE is proposed, the activity will be authorized under a Federal permit. All terms and conditions of the permit must be met.
- 3.2.5 In the event 'pre-construction notification' to the USACE or an Individual Permit is required, an additional scope of services will be required.

4. Conceptual Design (30%)

Consultant will provide engineering services and prepare the conceptual plans. Services in this phase will include:

4.1. Project Meetings, Coordination, and Correspondence

- 4.1.1 Develop project production plan, including documenting design criteria, project schedule, and milestones.
- 4.1.2 Conduct one (1) progress meeting with City staff and other stakeholders.
- 4.1.3 Coordinate with subconsultants.
- 4.1.4 Prepare and maintain a project schedule.
- 4.1.5 Project administration, including preparation of project correspondence and invoicing documents.
- 4.1.6 Project site visits (up to two (2) visits).
- 4.1.7 Develop and implement project specific QA/QC protocol.

4.2. Data Collection

- 4.2.1 Design criteria, standard details, and technical specifications for roadway, drainage, utilities, and streetscape elements.
- 4.2.2 Applicable studies, master plan documents and Ordinances.
- 4.2.3 Record drawings for existing structures and utilities.
- 4.2.4 Construction contract template.
- 4.2.5 Latest BRINSAP report.

4.3. Bridge Improvement Plans

4.3.1 Conceptual improvements at Center Street:

- Plan view;
- Vertical profile;
- Typical section for bridge protection;
- Channel grading;
- Limits of proposed erosion protection;
- Low chord;
- 100-year water surface elevation;
- Bent locations;
- Abutment locations and conceptual repairs;
- Limits of bank stabilization;
- Typical section for bank stabilization;
- Proposed construction staging areas;
- Conceptual traffic phasing plan;
- Recommendations and associated conceptual costs for bridge deck surface improvements. This will be developed as a bid alternate;

- Recommendations and associated conceptual costs for bridge railing and bridge end treatment improvements. This will be developed as a bid alternate.

4.3.2 Conceptual improvements at McGee Street:

- Recommendations for bridge deck surface improvements. This will be developed as a bid alternate;
- Recommendations for bridge railing and bridge end treatment improvements. This will be developed as a bid alternate.

4.4. Utilities

4.4.1 Establish the location of existing utilities based upon information provided by the City and field survey information. No subsurface utility engineering (SUE) is included as a part of this scope.

4.4.2 Evaluate potential conflicts.

4.4.3 Notify the City if any relocations may be required.

4.4.4 City will perform the coordination with the franchise utilities if any relocations are required.

4.5. Prepare conceptual Opinion of Probable Construction Cost (OPCC).

4.6. Conceptual Design Submittal (30%)

4.6.1 Submit half-size sets of plans (11"x17") to the City electronically in PDF format.

5. **Preliminary Design (90%)**

5.1. Comment Resolution Meeting

5.1.1 Attend one (1) comment resolution meeting with the City to discuss the 30% submittal.

5.2. Bridge Improvements Plans

5.2.1 Incorporate City comments from the 30% submittal for both locations.

5.2.2 In addition to progressing the details and comment resolution for the items described in the 30% phase, the following additional information will be provided in the preliminary submittal.

- Erosion Control Sheets;
- Erosion Control and Bank Stabilization Detail Sheets;
- General Notes;
- Preliminary Specifications and Contract Document information;
- Standard Details;
- Bridge Deck Surface Improvements Details presented as a bid alternate;

- Bridge railing and bridge end treatment improvements details presented as a bid alternate;
- Updated OPCC;
- Draft Design Rationale Report.

5.3. Preliminary Design Submittal

- 5.3.1 Submit half-size sets of plans (11"x17") to the City electronically in PDF format.
- 5.3.2 Submit Draft Design Rationale Report (8.5"x11" with 11"x17" exhibits as appropriate) to the City electronically in PDF format.

6. **Final Design**

6.1. Comment Resolution Meeting

- 6.1.1 Attend one (1) comment resolution meeting with the City to discuss the 90% submittal.

6.2. Bridge Improvement Plans

- 6.2.1 Incorporate City comments from the 90% submittal for both locations.
- 6.2.2 In addition to progressing the details and comment resolution for the items described in the 90% phase, the following additional information will be provided in the final submittal.
 - Final miscellaneous details and project information;
 - Final Design Rationale Report;
 - Bid Alternates if selected by the City;
 - Final OPCC;

6.3. Final Design Submittal (Final)

- 6.3.1 Submit up to three (3) 22"x34" full-size and three (3) 11"x17" half-size sets of plans and specifications to the City, including electronic PDF format.

7. **Bid Phase Services**

- 7.1. Provide construction plans in PDF format for City's use in bidder distribution.
- 7.2. City will issue bid documents to prospective bidders, maintain list of bidders, tabulate bids received, and evaluate the compliance of bids received.
- 7.3. Assist the City with issuing addenda as appropriate to interpret, clarify, or expand the bidding documents.

8. **Construction Phase Services**

Consultant's involvement during the construction phase of the project will only be provided upon the City's request. Our scope of services could include any of the tasks below. The budgeted fee identified allows for approximately 50 hours of Consultant's labor and

anticipated expenses.

- 8.1. *Pre-Construction Conference.* Attend the Pre-Construction Conference prior to commencement of Work at the Site.
- 8.2. *Clarifications and Interpretations (RFIs max of 6 EA).* Issue clarifications and interpretations of the Contract Documents (plans and project manuals) to City as appropriate to the orderly completion of Contractor's services. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Field Orders authorizing variations from the requirements of the Contract Documents will be made by the City.
- 8.3. *Change Orders.* Recommend Change Orders to City, as appropriate. Review and make recommendations related to Change Orders submitted or proposed by the Contractor.
- 8.4. *Shop Drawing Review.* Provide review and comment for the City on Shop Drawings and Submittals required for the project.
- 8.5. *Site Visits.* Up to four (4) site visits will be performed to determine the overall progress of construction and general conformance with plans and specifications.
- 8.6. *Substantial Completion.* Promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, in company with City and Contractor, conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list. If after considering any objections of City, Consultant considers the Work substantially complete, Consultant shall notify City and Contractor.
- 8.7. *Limitation of Responsibilities.* Engineer shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Engineer shall not have the authority or responsibility to stop the work of any Contractor.
- 8.8. *Additional Services.* Additional Project Management, Visits to Site and Observation of Construction, Recommendations with Respect to Defective Work, Shop Drawing "or-equal," review, Inspections and Tests, Applications for Payment and Final Notice of Acceptability of the Work will be considered *Additional Services*. *Additional Services* shall be performed only upon written authorization of the City after additional fee has been agreed upon.

9. Record Drawings

- 9.1. Prepare project "Record Drawings" based on information provided by the Contractor and/or the City as to the actual field placement of the work including any changes or deletions. Engineer is not responsible for the accuracy of the information provided by the Contractor and/or the City. Engineer will provide the following deliverables:
 - 9.1.1 One (1) set of reproducible (22" x 34") Record Drawings.
 - 9.1.2 One (1) set of PDF format Record Drawings (each sheet will be a separate PDF file).

10. Bid Alternate for Center Street / McGee Street Bridge Deck Overlay

- 10.1 Prepare specifications and plan sheets to overlay the bridge decks to improve ride quality and extend the service life of the bridges.
- 10.2 Update OPCC.

11. Additional Services

Services not specifically identified in the Scope of Services above shall be considered additional and shall be performed on an individual basis only upon authorization by the City. Such services shall include, but are not limited to, the following:

- 11.1. Construction staking;
- 11.2. Title Research;
- 11.3. Boundary Survey;
- 11.4. Renderings or sketches;
- 11.5. Bridge inspection or evaluation beyond that described in this scope;
- 11.6. Design of any offsite improvements beyond the improvements identified in the scope;
- 11.7. Preparation for and attendance at public meetings;
- 11.8. Additional creek hydrologic and hydraulic studies, including but not limited to:
 - Conditional Letter of Map Revision (CLOMR);
 - Letter of Map Revision (LOMR);
 - Floodplain development permit;
 - Floodplain Study Report;
 - Coordination or submittals to FEMA;
 - Hydrologic Analyses;
 - HEC-2 conversion to HEC-RAS;
 - Development of HEC-RAS model from scratch;
 - Additional alternatives for hydraulic analysis.
- 11.9. Furnish additional copies of review documents and/or bid documents more than the number of the same identified above;
- 11.10. Construction Phase Services beyond those specified;
- 11.11. Assist the City as an expert witness in litigation in connection with the project or in hearings before approving and regulatory agencies;
- 11.12. Redesign to reflect project scope changes requested by the City, required to address changed conditions or change in direction previously approved by the City, mandated by changing governmental laws, or necessitated by the City's acceptance of substitutions proposed by the Contractor;
- 11.13. Coordination or submittals to USACE;
- 11.14. Environmental services such as preparing an archeological survey, pedestrian survey, biologic survey, nationwide permit with notification, and individual permit application;
- 11.15. Subsurface Utility Engineering.

Fee and Billing

Engineer will perform the services identified in the Scope of Services on either a Lump Sum (LS) or Hourly/Reimbursable (CP) basis in accordance with the following tasks:

Center Street

<u>Lump Sum (LS)</u>	<u>Task Fee</u>
Task 1 – Survey	\$11,700
Task 2 – Geotechnical	\$14,700
Task 3 – Hydraulic Analysis	\$44,900
Task 4 – Conceptual Design	\$27,400
Task 5 – Preliminary Design	\$40,300
Task 6 – Final Design	\$6,200
Subtotal (LS):	\$145,200

<u>Hourly/Reimbursable (Cost Plus)</u>	<u>Task Fee (estimated)</u>
Task 7 – Bid Phase Services	\$4,500
Task 8 – Construction Phase Services (based on 50 manhours)	\$14,000
Task 9 – Record Drawings	\$2,300
Bid Alt 1 – Overcoat Center/McGee Street Bridge Decks	\$6,200
Subtotal (CP):	\$27,000

PROJECT TOTAL:	\$172,200
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Engineer will perform the **Lump Sum Tasks** identified in the Scope of Services for a fee of \$ 145,200.

Engineer will perform **Hourly/Reimbursable Tasks** identified in the Scope of Services on a labor fee plus expense (reimbursable) basis. For your budgeting purposes, we recommend allocating \$ 27,000 for these tasks (not-to-exceed). The fee breakdowns above are provided for budgeting purposes only and not intended to represent the maximum budgets for each task. Consultant (Kimley-Horn) reserves the right to reallocate the budgets as necessary. Direct reimbursable expenses (subconsultant fees, out-of-house printing, courier services, etc.) will be billed at a rate of 1.15 times cost. Labor fee will be billed on an hourly basis per the current hourly rates, which is subject to annual adjustment. A percentage of labor fee (5%) will be added to each invoice to cover certain other expenses such as telecommunications, printing, in-house reproduction, postage, computer expenses, supplies, and local mileage. All permitting, application, and similar project fees will be paid directly by the City.





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.5.

Meeting Date: 08/05/2019

Prepared By: Theresa Hutchinson, Parks & Recreation Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6505

Awarding a Bid to and Authorizing Execution of a Contract with North Rock Construction, LLC for Construction of an Outdoor Basketball Facility at Pecan Grove West Park

Issue:

Recommendation to award a bid and authorize execution of a contract for the construction of an outdoor basketball facility at Pecan Grove West Park

Background:

During a regularly scheduled meeting on April 1, 2019, the City Council authorized staff to advertise for bids for the construction of an outdoor basketball facility at Pecan Grove West Park. A public request for competitive, sealed bids resulted in one (1) bid submitted and opened on July 22, 2019, with a bid of \$137,362.58 from North Rock Construction, LLC of Denton, Texas.

Origination:

Parks and Recreation Department

Financial Consideration:

The project cost of \$137,362.58 will be funded by the Capital Improvement Program.

Staff Recommendation:

Staff recommends that the bid be awarded to North Rock Construction, LLC of Denton, Texas. It is also recommended that the City Manager be authorized to execute the required contract documents.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6505
Construction Contract
Aerial Location Map

RESOLUTION NO. 6505

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH NORTH ROCK CONSTRUCTION, LLC FOR CONSTRUCTION OF AN OUTDOOR BASKETBALL FACILITY AT PECAN GROVE WEST PARK; 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 North Rock Construction, LLC of Denton, Texas, is hereby awarded the City of Sherman's contract for the construction of an Outdoor Basketball Facility at Pecan Grove West Park, in accordance with all bid documentation attached hereto and incorporated herein for all purposes.

SECTION 2. That the City Manager is hereby authorized and directed, subject to all contract documents being completed and approved as to form and content by the City Attorney, to execute a contract with North Rock Construction, LLC for the construction of an Outdoor Basketball Facility at Pecan Grove West Park, in the same or substantially same form as the contract documents to be attached hereto and incorporated herein for all purposes.

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 _____, 2019.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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



525 So. Loop 288, Suite 105
Denton, TX 76205
(940)220-5500

CONSTRUCTION CONTRACT

Basic Contract Information

Date:

Owner:

Owner's Mailing Address:

Contractor: North Rock Construction, LLC

Contractor's Mailing Address: 525 So. Loop 288, Suite 105, Denton, TX 76205

Property:

Agreement

A. CONSTRUCTION TERMS:

- A.1. Specifications: See Standard Specifications of Contractor set forth on **Exhibit A "Bid Letter", Exhibit B "Plans", and Exhibit C "Contract Sum"** attached hereto.
- A.2. Contract Sum: The Contract Sum shall be (\$_____), subject to additions and deductions from change orders. The Contract Sum shall specifically include the following items:
- a. Cost of all materials, including transportation of materials, supplies, and equipment incorporated in the work and consumed while doing the work less salvage value of such items used but not consumed that remains the property of the Contractor, including all costs of installing, repairing and replacing, removing, transporting, and delivering the machinery and equipment.
 - b. Payments made by the Contractor to any subcontractors in accordance with the requirements of the subcontractors.
 - c. Cost of all materials, temporary facilities and equipment and hand tools not customarily owned by the construction workers, which are provided by the Contractor at the site and fully consumed in the performance of the Work.
 - d. Rental charges consistent with those prevailing in the area for temporary sanitary facilities, machinery, and equipment used at the construction site, whether rented from the Contractor or others, including all costs of installing, repairing and replacing, removing, transporting, and delivering the machinery and equipment.

- e. Premiums for insurance
- f. Losses and expenses, not compensated by insurance or otherwise sustained by the Contractor in connection with the Work, provided that they have resulted from causes other than the fault or neglect of the Contractor. This would include but not limited to repairs from vandals, thefts, insurance premiums, as well as deductibles or mishaps that does not meet the minimum deductible required by an insurance Builder's Risk Policy.
- g. Costs of removal of debris from the site including necessary trees, foliage and abandoned structures if applicable. **N/A**
- h. Costs incurred in taking action to prevent threatened damage, injury, or loss in case of an emergency affecting the safety of persons and property. This would include but not limited to scaffolding, tree protectors, barricades, protective poly-film for floors, tubs or windows.
- i. Impact fees, exactions, royalties, charges, inspection costs, or any other fees related to the work imposed by governmental entities.
- j. Permit fees, royalties, or damages for infringement of patents and costs of defending related lawsuits for items specified by the Owner, deposits lost for causes other than the Contractor's negligence, and tap fees.
- k. Expenses for delivery fees, and other similar petty cash items related to the work.
- l. Costs incurred for building code and regulatory compliance.
- M. Other costs incurred in the performance of the Work if and to the extent approved in advance in writing by the Owner.

B. DEFINITIONS:

B.1. "Commencement Date" means the date on which the owner and contractor agree to construct the Improvements.

B.2. "Completion Date" means the date of Substantial Completion and notice to Owner.

B.3. "Concealed Conditions" means preexisting physical conditions situated below the surface of the ground, or concealed or unknown conditions in an existing structure, at variance with the conditions indicated in the Contract Documents or differing materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract Documents.

B.4. "Contract Documents" means this construction contract, the Plans, warranty documents, and any other documents governing the Work (collectively, the "Contract").

B.5. "Improvements" means the improvements to be constructed on the Property according to the Plans, including: Contractors –

B.6. “Payment Terms”

B.7. “Plans” means all plans and specifications for the Improvements (dated ???). This contract and the plans, and specifications are intended to supplement each other. In case of conflict, the specifications shall control over the Plans, and the provisions of the contract shall control both. The Contractor agrees to construct the project in accordance with the Plans and specifications. If the Plans are provided by the Owner and not Contractor, Contractor assumes no responsibility or liability for defects in the design or engineering of the Plans. The Owner represents and warrants that the plans and specifications are adequate and that the Contractor can rely on them. The Owner will be liable for any damages caused by defective building plans and specifications, including but not limited to additional costs caused by delay in substantial completion of the project, additional costs for materials necessitated by any changes, additional labor costs, and the increase in any fee to Contractor as a result thereof. If the Owner provided their own Plans then they represent that (a) the Plans provided to the Contractor are the result of an original design, (b) the Owner is the sole owner of the design, and (c) the Owner has exclusive rights, including copyright, in and to the design as represented in the structure, plans, specifications, and drawings. Owner shall obtain all necessary approvals, and/or acknowledgments from any Architectural Board or Committee whose jurisdiction is relevant to this project.

B.8. “Scope of Work” means the Work covered by the Contract Documents.

B.9. “Substantial Completion” or “Substantially Complete” means the parties stipulate the Improvements have been completed in accordance with the Plans and are fit for their intended use except for minor “punch list” items, which are typically completed or cured following the taking of possession by Owner.

B.10. The “Work” means the physical activities, materials, and equipment relating to the construction of the Improvements.

C. PRECOMMENCEMENT MATTERS:

C.1. Contractor agrees to:

- a. Provide certificates of insurance prior to the commencement of the work naming owner as additional insured.

C.2. Owner agrees to:

- a. Provide water and electricity to the property line.
- b. Approve the final location of the Improvements on the Property subject to the requirements of all existing easements, HOA covenants, city and other governmental ordinances and proper drainage requirements affecting the Property.
- c. Owner shall obtain and pay for insurance against injury and death to persons and damage to Property.

C.3. The following are stipulated:

- a. *Change Orders.* Contractor is under no duty to make any changes in the Plans requested by Owner until a mutually agreeable change order is signed by Contractor and Owner.
- b. *Consult Your Attorney.* This is intended to be a legally binding contract. READ IT CAREFULLY. If you do not understand the effect of any part of the Contract Documents, consult your attorney BEFORE signing.

D. AFTER COMPLETION OF PRECOMMENCEMENT MATTERS:

D.1. Contractor agrees to:

- a. Commence the Work within thirty (30) days after Owner has completed all of Owner's obligations under the pre-commencement Matters.
- b. Diligently prosecute the Work to completion and substantially complete the Work according to the Plans within TBD days of the agreed commencement date.
- c. Keep the Property free from claims of liens for labor or material arising directly through Contractor, except that Contractor may reasonably dispute any claim and Owner's non-payment of the Contract Sum to Contractor shall be an express exception hereto.

D.2. Contractor agrees not to delay the work, except that the Contractor shall be excused for any delay in completion of the Work caused by acts of God, acts of the Owner or the Owner's agent, inclement weather, wet or muddy grounds, labor trouble, acts of public utilities, public bodies, or inspectors, extra work, failure of the Owner to make payments promptly, or other contingencies unforeseen by the Contractor and beyond the reasonable control of the Contractor. Notwithstanding the foregoing, Contractor shall have the right, on forty-eight (48) hours' written notice to Owner, to stop work if any payment shall not be made to Contractor when payable to Contractor under this contract; Contractor may keep the job idle until all payments due are received, and may, on an additional forty-eight (48) hours written notice permanently terminate performance under the contract. In the event the Work is stopped as a result of nonpayment to Contractor, Contractor shall have the right to bill Owner for all work done as of the date that work is stopped, in addition to any remedies and/or damages at law that Contractor may have, and Owner shall have the obligation to pay for all work done as of the date that work is stopped. Owner and Contractor agree that all construction warranties hereunder, whether express or implied, shall be void and unenforceable if Contractor shall terminate its performance under this contract pursuant to this paragraph.

D.3. Owner agrees to:

- a. Pay to Contractor the Contract Sum, disbursed according to **Exhibit "C"** attached hereto, no later than the Payment Deadline.
- b. Deliver to Contractor, within three (3) business days of Contractor's draw request, written notice of Work not accepted, with specific reasons and reasonable requirements stated for causing the Work to be accepted.

D.4. Owner agrees not to:

- a. Communicate directly with laborers about the Work.
- b. Delay or interfere with the progress of the Work.

D.5. Contractor and Owner agree that:

- a. If Owner, at any time before or during the progress of the Work, wants any modifications made to the Plans (“Changed Work”), Owner will request in writing that Contractor undertake the Changed Work. If Contractor agrees to do the Changed Work, Contractor may submit to Owner an estimate of the cost of the Changed Work and an extension of the Completion Date to reflect the additional time required for completing it. If a preapproved written change order is not obtained, Contractor may submit to Owner the notice of change order and extension of time in writing, and the failure of Owner to make written objection within three (3) days of the notice is conclusively deemed approval by Owner. The Contract Sum and the Completion Date will automatically adjust to incorporate any change orders. The following items are required before any change order will be acted upon by Contractor: (a) Both Contractor and Owner must sign a written change order form; (b) all change orders must be paid in full from funds outside of the Owner’s interim construction loan unless special arrangements are made at the Owner’s interim lending institution and the Owner’s lender provides the Contractor with written approval and funding for change orders.
- b. Should Contractor encounter Concealed Conditions, the Contract Sum will be equitably adjusted by change order on claim by either party made within twenty (20) days after notice by Contractor to Owner of the Concealed Conditions. Contractor shall not be responsible or liable for Concealed Conditions or any costs or expenses resulting therefrom. If, because of rocks, trenching cannot be accomplished with a backhoe, the cost of labor and material for breaking such rocks with a jackhammer or otherwise will be added to the Contract Sum.
- c. Due to the nature of construction and the use of heavy equipment, some unavoidable damage may occur to the existing driveways, walks, landscaping and irrigation systems. The Contractor will work to minimize damage, but no guarantee can be made. The Owner is responsible for any repaving, replanting and repair work. The Contractor will at the Owner’s direction, make repairs at the rate of cost plus Contractor’s fee.
- d. Contractor does not guarantee or assume responsibility when admixtures or colors are added to Ready Mix. Also, due to variables involved in placing concrete, Contractor cannot be responsible for surface spalling, popping, or cracking. If work is completed in accordance with Architectural and Soils Engineering specifications and is inspected and approved, then Contractor shall not be responsible for damages resulting from or caused by earth movement,

differential ground settling, or shifting and/or cracking as a result of expansive soil conditions. The Contractor defers these specifications, designs and respective warranty to the engineer who designed the foundation and to the vendor who provides the concrete per the engineer's specifications. The Contractor agrees to properly schedule the engineer or testing labs paid for by owner to inspect the work performed before, during and after the concrete is poured and as the engineer or testing lab requires in order to confirm in writing their engineering specifications are properly carried out.

- e. Contractor occupies the status of an independent contractor, as that term is defined in the construction industry.
- f. Unless otherwise specifically provided, reference to any equipment, material, article, or patented process by trade name, make, or catalog number is regarded as establishing a standard of quality and is not construed as limiting competition. Contractor may, at Contractor's option, use any equipment, material, article, or patented process that is substantially equal to that named.
- g. Contractor has the right to subcontract any part or all of the Work. The Contractor shall be solely responsible for and have control over construction means, sub-contractors, vendors, suppliers, methods, techniques, sequences, and procedures and for coordinating all portions of the Work. The Contractor shall enforce good order among the Contractor's employees and other persons carrying out the Contract.
- h. The Contractor shall keep the Property free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials apart from earthwork cut and fill excesses from the Property.

E. AFTER SUBSTANTIAL COMPLETION:

E.1. Contractor agrees to:

- a. Remove debris and surplus materials apart from earthwork cut and fill excesses from the Property.
- b. Notify Owner on Substantial Completion.
- c. Deliver possession of the Improvements to Owner on the day following the later of Substantial Completion or final payment to Contractor of the Contract Sum.
- d. Release the Work and Property from all claims, including claims of subcontractors and materialmen, on receipt of final payment from Owner.
- e. Contractor warrants its labor and materials against construction defects and warrants that its construction services have been performed in a good and

workmanlike manner and that the materials are adequate for their intended purposes. These warranties extend for a period of one year after substantial completion. Owner must give notice of the defect within this one-year warranty period, and contractor has up to six months to correct the defect. The giving of this express warranty is not intended to, and does not, negate implied warranties. These express warranties are given in lieu of the implied warranty of good and workmanlike construction, which is disclaimed. The foregoing warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage.

E.2. Owner agrees to:

- a. Pay to Contractor the final payment of the Contract Sum, including all amounts due under the Contract Documents, according to **Exhibit "C"** attached hereto.
- b. Sign the contractors notice of completion. The Contractor may deny occupancy of the Improvements to Owner or anyone else until Contractor has received all payments due under this Contract and until notice of completion has been recorded.

E.3. Owner and Contractor agree that Owner's acceptance of possession will be conclusively presumed to constitute Owner's acceptance of the Improvements as Substantially Complete and inhabitable.

F. DEFAULT AND TERMINATION:

F.1. Owner's Default. Each of the following constitutes a material breach of this Contract by Owner: (a) failing to fully and timely perform any covenant of Owner under this Contract; (b) making any representation to Contractor found to be materially false, misleading, or erroneous; and (c) substantially breaching any of Owner's obligations under this Contract.

F.2. Contractor's Default. Each of the following constitutes a material breach of this Contract by Contractor: (a) failing to fully and timely perform any covenant of Contractor under this Contract; (c) making any representation to Owner found to be materially false, misleading, or erroneous; and (d) substantially breaching any of Contractor's obligations under this Contract or required by applicable law.

F.3. Remedies. If one party defaults, and the default is not cured within ten (10) days following receipt of written notice specifically describing the nature of the default, this Contract may be terminated by written notice from the non-defaulting party to the defaulting party.

In the event of such termination, the following formula is agreed on as a reasonable and fair way to assess the actual damages, without the expense and delay associated with other forms of dispute resolution:

- a. *Damages to Contractor.* If termination resulted from an act of default of Owner, Owner will pay to Contractor, within thirty days of written notice from

Contractor, an amount equal to all amounts due and owing at the time of the termination, including payment for Changed Work, plus one hundred percent (100%) of the remaining Contract Sum to compensate Contractor for the lost profit and for the difficulty and burden of locating other work for the Contractor's subcontractors to prevent hardship on them and the loss of loyalty resulting from such hardship.

- b. *Damages to Owner.* If termination resulted from an act of default of Contractor, damages recoverable by Owner from Contractor will be in accordance with Texas Property Code Chapter 27 (the Residential Construction Liability Act), if applicable. If the Residential Construction Liability Act does not apply, Contractor will pay to Owner, in addition to actual damages, consequential damages, which are liquidated in an amount equal to two months' interest on Owner's interim construction loan (based on the assumption, whether true or not, that there exists such a loan and that it is fully disbursed and in an amount equal to the Contract Sum) to compensate Owner for the time and expense associated with obtaining another contractor to complete the Work. It is agreed by the parties that this liquidated amount is a reasonable estimate of the consequential damages actually incurred by Owner. Payment by Contractor will be delivered to Owner on the earlier of (i) payment of all amounts due to Contractor, with a right of offset to Owner for unpaid damages under this section; (ii) completion of construction of the Improvements; or (iii) the expiration of thirty (30) days from written notice from Owner.

G. MISCELLANEOUS PROVISIONS:

G.1. Agreement of Parties. The Contract Documents, including any of their exhibits and attachments, are the entire agreement of the parties. There are no representations, agreements, or promises between the parties, and neither party is relying on any statements or representations of any agent of the other party, that are not in those documents.

G.2. Amendment of Contract. This Contract may be amended only by an instrument in writing signed by the parties.

G.3. Attorney's Fees. If either party retains an attorney to enforce this Contract, the party prevailing in litigation is entitled to recover reasonable attorney's fees, court and other costs, and related expenses.

G.4. Binding Effect. This Contract binds, benefits, and may be enforced by the parties and their respective representatives, successors in interest, and, if permitted, their assigns.

G.5. Counterparts. If this Contract is executed in multiple counterparts, all counterparts taken together will constitute this Contract.

G.6. Venue. Venue is in the county or counties in which the Property is located.

G.7. Notices. Any notice required or permitted under this Contract must be in writing. Any notice required by this Contract will be deemed to be delivered (whether actually received or not) when

deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this Contract. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

G.8. Time. Time is of the essence. Unless otherwise specified, all references to days mean calendar days. Business days exclude all Saturdays, Sundays, and national holidays. If the date for performance of any obligation falls on a Saturday, Sunday, or national holiday, that obligation is performable on the next business day.

G.9. When the context requires, singular nouns and pronouns include the plural.

G.10. Repair or Renovation Construction. If the Scope of Work includes repair or renovation of existing improvements, the following provisions apply. Contractor and Owner certify and represent that they are aware of and have complied with the following legal rights and obligations:

- a. *Rescission.* Owner may rescind this contract (and any other proposals, contracts, or agreements with Contractor regarding the repair or renovation of existing improvements) without penalty or charge within three days after the execution of the contract by all parties. See the “Notice of Cancellation” form below.
- b. *Place of Signing Contract.* Owner acknowledges that this contract was signed at one of the following offices and not elsewhere: (i) the office of a third-party lender making an extension of credit for the Work and material to be furnished; (ii) the office of an attorney at law; or (iii) the office of a title company.
- c. *Five-Day Waiting Period.* This contract and any other contract signed in connection with the repair and renovation Work mentioned in this contract have not been executed by Owner or Owner’s spouse before the fifth day after Owner made written application for an extension of credit for the Work and material contemplated.

G.11. Special Provisions.

- a. *Ownership.* Owner represents and warrants that it owns the Property in fee simple. If there is more than one Owner signing this Agreement, each agrees that he/she is jointly liable hereunder to the Contractor for payment for work performed. Should more than one Owner be involved in this Agreement, either party may sign amendments, exclusions and/or change orders, and their signature binds the other. The Owner shall forward all instructions to the Contractor. Owners shall at all times have access to the property and the right to inspect the work. However, if Owner enters the property during the course of construction, he/she does so at their own risk, and Owner hereby releases Contractor and does hereby agree to indemnify, defend and hold Contractor harmless from any and all claims for injury or damage to the person or property, and to the person or property of any agent, employee, or invitee of the Owner or of any other person

accompanying Owner. Owner agrees to cooperate and make every reasonable effort to assist Contractor and further agrees to permit Contractor to place signs on or about the premises during the course of construction and allow Contractor to show the home to potential customers during the course of same construction period.

- b. *Suppliers, Vendors and Subcontractors.* Contractor reserves the right to choose its suppliers and vendors of materials used in the construction of the Work named in this contract. If the Owner chooses to provide materials from somewhere other than a current vendor of Contractor, Contractor must consent to such replacement in its sole discretion and Owner must agree to the following conditions: (a) A change order must be executed; (b) Payment must be made to Contractor for any costs the changes have caused beyond the original Contract Sum; (c) Owner understands that any material provided by Owner is not warranted by Contractor and Owner must seek future service from the given manufacturer or supplier even if a subcontractor of Contractor provided the installation of the item
- c. *Work by Owner.* Owner shall not complete any of the Work unless specifically permitted by Contractor. All work completed by the Owner must meet the quality standards of the National Universal Building Codes, City / County Codes and Ordinances, as well as local government entities standards and specifications. All work will be done solely by the Owners by their own volition and no other individual, vendor or contractor will perform the task unless stated and authorized in this document. If the work done by the Owner directly or indirectly interferes with the quality, finish, structural integrity, material, cosmetic appeal or scheduling of any other trades it will be the Owner's sole responsibility to make full restitution for all damages and costs to complete a satisfactory end result in all phases of the construction no later than five (5) working days from the time of the incident. The Owner releases the Contractor and all its subcontractors, suppliers or vendors from any warranty, liability or responsibility for labor, materials or workmanship performed or affected by the Owner's work. Owner also releases Contractor and all its associates of any liability for injury they, their guests or helpers might acquire while working on this project, on or off the job site or for all future occupants, guest or near bystanders that may be injured or suffer loss of property as a result of their work. Owner accepts all responsibility for an injury or damage they or their work might cause whether directly or indirectly and releases Contractor and all its associates of any liability. Owner also understands that their work will most likely slow the building process from the original schedule. Because it will be impossible for Contractor to estimate the Owner's completion time in that event, the Owner understands and agrees that most of the trades, vendors and suppliers which follow Owner's work will have to be put on hold until the Owner satisfactorily completes their self-initiated project. All delays caused by Owner herein shall be the sole responsibility of Owner and Owner hereby releases Contractor from any liability therefrom.

EXHIBIT C

Contract Sum

The Contract Sum will be paid by Owner to Contractor as follows:

1. *Retainage.* 5 % Retainage.
2. *Interim Draws.* Owner will pay to Contractor the periodical draws that will constitute a list of invoices currently. The Contractor agrees to provide the draw request on the 25th of each month. The Owner agrees to review the draw request and submit the payment by the 10th of the following month.
3. *Total Contract Sum.* The total estimated Contract Sum hereunder is \$

Sales Price Quick Reference;

4. *Progress Payments.* Based upon applications for payment (“Draw Requests”), submitted by Contractor on the interim draw schedule set forth above, Owner shall make progress payments on account of the Contract Sum to Contractor as provided in the Contract Documents. The Contractor’s billing cycle runs monthly. Draw Requests are submitted to the owner by email by the 25th of each month with the expectation of payment by the 10th of the following month. Draw Requests are based upon a percentage of work completed under each lump sum item. Owner will make payment in full or return the signed Draw Request to the Contractor by either email or in person within three (3) business days after the documents are submitted to them by email. Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate of one and one-half percent (1.5%) per month, equal to a rate of eighteen percent (18%) per annum.

5. *Final Payment:* Final payment, constituting the entire unpaid balance of the Contract Sum, shall be paid by the Owner to the Contractor within ten (10) days after substantial completion of the Work, except for the Contractor’s responsibility to correct nonconforming Work and to satisfy other requirements, if any, which necessarily survive final payment. When the request for final payment is made, the Owner and Contractor shall conduct a walk-through inspection. All mutually agreed upon uncompleted items shall be listed. The dollar value to be withheld by the Owner for each item shall be mutually agreed upon by the Owner and Contractor. These amounts shall be withheld from the final payment and paid to the Contractor immediately following completion of such items.

6. *Right to Approve Financial Arrangements:* After the Contractor has received a fully executed copy of this contract, it may investigate the credit of the Owner and any financial arrangements that have been made or may be made to assure payment of the contract price. If the Contractor is not satisfied that the financial arrangements are adequate to assure payment for the work to be done under this contract, it may cancel this contract within ten (10) days after execution by written notice to the Owner.

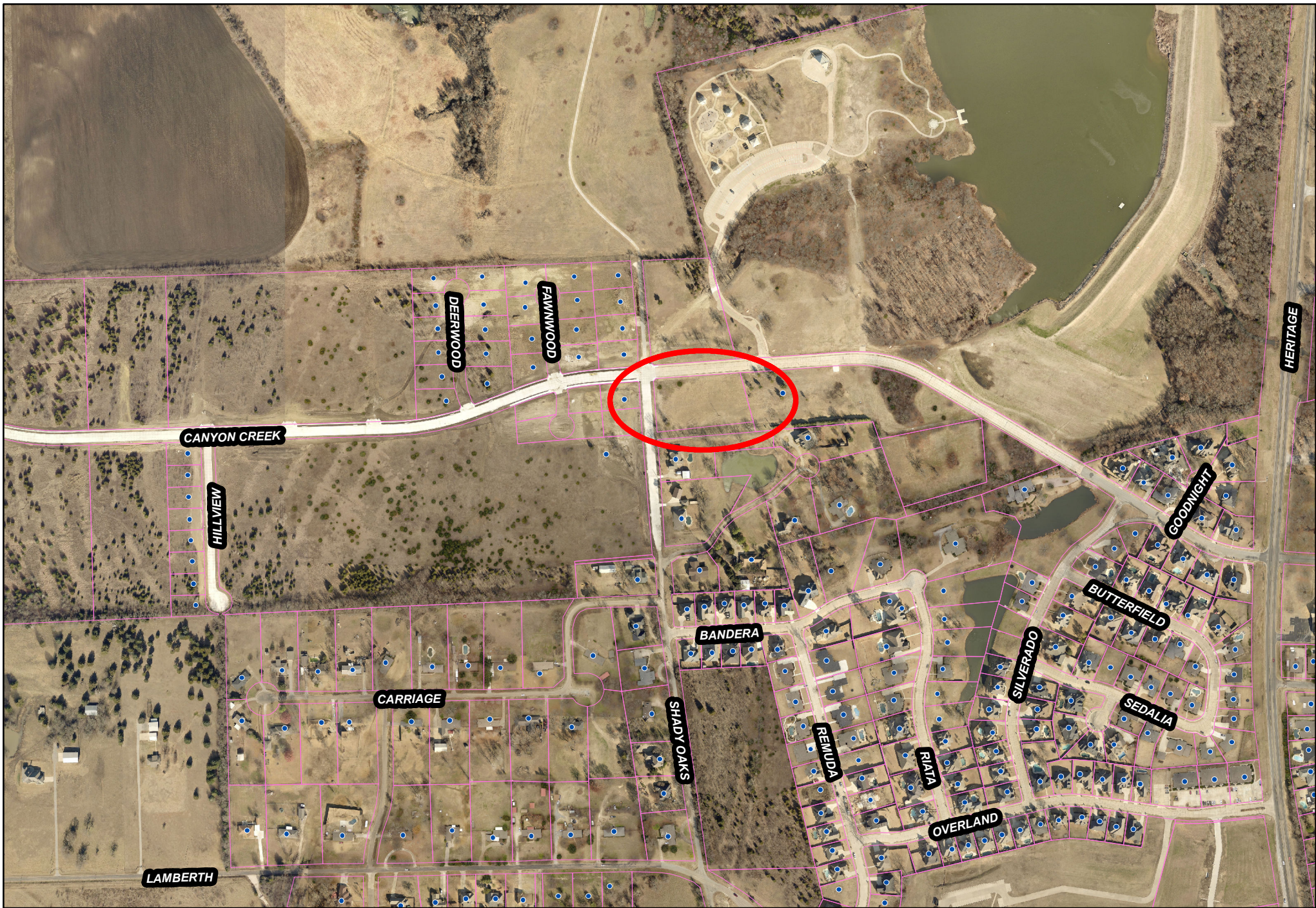
7. *Contract Not Conditioned on Financing:* The Owner has represented to the Contractor that the Owner has obtained adequate financing for the performance of the Project, and the validity of this contract is not dependent on the Owner obtaining financing or on any other condition.

Owner:

By: _____
Name: _____
Title: _____

North Rock Construction, LLC

By: _____
Name: _____
Title: _____





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.6.

Meeting Date: 08/05/2019

Prepared By: Terrence Steele, Assistant City Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6506

Affirming the City of Sherman's Support of and Partnership with the 2020 Census

Issue:

Supporting support for and participation in the 2020 Census

Background:

The U.S. Census proportionally allocates funding for more than 130 federal programs including Medicaid, Housing and Community Development Block Grant (CDBG) funding, school lunch programs, and highway funding. Information provided through the upcoming 2020 Census will dictate such federal funding allocations for the City of Sherman for the next ten (10) years. Participation from citizens is imperative for the sustainability of critical programs within the community.

Origination:

Assistant City Manager Terrence R. Steele

Financial Consideration:

This agenda item has no financial impact.

Staff Recommendation:

The staff recommends the City Council approve the resolution and pledge their support for and participation in the 2020 Census.

Alternatives:

The Council could opt not to approve the resolution.

Attachments

Resolution No. 6506

RESOLUTION NO. 6506

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AFFIRMING THE CITY OF SHERMAN'S SUPPORT OF AND PARTNERSHIP WITH THE 2020 CENSUS; 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 U.S. Census Bureau is required by Article I, Section 2 of the Constitution of the United States of America to conduct an accurate count of the population every ten (10) years; and

WHEREAS, the City of Sherman received \$796,614 in federal funding in fiscal year 2017-2018 and part of the basis for receiving these federal funds relies, in part, on census data; and

WHEREAS, census data also helps determine how many seats each state will have in the U.S. House of Representatives and is used in the redistricting of the state legislatures, county commissioners and city councils, and voting districts; and

WHEREAS, the decennial census is a huge undertaking that requires cross-sector collaboration and partnership in order to achieve a complete and accurate count; and

WHEREAS, the U.S. Census Bureau is facing several challenges with the 2020 Census, which include declining response rates, technological change and fiscal constraints, thus support from local government is critical; and

WHEREAS, the City of Sherman, in partnership with other local governments, the State, businesses and community organizations, is committed to ensuring every resident is counted;

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

SECTION 1. That the City Council of the City of Sherman, Texas, hereby recognizes the importance of the 2020 Census and supports participation in helping to ensure a complete, fair and accurate count.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.7.

Meeting Date: 08/05/2019

Prepared By: Zachary Flores, Police Chief

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6507**

Authorizing Execution of a School Resource Officer Interlocal Agreement between the City of Sherman and the Sherman Independent School District

Issue:

An Interlocal Agreement (ILA) with the Sherman Independent School District (SISD) to implement a School Resource Officer ("SRO") Program

Background:

This Interlocal agreement establishes guidelines for operation and funding of the School Resource Officer Program between the City of Sherman and SISD. The ILA allows for the Sherman Police Department to provide one (1) Officer to SISD on a full-time basis. All other officers who work security will do so on a contract basis.

Origination:

Sherman Police Department

Financial Consideration:

The City of Sherman will fund 30% of the salary for the officer chosen. SISD will fund 70% of the officer's salary. This was budgeted in the City's fiscal year 2020 Budget. The cost to the City will be \$30,468.51.

Staff Recommendation:

Staff recommends that the City Council authorize execution of a School Resource Officer Interlocal Agreement between the City of Sherman and the Sherman Independent School District.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6507
SRO Interlocal Agreement

RESOLUTION NO. 6507

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A SCHOOL RESOURCE OFFICER INTERLOCAL AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE SHERMAN INDEPENDENT SCHOOL DISTRICT; 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, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an Interlocal Agreement with the Sherman Independent School District to implement a School Resource Officer ("SRO") Program, in the same or substantially same form as the contract documents attached hereto and incorporated herein for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

STATE OF TEXAS

COUNTY OF GRAYSON

SCHOOL RESOURCE OFFICER INTERLOCAL AGREEMENT

This Interlocal Agreement (“Agreement”) is revised and continued this 5th day of August, 2019, between the City of Sherman, a home rule municipality in Grayson County, Texas (“City”) and the Sherman Independent School District, an independent school district in Grayson County, Texas (“SISD” or “District”). Together the City and SISD shall be referred to as the “parties”.

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the “Act”), provides the authority to political subdivisions for contracts by and between each other to facilitate the governmental functions and services of said political subdivisions under the terms of the Act, and

WHEREAS, the City and SISD have the authority to enter into this Agreement under the Interlocal Cooperation Act (Chapter 791 of the Texas Government Code); and

WHEREAS, it is mutually beneficial for the parties to enter into an agreement which establishes the duties, assignment, responsibilities and obligations of the School Resource Officer(s), the City, and SISD.

NOW, THEREFORE, for and in consideration of the payments and mutual covenants contained herein, and for other good and valuable considerations, the parties agree as follows:

I. SCOPE OF AGREEMENT & PURPOSE

This Agreement establishes and delineates the mission of the School Resource Officer (“SRO”) Program, herein referred to as the SRO Program, as a cooperative effort. Additionally, the Agreement formalizes relationships between the parties in order to foster an efficient and cohesive SRO Program that will build a positive relationship between police officers and the youth of our community, in addition to reducing crime involving juveniles and young adults. Nothing in this Agreement should be construed as limiting or impeding the basic spirit of cooperation, which exists between the parties listed above.

II. MISSION & GOALS

The mission of the SRO Program is fostering a positive relationship and rapport with students as well as the reduction and prevention of school-related violence and crime committed by juveniles and young adults. The SRO Program accomplishes this mission by assigning Sherman police officers to SISD school facilities to assist with creating and maintaining safe, secure, and orderly learning environments for students, teachers, and staff. The SROs will establish a trusting channel of communication with students, parents, and teachers. The SROs will serve as a positive role model to instill in students good moral standards, good judgement, discretion, and respect for other students, and a sincere concern for the school community. SROs will promote awareness of the law to enable students to become better informed and effective citizens, while empowering students with the knowledge of law enforcement efforts as well as consequences for violations of the law. SROs will serve as an initial point of contact for students and parents concerning some of the problems they face as well as providing information

on community resources available to them. SRO Program goals and objectives will be designed to develop and enhance rapport between youth, police officers, school administrators, and parents.

Goals of the SRO Program:

- Foster positive relationships and rapport with students.
- Establish rapport with parents, faculty, staff, administrators, and other adults.
- Create, start and expand programs with vision and creativity, which will benefit the students, school district, police department, and the community.
- Provide safety for students, faculty, staff, and all persons involved with the school district.
- Reduce incidents of school violence and criminal offenses committed by juveniles and young adults.

III. ORGANIZATIONAL STRUCTURE

A. Compositions

The SRO program will consist of the City providing SISD with one (1) full time Sherman Police personnel that is a certified Peace Officer for the State of Texas, licensed by the Texas Commission on Law Enforcement (TCOLE), licensed as provided by Occupations Code Chapter 1701, and meet all requirements as set forth by the City and Sherman Police Department Rules and Regulations for the 2019-2020 school year. The SROs shall be assigned to campuses during scheduled instructional days which generally includes 174 days during each calendar year. The SROs shall act as any other Sherman paid police professional. The SROs are governed by the same laws, policies, and procedures and will use discretionary powers in enforcing all local, state, and federal laws, including the Texas Education Code. The SROs shall follow the policies and procedures of SISD to the extent those policies do not conflict with the policies and procedures of the City or the Chief of Police. The SROs shall provide services consistent with the terms of this Agreement, SISD comprehensive safety programs, National Association of School Resource Officers (NASRO), and SISD Board policy to include, but not limited to:

1. Education of teachers and students regarding the law, investigation of criminal activity on school grounds, drug prevention, and crisis intervention.
2. Interaction with the student body, faculty, and visitors by providing the following: Informal counseling, education in crime prevention, student awareness of drugs and crimes, and an enhanced communication between the police and the student body.
3. Assist in security and law enforcement efforts at the designated schools.
4. A SRO in a public elementary school shall at least once each school year offer to provide instruction to students in a firearms accident prevention program, as determined by SISD. A firearms prevention program must include the safety message, "Stop! Don't Touch. Leave the Area. Tell an Adult.", and may include instructional materials from the National Rifle Association Eddie Eagle Gun Safe Program, including animated videos and activity books. Texas Occupations Code 1701.603.

B. Supervision

The day-to-day operation and administrative control of the SRO Program will be the responsibility of the City's Police Department and Sherman ISD. Responsibility for the conduct of the SRO personnel, both personally and professionally, shall remain with the City's Police Department. The City's Police Department shall retain supervisory personnel who will work with SISD personnel to oversee the program. The SISD and City will discuss and agree on any special circumstances.

IV. PROCEDURES

A. City Responsibilities

The City shall provide law enforcement training and certification, Basic SRO training, a police vehicle, and other police equipment including communication equipment necessary to allow each officer to communicate with the City's Police Department and other officers.

SROs are first and foremost law enforcement officers of the City's Police Department and employees of the City. SROs shall be responsible for carrying out all duties and responsibilities of a police officer and shall remain at all times under the control, through the chain of command, of the City's Police Department. SROs are enforcement officers and handle criminal matters. SROs report directly to the assigned Police Department supervisor or their designee regarding after hour assignments and normal law enforcement duties. While on campus, the SRO will report directly to the principal and assistant principal(s) regarding the daily routine and communication issues on campus and then, if additional support is requested, shall report to the Director of School Safety. SROs are not formal counselors, however, they are a resource to assist students, faculty, staff, and all persons involved with SISD. SROs can teach a variety of subjects to students and staff, ranging from alcohol and drug education to formalized academy classes, and other classes as deemed necessary by SISD and the City. The SROs should arrive on time a minimum of thirty (30) minutes before school starts and remain on duty a minimum of thirty (30) minutes after the last school bus departs off campus. SROs should not leave early except for unforeseen circumstances. The exact work schedule for SROs will be determined and agreed upon between the City's Police Department and SISD officials.

Except in an extreme emergency, SROs should not be called away from SRO duties. If such an emergency occurs, SISD must be advised prior to departure.

B. Selection

SRO selection will be the responsibility of the City subject to approval by the SISD Superintendent or designee. The selection process will follow the normal steps established by the City. City will provide SISD, without cost, sufficient criminal background information to comply with state law and local procedure to confirm SROs criminal history status.

C. Duties and Responsibilities

The responsibilities of the SRO will include but are not be limited to:

1. Enforce criminal law and protect the students, staff, and public at large against criminal activity.
2. Provide information concerning questions about law enforcement topics to students and staff.
3. Provide classroom instruction on a variety of topics including, but not limited to, narcotics, safety, public relations, occupational training, leadership, and life skills.
4. Be present on campus during the hours agreed upon by City and SISD, Monday through Friday, and attend school special events and extra-curricular events as needed or as requested by SISD.
5. Supporting, but not enforcing, student adherence to SISD's Student Code of Conduct. Infractions of school rules, policies, or any behavior deemed inappropriate by the SRO will be reported by the SRO to the appropriate school officials within a practical time frame.

Any disputes regarding assigned duties and responsibilities will be resolved between the Director of School Safety and the SROs supervisor. Should an agreement not be reached the dispute will be resolved between the SISD Superintendent or designee and the City's Chief of Police or designee.

D. Enforcement

Although SROs have been placed in a formal education environment, they are not relieved of their official duties as enforcement officers. Decisions to intervene normally will be made when it is necessary to prevent any criminal act. Citations should be issued and arrests made when appropriate and in accordance with the law and City's Police Department Policy.

The City's Police Department agrees to respond to all calls for service and enforce or investigate any violations of the law at all SISD campuses located within the city limits of the Sherman. The City's Police Department will respond to all calls for service and enforce or investigate Class B misdemeanor offenses and above at any SISD campus not located within the city limits of Sherman. If the campus is not in the city limits of Sherman, the municipality in which the campus is located will be responsible for all Class C violations.

E. Information Sharing

1. The Sherman Police Department will share all information to the extent permitted by law, pertinent to the safety of any related party or facility of SISD, and all information pertinent to investigation.
2. SISD will share all information to the extent permitted by law that is needed to resolve an issue. If any health or safety emergency exception for release of information is requested, it is recognized that such discretionary release is to be determined by SISD. In the event that educational records or personally identifiable information (as defined by the Family Education Rights and Privacy Act or "FERPA"), is provided to a SRO, the SRO and the Sherman Police Department agree not to disclose such information to any other party, without prior consent of the parent, or as required or allowed by law. If a student is involved in illegal activity regardless whether school is in session, the SISD and the SRO, and vice versa, will to the extent permitted by law share the information; but only in compliance with all laws and regulations. If confidential educational records or personally identifiable information is requested, including records or video, but no emergency situation exists, the information may be released only upon the issuance of a judicial order or subpoena to produce the records or video and SISD may exercise its right to request such procedures at any time.

V. SCHOOL RESPONSIBILITIES

SISD shall provide the SRO an appropriately furnished office, which is deemed necessary to the performance of the SRO duties, but all other operational expenses shall be paid by the City. The City of Sherman Chief of Police ("Chief") or designee shall meet and confer with the Director of School Safety from time to time, to establish mutually agreeable operational policies for the SROs. However, nothing in this Agreement shall abridge the right and responsibility of the Chief to assign, replace, discipline, or otherwise supervise the activities of the SRO. The SROs assigned to SISD shall be subject to the approval of the SISD Superintendent or designee. SISD understands that the Chief may rotate or change any officer assigned to serve as an SRO; provided, however that SISD may refuse any particular officer assigned as SRO and request assignment of a different officer.

VI. TERM & COST CONSIDERATIONS

The term of this Agreement shall commence on the 15th day of August 2018, and will automatically renew from year to year, unless earlier terminated as provided herein.

The City of Sherman and the Sherman Independent School District (SISD) shall share the expenses that are related to the SRO. The City will pay any expenses that are strictly City related; in turn the SISD will pay any expenses that are strictly SISD related. The SRO salary and overhead shall be paid at 30% by the City and 70% by the SISD with exception of training and SISD extracurricular school events. The City will cover the costs of training and SISD will cover the costs of SISD extra-curricular events. The City will bill SISD each quarter; July, November, March, and June.

SISD shall pay CITY the total sum of \$65,945.75 for services rendered for 2018-19. The Payment formula and calculation for this payment is set forth in Addendum 2018-2019 attached hereto and incorporated by reference herein. The calculation is based upon 70% of the estimated cost of the current salary and benefits of the full-time officer(s) assigned to SRO positions as established by the City's FY19 budget. SISD will not be responsible for any overtime pay or any other costs or expenses not specifically set out herein.

For subsequent school years of this Agreement, on or before each April 30, the City shall provide SISD an invoice of the costs to be paid for funding the SROs for the following fiscal year. SISD shall notify the City in writing, of its election to terminate the Agreement by May 31. If the number of SROs is changed, the amount owed under this Agreement shall be changed by mutual agreement of the parties.

If an SRO is absent more than five (5) school days, the SRO shall be replaced with a suitable replacement and payment shall be reduced or refunded on a prorated basis. The parties agree that every effort should be made to schedule and/or designate training, vacation days, compensatory time, and other days off at times when school is not in session or at other times when the absence of a SRO will not otherwise create an unnecessary risk or hamper school operations.

The City shall assign a replacement for the SRO when absent from duty on all scheduled SISD instructional days at no additional charge to the SISD. In the event that a replacement is not available, payment for SRO services shall be reduced on a prorated basis.

VII. TERMINATION

Should either party (City or SISD) decide to stop participating in the program at any time, with or without cause, a ninety (90) day notice will be provided to the other party.

No termination will relieve the obligation of SISD to pay City of any amounts due and payable for services performed hereunder prior to termination. City shall refund to SISD any pro rata pre-paid amounts for services after the date of termination. This Agreement may be terminated by any party upon no less than thirty (30) days written notice to the other party should the other party fail substantially to perform in accordance with the terms of this Agreement.

VIII. MUTUAL HOLD HARMLESS

To the extent allowed by law, SISD does hereby agree to waive all claims against, release, and hold harmless City and all of its officials, officers, agents, employees, in both their public and private capacities, from any and all liability, claims, suits, demands, losses, damages, attorneys' fees, including all expenses of litigation or settlement, or causes of action which may arise by reason of injury to or

death of any person or for loss of, damage to, or loss of use of any property arising out of or in connection with this Agreement.

To the extent allowed by law, City does hereby agree to waive all claims against, release and hold harmless SISD and all of its officials, officers, agents, employees, in both their public and private capacities, from any and all liability, claims, suits, demands, losses, damages, attorneys' fees, including all expenses of litigation or settlement, or causes of action which may arise by reason of injury to or death of any person or for loss of, damage to, or loss of use of any property arising out of or in connection with this Agreement.

It is the intention of both parties that this mutual hold harmless clause shall be interpreted to mean each party shall be responsible for the actions of each party's own employees, officials, officers, and agents. The parties hereby agree that they have not waived their sovereign and/or governmental immunity by entering into and performing its obligations under this agreement. No joint enterprise is created and no third-party beneficiaries are intended or created.

IX. MISCELLANEOUS

- A. Independent Contractor: City is and at all times deemed to be an independent contractor and shall be wholly responsible for the manner in which it determines which officer is assigned to the SRO Program and the way City performs the services required by the terms of this Agreement. Nothing herein shall be construed as creating the relationship of employer and employee, or principal and agent, between SISD and City or any of City's agents or employees, or between SISD and a SRO. City assumes exclusive responsibility for the acts of its employees as they relate to the services provided during the course and scope of their employment. City, its agents and employees, including a SRO, shall not be entitled to any rights or privileges of SISD employees and shall not be considered in any manner to be a SISD employee.
- B. Insurance: City is self-insured, and shall provide SISD documentation of its coverages, said coverages to meet the approval of SISD. City shall maintain, during the term of this Agreement, workers' compensation insurance, general liability coverage, and auto liability coverage for its employees engaged in work under this Agreement. Upon request, City shall provide SISD with Certificates of Insurance indicating such coverage prior to the beginning of any activities under this Agreement.
- C. Availability of Funds: All expenditures made by City and SISD, in fulfilling their obligations hereunder, shall be paid only from current revenues legally available to each party.
- D. Assignment: Neither party shall assign, transfer, or subcontract any of its rights, burdens, duties or obligations under this Agreement without the prior written permission of the other party to this Agreement. This Agreement inures to the benefit of and obligates only the parties executing this Agreement. No term or provision of this Agreement is intended to benefit any benefit.
- E. Waiver: No waiver of a breach or any provision of the Agreement by either party shall constitute a waiver of any subsequent breach of such provision. Failure of either party to enforce at any time, or from time to time, any provision of this Agreement shall not be construed as a waive thereof.
- F. Choice of Law and Venue: All obligations of each party shall be performed in Grayson County, Texas. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement and the exclusive venue for any legal proceedings involving this Agreement shall be Grayson County, Texas.

- G. Notices: Notices to SISD shall be deemed given when delivered in person to the Superintendent of Schools or on the next business day after the mailing of said notice addressed to said SISD by United States mail, certified or registered mail, return receipt requested, to 2701 Loy Lake Road, Sherman, TX 75090.

Notices to City shall be deemed given when delivered in person to the City Manager or on the next business day after mailing of said notice addressed to said City by United States mail, certified or registered mail, return receipt requested, to 220 W Mulberry St, Sherman, TX, 75090.

The place for mailing notices for a party may be changed only upon written notice given to the other in the manner herein prescribed for notices sent to the last effective place of mailing for the notifying party.

- H. Legal Construction, Entire Agreement: If any provision of this Agreement is held to be illegal, invalid, or unenforceable under present or future laws, (1) such provision shall be fully severable, (2) this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never been a part of this Agreement, and (3) the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from this Agreement. This Agreement is the entire agreement between SISD and City as to the subject matter thereof, and is the sole and only agreement of the parties and supersedes any prior understanding or written or oral agreement relative to the subject matter hereof. This Agreement may be amended only by written instrument duly approved and executed by both parties.

**SHERMAN INDEPENDENT SCHOOL DISTRICT AND SHERMAN POLICE DEPARTMENT
SCHOOL RESOURCE OFFICER ADDENDUM 2019-2020**

Effective for the 2019-2020 school year, the Sherman Police Department (SPD) will provide one (1) School Resource Officer (SRO) and one (1) police vehicle for the School Resource Officer Program.

The City of Sherman has projected the annual cost of \$99,798.38 plus the additional School Resource Officer incentive of \$2,930.04 for a total of \$102,728.42 for this service including salaries and benefits. Sherman Independent School District (SISD) portion would be \$72,788.90.

	PP8
Base & Seniority	\$ 66,631.65
Longevity	600.00
Master Peace Officer	3,300.00
Salary total	<u>70,531.65</u>
TMRS	10,181.24
Insurance	12,672.00
FICA/Mcare	5,017.97
Workers' Compensation	1,395.51
Benefits total	<u>29,266.73</u>
Total Yearly Cost	<u>99,798.38</u>
SISD share @ 70% before SRO Incentive	<u>69,858.86</u>
SRO Incentive	2,400.00
TMRS	346.44
FICA/Mcare	183.60
Total Additional Incentive	<u>2,930.04</u>
Total SISD Share w/ SRO Incentive	<u>\$ 72,788.90</u>

Effective on August 14, 2019, one (1) SRO will be assigned to the Sherman High School, or as agreed per the terms of the agreement, for the duration of the 2019-20 SISD Academic Calendar (174 Instructional Days).

Robby Hefton, City Manager
City of Sherman

Date

Dr. David Hicks, Superintendent
Sherman Independent School District

Date



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.8.

Meeting Date: 08/05/2019

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6508**

Declaring the City of Sherman's Eligibility and Intention to Renew its Tax Abatement Program to Promote Development/Redevelopment in the Central Business District of the City; Establishing Guidelines and Criteria

Issue:

To renew the guidelines and criteria established for the Central Business District Tax Abatement Program

Background:

Every two years, the City Council is required to pass a new resolution to keep the Central Business District Tax Abatement Program active. This program was first adopted at the City Council's July 6, 2004 meeting. At the August 1, 2005 meeting, the City Council revised the program's guidelines and criteria to promote the development or redevelopment of commercial structures in the Central Business District, whether they are retail, service, or professional in purpose, with improvements valued in excess of \$25,000.00. A certificate of occupancy must be issued to qualify; and the City Council has the opportunity to review and approve all tax abatement applications. Once approved, 100% of taxes on the improvements only are abated for five (5) years. The program was last renewed at the August 7, 2017 meeting of the City Council, with no revisions made.

Origination:

Mayor and City Council

Financial Consideration:

There is no immediate financial impact to renewing the guidelines and criteria. The impact of a particular abatement is judged when the abatement agreement is presented to the City Council for approval.

Staff Recommendation:

It is recommended that the City Council approve the Resolution to renew the Central Business District Tax Abatement Program.

Alternatives:

The City Council could decide not to participate in this tax abatement program or could revise the guidelines and criteria.

Attachments

Resolution No. 6508

Central Business District Tax Reinvestment Zone

Central Business District Tax Reinvestment Zone - Aerial

RESOLUTION NO. 6508

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, DECLARING THE CITY OF SHERMAN'S ELIGIBILITY AND INTENTION TO RENEW ITS TAX ABATEMENT PROGRAM TO PROMOTE DEVELOPMENT/REDEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT OF THE CITY; ESTABLISHING GUIDELINES AND CRITERIA; 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 of the City of Sherman, Texas, desires to promote the development/redevelopment of the Central Business District within its jurisdiction; and

WHEREAS, the City of Sherman, Texas, is authorized to enter into Tax Abatement Agreements for commercial-industrial or residential purposes as authorized by Chapter 312 of the Texas Property Tax Code; and

WHEREAS, the Code requires the City of Sherman, Texas, to renew its guidelines and criteria for the designation of reinvestment zones for Tax Abatement Agreements;

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

SECTION 1. That the City of Sherman, Texas, declares it is eligible for and intends to renew its Tax Abatement Program.

SECTION 2. That the City of Sherman, Texas, hereby renews the following Guidelines and Criteria for Tax Abatement for use in its Tax Abatement Program:

CITY OF SHERMAN TAX ABATEMENT GUIDELINES AND CRITERIA

GENERAL PURPOSE AND OBJECTIVES

The City of Sherman is committed to an expansion of its tax base, an increase to its population, the promotion of development in all parts of the City, and to an ongoing improvement in the quality of life for its citizens. As these objectives are generally served by the enhancement and expansion of the local economy, the City of Sherman will offer a downtown tax abatement as a stimulus for economic development in Sherman. The policy of the City of Sherman is to make downtown tax abatement available to new structures and to the modernization of existing structures. It is the policy of the City of Sherman that such tax abatement will be provided in accordance with the procedures and criteria outlined in this document and as permitted by State statute. The guidelines and criteria herein adopted shall expire two (2) years from and after adoption. The provisions herein are severable and, if any provision or requirement of these guidelines or criteria is declared or found to be illegal or invalid, such illegality or invalidity shall not affect the remaining

provisions, since the City Council would have adopted these guidelines and criteria without the incorporation of the portions found to be invalid.

DEFINITION OF TERMS

Act — means the Property Redevelopment and Tax Abatement Act, Texas Tax Code Ann. 312.001, et seq., as amended from time to time.

Agreement — means a contractual agreement between a property owner and the City of Sherman for the purposes of tax abatement.

Applicant — means an owner of real property who requests tax abatement in accordance with these guidelines.

Base Year Value — means the assessed value of eligible property on January 1 preceding the date of execution of the agreement.

Economic Life — means the number of years a property improvement is expected to be in service.

Modernization — means the replacement, expansion and upgrading of commercial improvements for purposes of reconditioning, refurbishing or expanding.

New Structure — means commercial improvements made to a property previously undeveloped which is placed into use by means other than or in conjunction with expansion or modernization.

Reinvestment Zone — means a contiguous geographic area in the jurisdiction of the municipality in which tax abatements may be granted to promote commercial development or redevelopment if the governing body determines that commercial development or redevelopment would not occur solely through private investment in the reasonably foreseeable future.

Commercial Improvements — means the construction of commercial building(s), and all the appurtenances thereto, whether retail, service, or professional in purpose, and includes modernization and new structures.

Total Facility — means all buildings and structures along with the appurtenances thereto.

ELIGIBILITY

A new structure or modernization of a structure anywhere within the Central Business District of Sherman of a value in excess of TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) may receive abatement. As provided in the Act, abatement may only be granted for the value of eligible property subsequent to and listed in an abatement agreement between the City of Sherman and the property owner.

Eligible Property — Abatement will be extended to the increased value of real estate, buildings, structures, and site improvements along with the appurtenances thereto. A Certificate of

Occupancy issued by the City of Sherman's building official must be obtained at the completion of each project for it to be eligible for abatement.

Value and Term of Abatement — Upon determination that all requirements for tax abatement have been satisfied by the applicant, the value and terms of the abatement will be for a period of five (5) years in accordance with the following schedule for the abatement of taxes on the added value above the base year value. Abatement shall be granted effective with the January 1 valuation date immediately following the date of completion of the improvements. Applicant agrees that the eligible property for which the abatement is granted shall be occupied and operational during the entire abatement period.

SCHEDULE OF TAXES ASSESSED

<u>TAX YEAR</u>	<u>ABATEMENT</u>
1	100%
2	100%
3	100%
4	100%
5	100%

CRITERIA

Any request for tax abatement shall be reviewed for completeness. The City staff shall determine whether the application satisfies the guidelines and criteria. Tax abatement shall be based upon an evaluation of the following criteria which each applicant will be requested to address in narrative format:

Fiscal Impact

Addition of real property improvements to the tax rolls.
No utility construction by the City would be required other than routine.

Community Impact

The project is compatible with the City's comprehensive plan.
No adverse environmental impact will be created by the project.

PROCEDURES

Any person, partnership, organization, corporation or other entity desiring that the City of Sherman consider providing tax abatement to encourage location within the Central Business District of Sherman shall be required to comply with the following procedural guidelines:

1. Preliminary Application Steps
 - A. Applicant shall submit an "Application for Tax Abatement" contemporaneously with the application for a building permit, and shall pay a filing fee of \$75.00 to

cover publication, notice cost, review and processing. If the applicant for the building permit is not the owner of the real estate and does not make application for tax abatement on behalf of the owner, the City staff shall notify the owner by certified mail, return receipt requested, that tax abatement must be filed with the City within ten (10) business days of receipt of the notice.

- B. If the applicant does not wish to apply for tax abatement at the time that the building permit is issued or if the owner fails to respond to the written notice of availability for tax abatement, the opportunity for tax abatement is waived. The staff shall prepare forms necessary to reflect the refusal of an applicant to participate and to document the lack of response by the owner to the written notice. The refusal or waiver to participate in tax abatement by the owner or applicant shall be binding on subsequent owners of the real property.
 - C. The City may request applicant to provide substantiation of economic feasibility of the overall project to assist in determining the long-term benefit to the City.
 - D. A complete legal description shall be provided.
 - E. Applicant shall complete all forms and information detailed above and submit them to the City of Sherman.
2. All information in the application package detailed above will be reviewed for completeness and accuracy. Additional information may be requested as needed.
- If necessary, applicant will meet with City to discuss details of the application and prepare for presentation of application to the City Council.
3. The application shall include the total capital investment for real property improvements and type of project.

LEGAL DOCUMENTATION PREPARATION

The City will be responsible for drafting the proposed agreement pursuant to the approved Tax Abatement, as well as all associated documentation.

The legal document is to include the following:

- 1. Estimated value of modernization or new construction to be abated.
- 2. Percent of value to be abated each year.
- 3. Commencement date and the termination date of abatement.
- 4. Proposed use of the facility, nature of construction, time schedule, map, property description and improvements list as provided in the application.

5. Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture and administration.

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 _____, 2019.

CITY OF SHERMAN, TEXAS

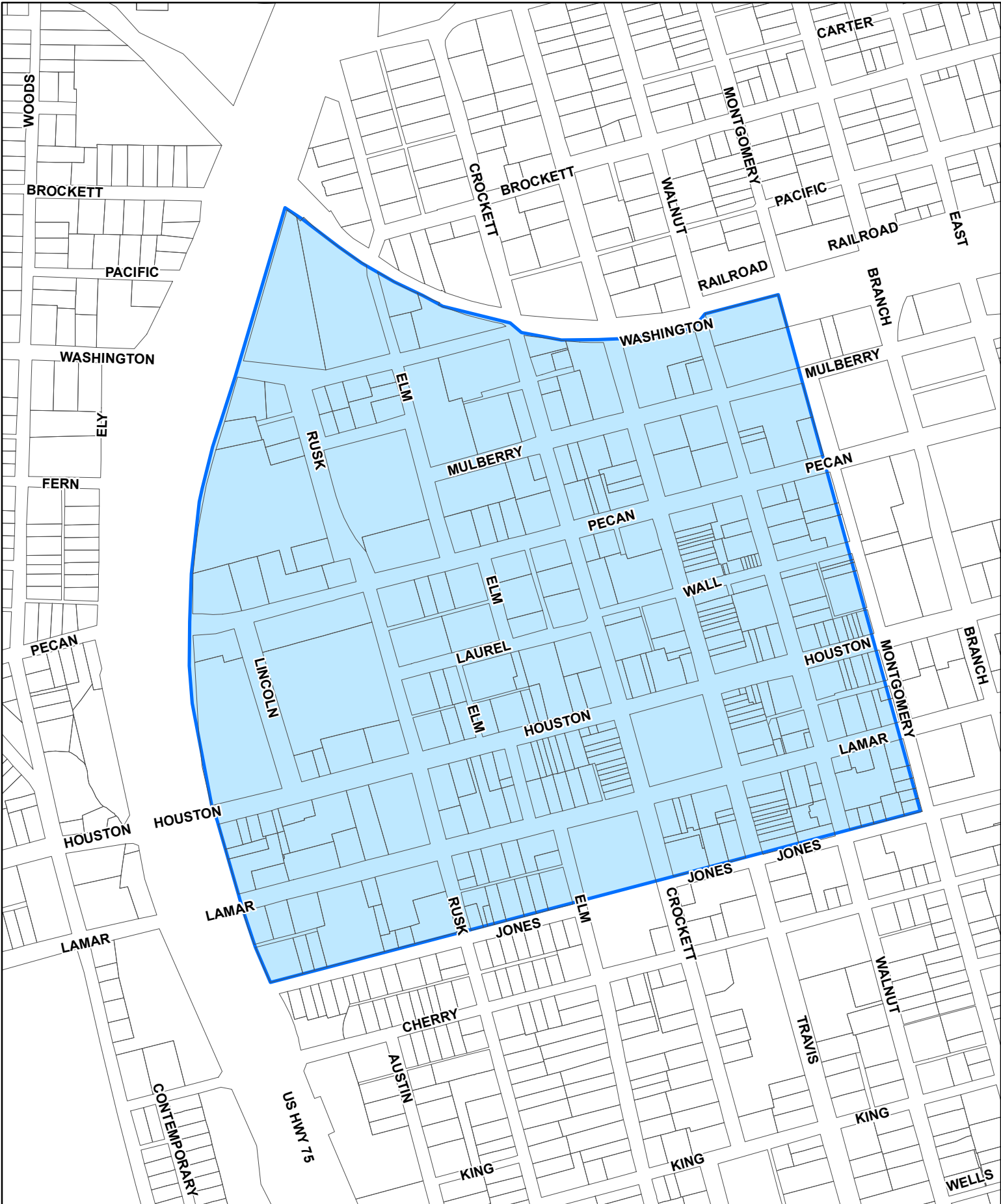
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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







SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.9.

Meeting Date: 08/05/2019

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6509**

Abandoning a Portion of a Ten Foot (10') Utility Easement located in Lot 4 of West Canyon Creek Estates, Section 1, filed of record in Volume 22, Page 121, Plat Records, Grayson County, Texas, and being more particularly described on the Exhibit "A" attached hereto and made a part hereof for all purposes

Issue:

To consider the abandonment of a portion of a 10' utility easement lying within the property line of Lot 4, West Canyon Creek Estates, Section 1 to the City of Sherman, Texas

Background:

Said utility easement is not being utilized and is no longer deemed necessary.

Origination:

J.M. Szabuniewicz, Property Owner

Financial Consideration:

None

Staff Recommendation:

Staff recommends approval of the 10' utility easement abandonment.

Alternatives:

As may be directed by City Council

Attachments

Resolution No. 6509

Release and Abandonment of Easement

Exhibit "A" as noted in both documents

Plat - West Canyon Creek Estates, Section 1

Aerial Location Map

RESOLUTION NO. 6509

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING A PORTION OF A TEN FOOT (10') UTILITY EASEMENT LOCATED IN LOT 4 OF WEST CANYON CREEK ESTATES, SECTION 1, FILED OF RECORD IN VOLUME 22, PAGE 121, PLAT RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES; 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 of the opinion that the abandoning, vacating and closing of said utility easement as depicted on the attached map is in the public interest and is approved;

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

SECTION 1. That the portion of one (1) ten foot (10') utility easement located in Lot 4 of West Canyon Creek Estates, Section 1 in the City of Sherman, filed in Volume 22, Page 121 of the Plat Records, County of Grayson, State of Texas, as depicted in Exhibit "A" attached hereto, be and is hereby extinguished, vacated, closed, and permanently abandoned as an easement for public use.

SECTION 2. 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 Release and Abandonment of Easement in the same or substantially same form as the contract document attached hereto and incorporated herein for all purposes.

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.

CITY OF SHERMAN, TEXAS

BY:

DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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

RELEASE AND ABANDONMENT OF EASEMENT

DATE: August 5, 2019

PROPERTY:

BEING A PART OF A 10-FOOT UTILITY EASEMENT, IN LOT 4 OF CANYON CREEK ESTATES, SECTION 1 TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 22, PAGE 121, PLAT RECORDS, GRAYSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

WHEREAS, the above described property is a part of Lot 4 of Canyon Creek Estates, Section 1 as filed of record in Volume 22, Page 121 of the Plat Records of Grayson County, Texas.

WHEREAS, said property contains one (1) 10-foot Utility Easement as filed of record in Volume 22, Page 121 of the Plat Records of Grayson County, Texas.

WHEREAS, said portion of the Utility Easement is not being utilized and the City of Sherman no longer deems said 10-Foot Utility Easement as a necessary Easement.

WHEREAS, the City of Sherman, Texas, does hereby abandon, relinquish and vacate its interest in and to the easement described above.

THE CITY OF SHERMAN, TEXAS

By: _____

Title: _____

STATE OF TEXAS }
COUNTY OF GRAYSON }

This instrument was acknowledged before me on the _____ day of August, 2019, by
_____, as _____ of THE CITY OF SHERMAN, TEXAS.

Notary Public – State of Texas

LEGEND

— — — — — PROPERTY LINE
- - - - - EASEMENT LINE

SCALE
1" = 30'

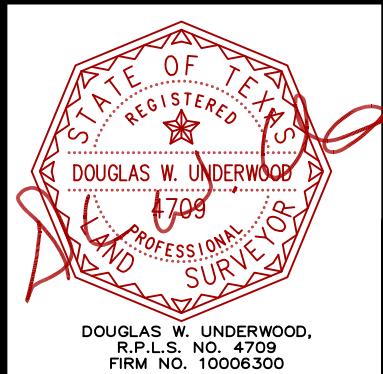


N 04°17'51" W 10.01'
P.O.B.
N 88°15'31" E 158.28'
0.036 ACRES
S 88°15'31" W 157.84'
S 01°44'29" E 10.00'

ABANDONMENT OF 10' UTILITY
EASEMENT LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Lot 4, Block 1, of the West Canyon Creek Estates Section 1, Plat recorded in Volume 22, Page 121, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a point at the northwest corner of said Lot 4;
Thence North 88°15'31" East a distance of 158.28 feet to a point;
Thence South 01°44'29" East a distance of 10.00 feet to a point;
Thence South 88°15'31" West a distance of 157.84 feet to a point;
Thence North 04°17'51" West a distance of 10.00 feet to the Point of Beginning and containing 0.036 acres of land.



ABANDONMENT OF UTILITY EASEMENT
THE NORTH 10' OF LOT 4

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
(903) 465-2151 FAX: (903) 465-2152

DATE: 8/1/19
DRAWN BY: CG
APPROVED BY: DWU
SCALE: 1" = 30'

ABANDONMENT OF 10' UTILITY EASEMENT LOT 4
WEST CANYON CREEK ESTATES SECTION 1
GRAYSON COUNTY, TEXAS

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

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Underwood Drafting & Surveying, Inc.
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~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

SHADY OAKS LANE

35' BUILDING LINE

10' UTILITY EASEMENT

4

4

BLOCK 1

3

3

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48181 C 0270 F EFFECTIVE DATE: SEPTEMBER 20, 2010 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: PROPERTY CURRENTLY ZONED R-1 SINGLE FAMILY RESIDENTIAL

NOTE: SUBJECT TO DEED RESTRICTIONS FILED SEPARATELY

LIENHOLDER

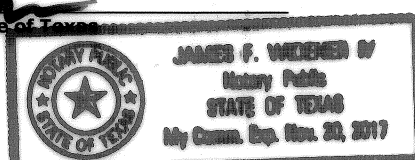
Westfield General, Inc

JOE H. STOUT, President
J.M. Szabuniewicz, Pres.

Signature of Lien holder

This the 10th day of MAY, 2014.

Notary Public, State of Texas



HENRY BROWN SURVEY

ABSTRACT No. 86

JAMES H. VADEN SURVEY
ABSTRACT No. 1288

THE STATE OF TEXAS)
COUNTY OF GRAYSON)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID HARLAN, JR., 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

Registered Professional Land Surveyor, No. 2074
February, 2014



THE STATE OF TEXAS)
COUNTY OF GRAYSON)

Approved this 10th day of March, 2014,
By the City Planning and Zoning Commission of the City of Sherman, Texas

Chairman

Secretary

Accepted by the City Council of the City of Sherman:

Carolyn S. Walker

5-14-14

Mayor, City of Sherman, Texas

Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final of WEST CANYON CREEK ESTATES, SECTION 1, to the City of Sherman was submitted to the City Council on the 7th day of April, 2014, 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 the 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 14th day of May, A.D. 2014.

Leida Ashley

City Clerk, City of Sherman, Texas

NOTE:
BASE BEARING FROM EXTENSION OF
CENTERLINE OF CANYON CREEK DRIVE

FILED FOR RECORD

at 9:58 o'clock A.M.
Recorded in Vol. 22 Page 131

By Wilma Blackshear Bush

County Clerk, Grayson County, Texas

By Sara Campbell

Deputy

FINAL PLAT

WEST CANYON CREEK ESTATES, SECTION 1
LOTS 1 - 4, BLOCK 1 & LOT 1, BLOCK 2

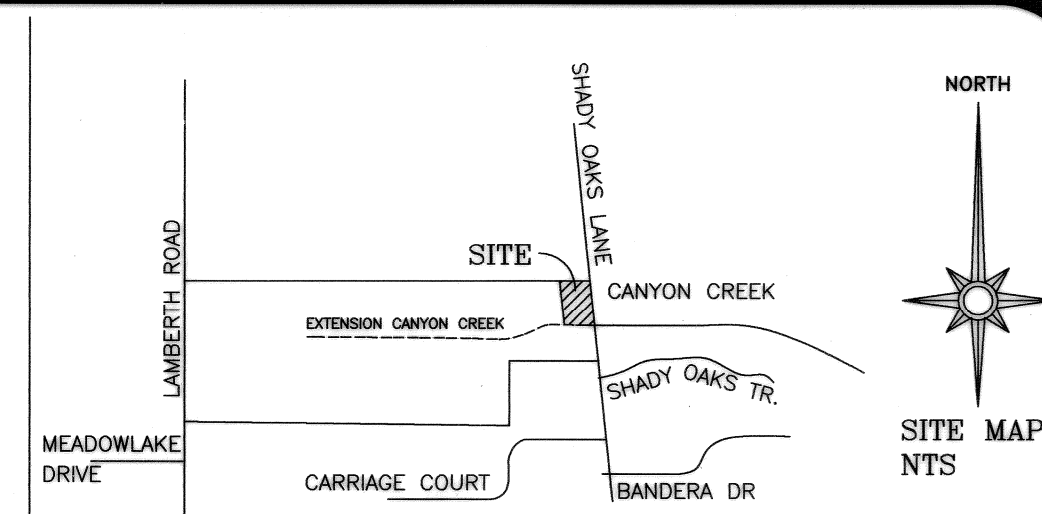
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
2.29 ACRES SITUATED IN AND BEING A PORTION
OF THE JAMES H. VADEN SURVEY, ABSTRACT No. 1288
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DEVELOPER
WEST CANYON CREEK ESTATES, LTD.
1951 FORT WORTH HIGHWAY, STE. 105
WEATHERFORD, TEXAS 76086

50 0 50 100 150
GRAPHIC SCALE - FEET

SCALE: 1" = 50'

HARLAN LAND SURVEYING, INC.
108 EUREKA STREET
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880
FAX: METRO (817) 341-2833



STATE OF TEXAS)
COUNTY OF GRAYSON)

WHEREAS, WEST CANYON CREEK ESTATES, LTD. (Volume 5410, Page 640), acting by and through its duly authorized agent, being the sole owner of 2.29 Acres situated in and being a portion of a 111.56 Acres in the JAMES H. VADEN SURVEY, ABSTRACT No. 1288, City of Sherman, Grayson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the north line of said 111.56 Acre Tract, said point being called by deed to be N 88°15'51" E, 3357.34 feet from the southwest corner of the Henry Brown Survey, Abstract No. 86, Grayson County, Texas;

THENCE N 88°15'31" E, with the north line of said 111.56 Acre Tract, 167.84 feet to an iron rod found at the northeast corner of said 111.56 Acre Tract and in the west line of Shady Oaks Lane, a 60 foot right of way;
THENCE S 04°17'51" E, with the west line of said Shady Oaks Lane,
592.33 feet to an iron rod set;
THENCE S 85°42'09" W, 167.68 feet to an iron rod set;
THENCE N 04°17'51" W, 599.82 feet to the POINT OF BEGINNING and containing 2.29 acres (99,948 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WEST CANYON CREEK ESTATES, LTD. acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as WEST CANYON CREEK ESTATES, SECTION 1, LOTS 1 THROUGH 4, BLOCK 1 AND LOT 1, BLOCK 2, TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, Being 2.29 Acres situated in and being a portion of the James H. Vaden Survey, Abstract No. 1288, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS my hand at Fort Worth, Tarrant County, Texas this 10th day of May, 2014.

JOE H. STOUT, President of G.P.

STATE OF TEXAS)
COUNTY OF GRAYSON) Tarrant

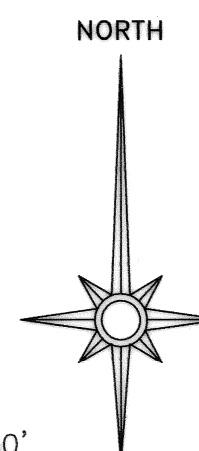
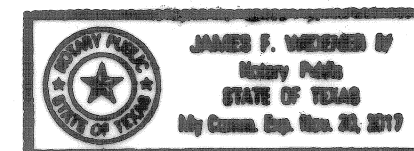
BEFORE ME, the undersigned authority, on this day personally appeared J.M. Szabuniewicz known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10th day of May, 2014

Notary Public in and for the State of Texas

November 20th 2017

My Commission Expires On:



Partial Utility Easement Abandonment in West Canyon Creek Estates, Section 1





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.1.

Meeting Date: 08/05/2019

Prepared By: Mark Gibson, Director of Utilities

Approved By: Robby Hefton, City Manager

Caption:

*** CHANGE ORDER NO. 1**

Shepherd Drive Woodbine #1 Well Repairs; Weisinger Incorporated; \$7,070.00 Decrease

Issue:

To consider approval of Change Order No. 1 for the Shepherd Drive Woodbine #1 Water Well

Background:

Change Order No. 1 is a final reconciliatory Change Order to adjust the final project quantities. Deletions included column pipe and one check valve that were not needed. Additions included \$90.00 additional cost for the pump and \$500.00 to repair the well head.

Origination:

Department of Utilities Administration

Financial Consideration:

Change Order No. 1 results in a \$7,070.00 decrease to the original contract amount of \$90,690.00, yielding a final contract amount of \$83,620.00. Adequate funding is available in the Utility Fund budget to finalize the project.

Staff Recommendation:

It is recommended that Change Order No. 1 be approved.

Alternatives:

As may be directed by the City Council

Attachments

Change Order No. 1 and Final
Aerial Location Map

**CITY OF SHERMAN
CONTRACT CHANGE ORDER**

Contractor: Weisinger Incorporated
Change Order No.: 1 and Final

Date: July 26, 2019
Project: Shepherd Drive Woodbine #1 Well Repairs

To: Weisinger Incorporated

You are hereby requested to comply with the following changes from the contract plans and specifications:

Description of Change, Quantities	Decrease in Contract Price	Increase in Contract Price
Delete ten (10) joints of 5" x 21' column pipe @ \$685.00 per joint	\$6,850.00	
Delete one (1) joint of 5" x 10' column pipe @ \$360.00 per joint	\$360.00	
Delete one (1) 5" check valve @ \$450.00 each	\$450.00	
Add \$90.00 to cost of submersible pump		\$90.00
Add \$500.00 to repair of discharge head		\$500.00
Total	\$7,660.00	\$590.00

The sum of \$ 7,070.00 is hereby **deducted** from the total contract price, \$ 90,690.00 and the total adjusted contract price to date thereby is \$ 83,620.00.

This document shall become an amendment to the contract, and all provisions of the contract will apply hereto.

Accepted By: _____

Date: _____

Recommended By: _____

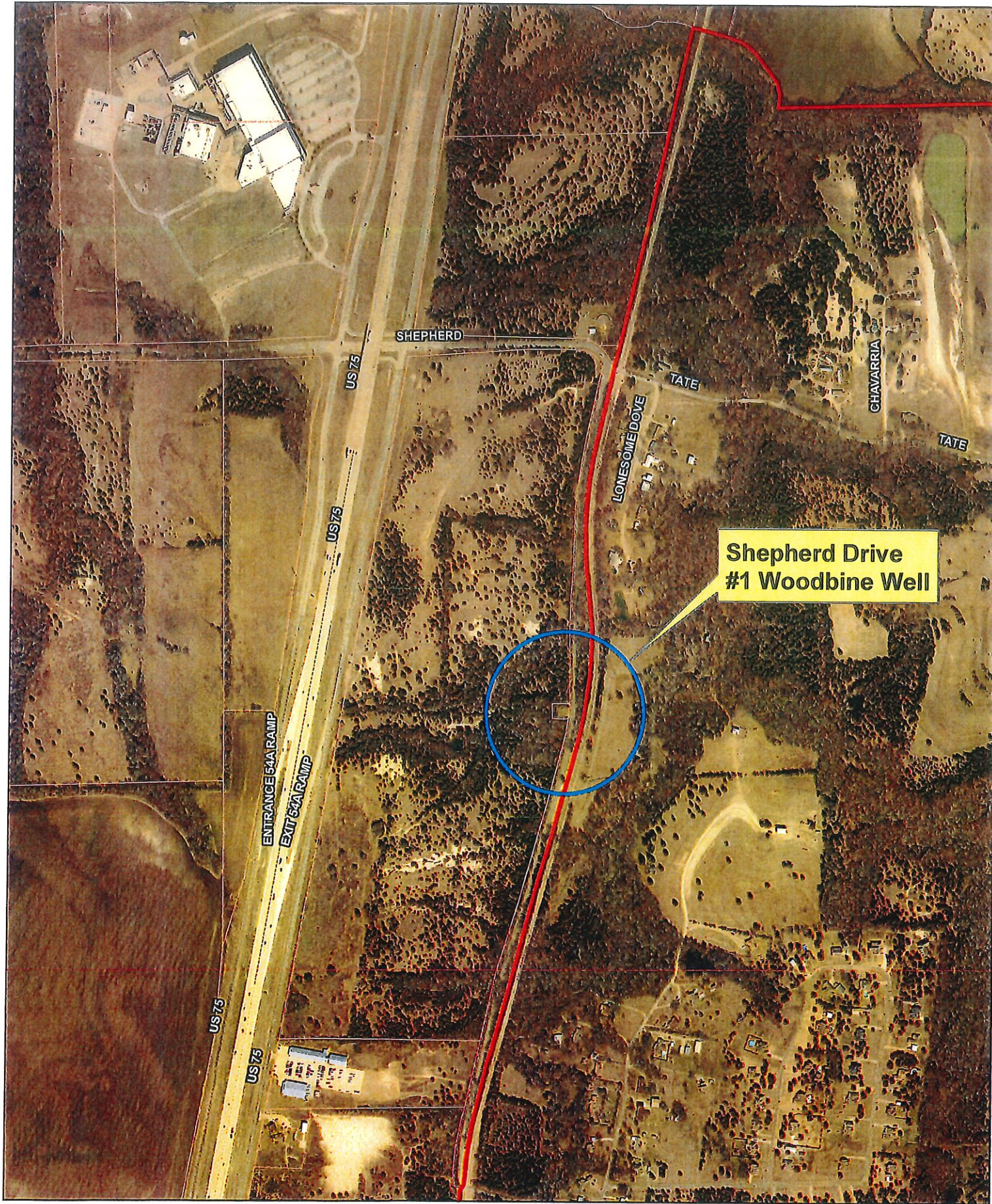
Date: _____

Mark Gibson, Director of Utilities

Approved By: _____

Date: _____

Robby Hefton, City Manager





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.1.

Meeting Date: 08/05/2019

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Receive Quarterly Progress Report from Sherman Economic Development Corporation President Kent Sharp

Issue:

To receive the Sherman Economic Development Corporation (SEDCO) quarterly progress report from President Kent Sharp

Background:

The brief presentation by the SEDCO President will provide the City Council with an overview of SEDCO's activities and accomplishments during the last three (3) months. SEDCO's last update was presented at the April 15, 2019 City Council Meeting.

Origination:

City Council

Financial Consideration:

This presentation is for informational purposes only and has no impact on the City's revenues or expenses.

Staff Recommendation:

No action is required of the City Council.

Alternatives:

None recommended

Attachments

SEDCO's Quarterly Progress Report

REPORTING FORM FOR BOARDS AND COMMISSIONS

Name of Board: Sherman Economic Development Corporation

Name of Chairman: Brad Douglass

Name of Vice Chairman: Tom Shields

Date of Report to City Council: August 5, 2019

- 1. In simple terms and as briefly as possible, please describe the mission of your board.**
 - *The mission of the Sherman Economic Development Corporation (SEDCO) is to grow and diversify the economy of Sherman and the surrounding area through the addition of new jobs and investment of primary employers.*
- 2. Please list the top accomplishments of your board within the past quarter. (Please limit the list to five or fewer items).**
 - *Submitted 9 new project proposals and hosted 3 site visits.*
 - *Presented the final incentive check for \$227,231 to J.P. Hart Lumber Company. The company invested an additional \$1M for a total of \$9.5M in the project and hired an additional 32 employees for a total of 37. This incentive included the SEDCO "Buy Local" grant.*
 - *Presented Presco with a \$47,500 incentive towards their \$967,539.40 investment in a new automated slitting machine which will modernize and increase their production of roll flagging and barricade tape. With this expansion, Presco will retain its 190 existing jobs.*
 - *The new 12" sewer line project in Progress Park II was completed.*
- 3. What are your plans for this board in the next quarter?**
 - *SEDCO will work to compete aggressively for the attraction of new jobs and investments to the city from existing Sherman employers and new companies, both nationally and internationally.*
 - *SEDCO will work closely with companies that have announced new investments in Sherman to ensure they have the support to meet their goals and receive the incentives as identified in the Economic Development Performance Agreements.*
 - *The staff will participate in the SISD Partners Fair on August 6th.*
 - *On August 14-15th, SEDCO has been asked to participate with Grayson College and Workforce Solutions Texoma in making a presentation to the Texas Workforce Commission about the partnership among our three entities in using Skills Grants to help attract business as well as our collaborative methodology in helping them onboard new hires with the right training. In this case, TWC would like us to emphasize the tactics used with Finisar.*
 - *Kent will attend the DFW Marketing Team's Local Broker & Consultant Day in Dallas on August 27th.*
 - *SEDCO will host a Safety Leaders Forum at Sunny Delight on August 27th.*
 - *SEDCO will host a Human Resources Network lunch on August 29th.*
 - *Representatives from the City of Sherman and SEDCO will host a booth at the North Texas Commercial Association of Realtors and Real Estate Professionals (NTCAR) Expo in Dallas on September 5th.*

- *On September 9th, Kent will attend the Dallas Regional Chamber's Networking Event for the Site Selectors Guild in The Colony.*
- *The Annual Joint Meeting with the Sherman City Council and the SEDCO Board of Directors is scheduled for September 10th. At this meeting, the 2018-2019 Program of Work Results and the 2019-2020 Program of Work and Budget will be reviewed.*
- *SEDCO will host a Plant Managers Forum at Presco on September 11th.*
- *Swap It Up 2019 will commence on September 11th. This year's competition includes four AMP teams from Sherman, Pottsboro, Whitesboro, and S&S.*
- *Kent will be the keynote lunch speaker at the Texoma Human Resource Management Association (THRMA) Conference on September 13th.*
- *On September 14-17th, Stacey will attend the Industrial Asset Management Council's (IAMC) Fall Professional Forum in Milwaukee, WI in September. IAMC is the leading trade association for corporate real estate executives focused on the needs of an industrial portfolio. Through this membership, SEDCO builds relationships with hundreds of corporate real estate professionals that could foster future projects. During the Fall Forum, Stacey will complete her second leadership seminar and participate in the volunteer service project. Also, SEDCO will be a Texas Dinner host for a private event for corporate real estate professionals.*
- *On September 24-26th, Kent and Stacey will attend WESTEC – the manufacturing technology tradeshow – in Long Beach, CA. Over 700 companies from the aerospace, medical, industrial machinery, automotive, and fabricated metal industries have registered to date. The 2017 tradeshow drew over 10,000 attendees. During the tradeshow, SEDCO will be a sponsor of the Southern California Consultant Reception.*
- *The staff will attend the Texas Economic Development Council's (TEDC) Annual Conference in San Antonio on October 9-11th. During the conference, Stacey will participate in the brand new TEDC Future Leaders Training Program in the Organizational Leadership Seminar.*

4. How often did this board meet in the last quarter?

- *The SEDCO Board meets on the second Tuesday of each month and holds special called meetings when needed. Since our last report, the SEDCO Board held four regularly scheduled meetings (April 10th, May 14th, June 11th, July 9th).*

5. In what percentage of those meetings was a quorum of board members present?

- *100%*

6. Did any member attend less than 75% of those meetings? If so, which member and how often did they attend.

- *Brad Douglass, 50%*
- *Tom Shields, 50%*

7. What other information would your board like to communicate to the City Council? (please be concise in your response).

- *SEDCO is presently working 11 active projects with an estimated \$664 million in investments and approximately 4,872 new jobs.*
- *Current infrastructure projects include the engineering for the Progress Drive extension and improvements to Flanary Road.*
- *SEDCO continued the Business Retention and Expansion (BRE) Program with the following:*

- Completed 8 existing industry visits
- Sponsored three Human Resources Network meetings, a Plant Managers Forum at the Advanced Manufacturing Program (AMP) Lab, and a Safety Leaders Forum at the City of Sherman's Wastewater Management Facility.
- Stacey spoke at the Skills Development Grant Check Signing about the importance of the Skills Development Fund and High Demand Job Training Grants and the positive impact \$1.2M in state funded grants has on our economy. A portion of these grants went to Emerson, GlobiTech, Presco, and Tyson Foods for employee training.
- The staff attended the 1st Annual Texas Career Signing Day at Sherman High School to support the AMP and Industrial Maintenance Technician (IMT) students.
- Hosted an IMT Graduate Reception and attended the graduation honoring four IMT graduates.
- Co-sponsored the AMP End of Year Celebration which saw over 130 attendees. This event included the recognition of our first 20 students to receive their Manufacturing Certification. Emerson and Eaton presented the students with AMP jackets.
- Co-sponsored the AMP Scholarship Qualification Parent Meeting where parents and students learned about the commitment required to complete AMP and its benefits. The event included an AMP Lab tour.
- Attended the check signing for the \$50,000 W. B. Munson Foundation Grant which will go towards AMP tuition. This was the first grant the program has received from a local area foundation.
- Kent and Stacey attended the International Food Technology (IFT19) Expo with Team Texas in New Orleans, LA. IFT drew roughly 23,000 attendees and provided the opportunity to network with about 1,200 exhibiting companies from the food industry. During the expo, SEDCO served as one of the sponsors of the hospitality event for prospects.
- Kent and Stacey attended the TEDC Mid-Year Conference in Rockwall. Some topics of discussion and continuing education were:
 - The Technology Skills Gap- It's Real - Debra Lyons, Garner Economics
 - Rise of the Remote Workers - John Karras, Atlas Integrated
 - What's in Your Labor Market? - Chris Chmura, Chmura Economics
 - The Devil is in the Details: Real World Economic Development Issues - Rickey Hayes, Retail Attractions
 - Leveraging Data to Bolster Your Talent Pipeline - Chris Chmura, Chmura Economics
 - Understanding Labor Market Data to Tell a Story - James Howard, Emsi
 - Texas and North Texas Population Growth: Implications of Population Change for the Socioeconomic Future of Texas - Dr. Steve Murdock, Rice University
- Kent attended the Team Texas Road Show in Chicago, IL and met with three major site consultants – Kate McEnroe, Jerry Szatan, and Kevin Spiegel – and also met with six companies that expressed intent to expand or relocate to Texas from the Chicago area: S&C Electric, Zekelman Industries, Noise Barriers, Ashkar Plastics, Vienna Beef, and Van Norman Molding.
- Stacey attended the IAMC Spring Professional Forum in Santa Barbara. While attending the Spring Forum, Stacey attended her first of five Leadership Seminars to become an IAMC Fellow.

- Ashton completed three certification courses – Economic Development Marketing & Attraction, Managing Economic Development Organizations, and Economic Development Credit Analysis – and the prep course for the certification exam.
- SEDCO launched the new ShermanTXJobs.com and marketed the site through various mediums.
- ShermanSites.com was updated to the newest version from GIS Planning. The updated site features improved functionality, analytics, and design. The previous site captured data for Sherman and Grayson County. We added a third module to capture data for the Texoma region.
- SEDCO hosted the Spring Leadership Breakfast, a roundtable discussion with community leaders and industry representatives.
- The staff participated in two webinars through the Texas Economic Development Council – “Talent Attraction - What Gen Z and Millennials Look for in Jobs and Locations-How Can Communities Attract the Next Generation of Talent” and “Trends in Online Site Selection & GIS Technology - How Businesses and Site Selectors Use the Web to Screen and Select Communities.”
- Stacey met with Ginger Nye, Director for the Austin College Center for Community & Regional Development, to discuss a student experiential learning idea and the possibility of executing a partnership.
- Ashton met with the AMP instructor at S&S CISD to discuss joining the Swap It Up competition. She also met with Zac Grantham from Katy Country to discuss the radio’s exclusive partnership with Swap It Up. S&S is joining this year’s competition, and Katy Country and Mad Rock radio stations will continue their free promotions of Swap It Up!
- The workforce video that promotes the AMP, IMT, and Business Education for Teacher programs was completed. It was uploaded to sedco.org and boosted on social media.
- Production of the 903 Brewers existing industry video is complete, and the video has been uploaded to sedco.org. This video will also be promoted on social media.
- SEDCO ordered new promotional giveaways for tradeshow.
- The SEDCO Board transitioned to electronic board packets through the Agenda Quick software.
- The staff attended the following events and meetings:
 - 2020 Census Complete Count Committee
 - AMP Finance Committee Meeting
 - Boy Scout Luncheon
 - Business & Professional Women's Networking Event
 - City Council Meeting
 - Coffee with the Mayor
 - CWL Advisory Board Meeting
 - Finisar’s Mobile Laser Lab Launch
 - Hot Summer Nights
 - Johnny Quinn’s “Think Like an Olympian” Luncheon
 - Lights on the Lake
 - Paragon Realtors Ribbon Cutting
 - Schulman’s Movie Bowl Grille VIP Reception
 - Sherman Chamber Ambassador Meeting
 - Sherman Chamber Local & Live
 - Sherman Chamber Lunch & Learn
 - Sherman Chamber New Teacher Luncheon
 - TEDC Mid-Year Conference Board Meeting
 - Woodlawn Country Club Ribbon Cutting



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.2.

Meeting Date: 08/05/2019

Prepared By: Brandon Shelby, City Attorney

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Consider Charter Amendments proposed by the Charter Review Commission for the November 5, 2019 Special Election

Issue:

Review and discuss the Charter amendments proposed by the Charter Review Commission for the November 5, 2019 Special Election

Background:

Only a home-rule city may have a city charter. By State law, a city charter, once adopted, is law that the city must follow in carrying out its duties, except as limited by state or federal law. As deficiencies appear in the charter, either new law must be added or old unusable law must be deleted. At the March 4th City Council meeting, the Mayor appointed, with the City Council's approval, Councilwoman Pamela Howeth, Councilman Daron Holland, and Councilman Josh Stevenson to the Charter Review Commission. This Commission has been working with the City Manager, Assistant City Manager Steele and the City Attorney on proposed amendments, which they are ready to submit to the City Council at this meeting.

Proposed Charter amendments will be provided at the Council meeting.

Origination:

Charter Review Commission
City Manager and staff

Financial Consideration:

There is no financial impact to be considered.

Staff Recommendation:

It is recommended that the Council deliberate and form a consensus on the proposed Charter amendments to be submitted to the voters at the November 5th Special Election.

Alternatives:

The Council could give the Charter Review Commission and City staff further direction on developing proposed Charter amendments.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.3.

Meeting Date: 08/05/2019

Prepared By: Kevin Winkler, Public Works Manager

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Receive Update from Public Works Manager Kevin Winkler on the City's Brush and Bulk Waste Program

Issue:

Provide update on the City's Brush and Bulk Waste Program.

Background:

The City's Brush and Bulk Waste Program was started approximately ten (10) years ago. During the 2019-2020 Budget Workshop, the Council asked for an update on the program.

Origination:

City Manager

Financial Consideration:

There is no financial impact associated with this presentation.

Staff Recommendation:

The Council need take no action on this presentation - for informational purposes only.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.4.

Meeting Date: 08/05/2019

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Review 2019-2020 Draft Budget

Issue:

Reviewing the draft budget for the 2019-2020 fiscal year

Background:

The City Charter requires that a draft budget be submitted to the Council at least 50 days prior to the start of the new fiscal year. This draft budget reflects the direction given by the Council at the Budget Workshop held on June 13, 2019. The budget contains about \$94.8 million in appropriations, which is about \$4.6 million less than the prior year's original budget of \$99.4 million, due to a decrease in capital expenses. Staffing levels for full-time positions increased from 456 to 464; and fund balance for the General Fund is within the targeted range of 70 to 90 days. The fund balances for the Utility Fund and the Solid Waste Fund are below the targeted range. The draft budget proposes funding for improvements to City facilities, parks and streets, for utility fund projects, and for compensation and staffing issues. An increase in the property tax rate to \$.489/\$100 valuation to fund the debt service on the 2018 and 2019 Certificates of Obligation and to bring the Maintenance and Operations rate to about \$.34/\$100 valuation, an increase in commercial solid waste rates, and a decrease in residential solid waste rates is included. More detailed information is available on the attachments.

Origination:

Director of Finance

Financial Consideration:

The proposed draft budget contains appropriations of \$94.8 million for the 2019-2020 fiscal year.

Staff Recommendation:

The staff recommends that the budget ordinance be prepared using the draft budget as presented herein and that the public hearing on the proposed budget be set for August 19, 2019. At the conclusion of the public hearing, the Council shall take action on the proposed budget.

If the draft meets with the Council's approval, the staff will present the budget ordinance at the August 19, 2019 meeting of the City Council.

Alternatives:

The Council could make changes to the proposed budget, subject to existing available financial resources, and subject to statutory requirements relating to the timing of the budget adoption.

Attachments

2019-2020 Draft Budget

This budget will raise more total property taxes than last year's budget by \$3,654,000 and 27%, and of that amount \$507,000 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 2020**

August 5, 2019

SUMMARY

The attached proposed budget for Fiscal Year (FY) 2020 is based on the direction provided by the City Council at the June 13, 2019 budget workshop.

The proposed budget of \$94.8 million includes funding for growth through appropriations for 5 additional positions, \$2.9 million in fleet and equipment, \$16 million in utility projects, and \$14.2 million in street projects. A decrease in residential rates and an increase in commercial solid waste charges is budgeted in the Solid Waste Fund. The property tax rate increased to fully fund debt service using the tax rate and to fund additional public safety personnel. This budget is about \$4.6 million less than original FY 2019 budget due to a decrease capital expenses. Fund balance in the General Fund is maintained at the targeted level. The Solid Waste and Utility Funds are below the targeted level.

GENERAL FUND

The **General Fund** is balanced ongoing for the year. Property values are projected to increase about 11% and property tax revenue is projected to increase about 27%. The property tax rate will be increased from .42730/\$100 to .489/\$100 for the additional debt service incurred in the last few years and to fund maintenance and operations (M&O) at about \$.34/\$100. Four full-time positions are budgeted consisting of three grounds workers to assist with the new Pecan Grove Ballfields, and a dispatcher. Sales tax is budgeted to increase about three-and-a-half percent. Fund balance is projected to be \$8 million or 72 days of operating expenses at the end of FY 2020.

UTILITY FUND

For FY 2019, the **Utility Fund** is unbalanced on an ongoing basis. Mild temperatures and above-average rainfall in the past couple years has contributed to anemic revenues. Furthermore, the addition of the debt service to fund the Water Treatment Plant expansion and other projects has increased expenses. No increase in rates is planned for FY 2020 but a plan will be developed for ongoing balancing while adequately funding operations and future projects as part of the FY 2021 budget process. For FY 2020, the third phase of a four-phase plan to convert the current drive-by meter reading system to a cloud-based system will be implemented. Various fleet and equipment critical to operations are

budgeted. Fund balance at the end of FY 2020 is projected to be about \$4.2 million, or about 64 days of operating expenses.

SOLID WASTE FUND

The **Solid Waste Fund** is balanced on an on-going basis. A \$4.00 per two-cart account and \$2.00 per one-cart account decrease in residential solid waste rates is planned to help offset the tax rate increase. A twenty percent increase in commercial solid waste rates is planned to bring the City's rates in line with other cities. A new trash truck driver and a "normal" level of fleet replacement is also planned. Fund balance of \$855,000, or 41 days, will be below our target level of seventy to ninety days. The City will receive a one-time payment from the excess reserves of the landfill during FY 2020 that will bring that fund up to our target range.

CAPITAL IMPROVEMENT FUNDS

The proposed budget of about \$15 million in the **General Improvement Fund** primarily consists of funding for new street development. Funding is predominantly provided by debt issued in FY 2019. Reserves of about \$4.6 million are expected at the end of FY 2020, mostly 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. Projects totaling \$16.3 million include the continuation of the construction of the northwest sewer lift station near the intersection of Highway 82 and Highway 289, sewer lines to serve new development and the new Sherman High School currently under construction, improvements at the wastewater treatment plant, water and sewer line replacements and other system improvements. Utility Improvement Fund reserves will be about \$231,000 at the end of FY 2020.

MAJOR IMPACTS

Tax Revenues

Property tax revenue is expected to increase about \$3,654,000 over last year, due to an increase in the tax rate, growth in the value of existing property and new property added to the tax roll. Sales tax revenue is also expected to increase by about \$607,000 based on a three-and-a-half percent growth projection of ongoing revenue and after considering one-time receipts received in FY 2019 and new retailers coming on-line.

Wage Increase

The proposed budget contains an across-the-board increase in salaries for all employees plus additional adjustments in public safety. The cost for all funds is projected to be about \$720,000.

Fleet, Equipment and Buildings

Major fleet expenditures for this year include two solid waste collection trucks and a trailer (\$850,000), and the second and final part (\$400,000) of the purchase of new Self-contained Breathing Apparatus (SCBA) for the Fire Department. Additional equipment is budgeted in the Stormwater Fund for the day-to-day activities of that crew. The Emergency 9-1-1 Fund projects about \$200,000 in 9-1-1 upgrades.

Major Projects

New and continuing projects funded this year include the final phase of the extension of West Travis Street from Hwy 75 to Hwy 1417, Park Avenue extension, Swan Ridge Road, Moore Street, Progress Drive, and participation with TXDOT for improvements to Hwy 1417 from Hwy 56 to Hwy 82.

SUMMARY SCHEDULES, DETAILED FUND STATEMENTS, AND OTHER INFORMATION

The following pages include a schedule that summarizes the draft FY 2020 budget, eliminating double counting for internal service funds and inter-fund transfers. Also included are statements of revenues and expenditures/expenses for each fund, a schedule of transfers, a property tax historical summary, a schedule of cash on hand, and a debt schedule.

City of Sherman
ALL FUNDS
2019-2020 Annual Budget

	General Fund	Enterprise Funds	Capital Improvement Funds	Special Revenue Funds	Internal Service Funds	Debt Service Funds	Trust Fund	Elim. Interfund Transfers	Totals
Beginning Fund Balance	\$ 7,559,593	\$ 5,814,706	\$ 19,840,936	\$ 2,176,286	\$ 820,849	\$ 501,126	\$ 1,627,213	\$ -	\$ 38,340,708
Revenues:									
Taxes	32,992,800	-	423,952	518,000	-	4,954,787	-	-	38,889,539
Water Sales	-	14,185,000	-	-	-	-	-	-	14,185,000
Sewer Sales	-	7,747,000	-	-	-	-	-	-	7,747,000
Solid Waste Sales	-	7,572,000	-	-	-	-	-	-	7,572,000
Sales & Service	4,062,920	921,000	120,000	1,466,400	12,144,674	-	8,000	(12,144,674)	6,578,320
Intergovernmental	265,369	427,783	508,117	-	-	253,369	-	-	1,454,638
Interest Income	170,000	75,000	872,000	63,025	44,200	5,500	30,000	-	1,259,725
Miscellaneous Revenue	620,220	114,000	3,000,000	39,400	2,500	-	-	-	3,776,120
Transfers In	3,019,000	214,000	132,000	-	-	1,262,600	-	(4,627,600)	-
Total Revenues	41,130,309	31,255,783	5,056,069	2,086,825	12,191,374	6,476,256	38,000	(16,772,274)	81,462,342
Total Funds Available	48,689,902	37,070,489	24,897,005	4,263,111	13,012,223	6,977,382	1,665,213	(16,772,274)	119,803,050
Expenditures:									
Personnel	29,130,775	8,593,899	-	403,193	1,462,577	-	-	-	39,590,444
Supplies	1,556,204	1,978,266	-	589,709	934,991	-	-	-	5,059,170
Repair & Maintenance	1,730,075	1,817,104	-	121,362	1,304,574	-	-	-	4,973,114
Utilities	1,060,790	1,695,390	-	38,870	53,470	-	-	-	2,848,520
Information Technology	714,170	263,840	-	4,620	25,350	-	-	(1,007,980)	-
Debt Service	-	7,758,867	-	-	592,519	6,223,457	-	-	14,574,843
Services & Charges	2,911,864	3,837,796	-	607,187	6,569,807	8,500	-	(5,903,471)	8,031,683
Vehicle Usage	1,749,710	1,550,210	-	-	1,500	-	-	(3,301,420)	-
Fleet Services & Charges	795,950	982,553	-	153,300	-	-	-	(1,931,803)	-
Capital Expenses	926,274	267,815	16,760,000	283,923	1,459,984	-	-	-	19,697,996
Transfers Out	132,000	3,233,000	868,651	306,582	-	87,367	-	(4,627,600)	-
Total Expenditures	40,707,812	31,978,740	17,628,651	2,508,746	12,404,771	6,319,324	-	(16,772,274)	94,775,770
Excess Revenues Over Expenditures	422,497	(722,957)	(12,572,582)	(421,921)	(213,397)	156,932	38,000	-	(13,313,428)
Ending Fund Balance	\$ 7,982,090	\$ 5,091,749	\$ 7,268,354	\$ 1,754,365	\$ 607,452	\$ 658,058	\$ 1,665,213	\$ -	\$ 25,027,281

City of Sherman
GENERAL FUND
2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 6,661,407	\$ 8,344,554	\$ 8,439,877	\$ 7,559,593
Revenues				
Property Tax	9,510,240	9,818,000	9,773,400	11,591,600
Sales Tax	17,161,767	17,065,000	17,637,000	18,265,000
Franchise Tax	2,971,547	2,908,000	2,959,000	2,975,000
Other Taxes	140,986	138,400	152,200	161,200
Fines & Penalties	478,583	605,150	598,150	608,150
Recreation	294,908	330,000	310,500	334,000
Licenses & Permits	821,246	868,400	666,400	667,400
Rentals	49,821	35,000	40,200	41,450
Cemetery	167,308	166,100	226,365	216,100
Sales & Service	510,860	512,520	592,520	593,020
Ambulance Service	1,747,768	1,602,800	2,002,750	1,602,800
Interest Income	65,691	120,000	170,000	170,000
Grant Revenue	602	329,958	253,800	316,170
Intergovernmental	15,748	374,699	398,740	265,369
Miscellaneous Revenue	211,256	281,400	349,150	304,050
Total Revenues	34,148,334	35,155,427	36,130,175	38,111,309
Transfers In	3,800,000	2,878,000	2,878,000	3,019,000
Total Revenues and Transfers In	37,948,333	38,033,427	39,008,175	41,130,309
Total Funds Available	44,609,741	46,377,981	47,448,052	48,689,902
Expenditures				
Personnel	25,536,026	26,542,913	27,570,820	29,130,775
Supplies	1,284,768	1,529,309	1,556,254	1,556,204
Repair & Maintenance	1,155,863	1,811,063	1,604,800	1,730,075
Utilities	1,049,684	1,060,140	1,046,580	1,060,790
Information Technology	626,207	669,310	716,110	714,170
Services & Charges	3,304,298	2,493,646	2,710,489	2,911,864
Vehicle Usage	1,611,328	1,728,940	1,870,141	1,749,710
Capital Expenses	518,262	815,390	834,527	926,274
Fleet Services & Charges	1,033,428	1,266,258	1,266,258	795,950
Transfers Out	50,000	708,480	712,480	132,000
Total Expenditures	36,169,863	38,625,448	39,888,459	40,707,812
Excess Revenues over Expenditures	1,778,470	(592,021)	(880,284)	422,497
Ending Fund Balance	\$ 8,439,877	\$ 7,752,533	\$ 7,559,593	\$ 7,982,090

City of Sherman
ENTERPRISE FUNDS
2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 6,042,746	\$ 6,592,762	\$6,771,629	\$5,814,706
Revenues:				
Water Sales	14,069,303	14,030,000	13,907,000	14,185,000
Sewer Sales	7,443,141	7,407,000	7,601,000	7,747,000
Solid Waste Service	6,536,221	6,771,000	6,934,000	7,572,000
Service Charges & Penalties	645,817	615,000	618,000	620,000
Laboratory	143,777	141,000	140,500	141,500
Charges for Services	172,582	153,500	158,500	159,500
Intergovernmental	456,905	415,974	451,000	427,783
Interest Income	24,043	41,000	72,000	75,000
Miscellaneous Revenue	166,316	199,000	117,000	114,000
Transfers In	723,448	161,000	161,000	214,000
Total Revenues	30,381,553	29,934,474	30,160,000	31,255,783
Total Funds Available	36,424,299	36,527,236	36,931,629	37,070,489
Expenditures:				
Personnel	7,968,770	7,958,244	8,229,381	8,593,899
Supplies	1,459,595	1,828,847	1,950,800	1,978,266
Repair & Maintenance	1,591,412	1,666,614	1,885,035	1,817,104
Utilities	1,782,278	1,627,430	1,665,970	1,695,390
Information Technology	209,213	270,900	289,850	263,840
Services & Charges	3,416,855	3,572,730	3,811,564	3,837,796
Vehicle Usage	1,408,359	1,460,680	1,608,141	1,550,210
Debt Service	6,963,819	7,082,558	6,886,957	7,758,867
Fleet Services & Charges	948,781	1,683,741	1,333,741	982,553
Capital Expenses	665,139	442,521	416,484	267,815
Transfers Out	3,238,448	3,039,000	3,039,000	3,233,000
Total Expenditures	29,652,670	30,633,266	31,116,923	31,978,740
Excess Revenues over Expenditures	728,883	(698,792)	(956,923)	(722,957)
Ending Fund Balance	\$6,771,629	\$5,893,970	\$5,814,706	\$5,091,749

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2019-2020 Annual Budget

	222 General CIP	770 Utility CIP	224 Street Revolving	235 Regional Detention	230 TIRZ #3 Construction	330 TIRZ #2 Construction	241 TIRZ #5 Construction	242 TIRZ #6 Construction	243 TIRZ #7 Construction	Total
Beginning Fund Balance	\$ 15,867,436	\$ 256,497	\$ 499,105	\$ 318,456	\$ 56,357	\$ 221,131	\$ 847,430	\$ 1,762,157	\$ 12,365	\$ 19,840,936
Revenues:										
Interest Income	750,000	25,000	12,000	5,000	1,000	4,000	25,000	40,000	10,000	872,000
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Taxes	-	-	-	-	178,203	149,509	52,664	21,987	21,589	423,952
Intergovernmental	-	400,000	-	-	-	-	59,164	24,700	24,253	508,117
Sales & Service	-	-	100,000	20,000	-	-	-	-	-	120,000
Miscellaneous Revenue	3,000,000	-	-	-	-	-	-	-	-	3,000,000
Transfers In	-	-	-	-	-	-	-	-	132,000	132,000
Total Revenues	3,750,000	425,000	112,000	25,000	179,203	153,509	136,828	86,687	187,842	5,056,069
Total Funds Available	19,617,436	681,497	611,105	343,456	235,560	374,640	984,258	1,848,844	200,207	24,897,005
Expenditures										
Services & Charges	-	-	-	-	-	-	-	-	-	-
Capital Expenses	15,010,000	450,000	50,000	200,000	-	50,000	500,000	500,000	-	16,760,000
Transfers Out	-	-	-	-	200,000	-	285,934	223,517	159,200	868,651
Total Expenditures	15,010,000	450,000	50,000	200,000	200,000	50,000	785,934	723,517	159,200	17,628,651
Excess Revenues over Expenditures	(11,260,000)	(25,000)	62,000	(175,000)	(20,797)	103,509	(649,106)	(636,830)	28,642	(12,572,582)
Ending Fund Balance	\$ 4,607,436	\$ 231,497	\$ 561,105	\$ 143,456	\$ 35,560	\$ 324,640	\$ 198,324	\$ 1,125,327	\$ 41,007	\$ 7,268,354

City of Sherman
SPECIAL REVENUE FUNDS
2019-2020 Annual Budget

	420	440	445	450	460	470	480	455	456	457	
	Stormwater	E 911	Red River Law Enf. Academy	Security & Technology	Hotel/ Motel	Drug Enforcement	Airport	Parks Pride	Police Pride	Donations	Total
Beginning Fund Balance	\$ 1,553,318	\$ 246,481	\$ 12,480	\$ 62,132	\$ (18,134)	\$ 193,162	\$ 77,120	\$ 26,072	\$ 22,008	\$ 1,647	\$ 2,176,286
Revenues											
Taxes	-	-	-	-	518,000	-	-	-	-	-	518,000
Sales & Service	435,000	300,000	-	34,000	149,000	150,000	398,400	-	-	-	1,466,400
Interest Income	45,000	7,500	-	1,000	700	4,000	3,500	1,000	250	75	63,025
Miscellaneous Revenue	-	-	-	-	10,000	-	-	10,000	10,000	9,400	39,400
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	480,000	307,500	-	35,000	677,700	154,000	401,900	11,000	10,250	9,475	2,086,825
Total Funds Available	2,033,318	553,981	12,480	97,132	659,566	347,162	479,020	37,072	32,258	11,122	4,263,111
Expenditures											
Personnel	100,016	108,206	-	-	194,971	-	-	-	-	-	403,193
Supplies	4,109	-	2,000	5,000	21,150	236,200	310,250	-	-	11,000	589,709
Repair & Maintenance	53,000	-	-	21,867	10,500	27,000	8,995	-	-	-	121,362
Utilities	-	-	-	-	27,040	-	11,830	-	-	-	38,870
Information Technology	1,160	-	-	-	3,460	-	-	-	-	-	4,620
Services & Charges	3,540	107,080	-	9,400	309,750	10,000	122,417	35,000	10,000	-	607,187
Vehicle Usage	-	-	-	-	-	-	-	-	-	-	-
Capital Expenses	62,000	194,923	-	-	9,000	-	-	-	18,000	-	283,923
Fleet Services & Charges	153,300	-	-	-	-	-	-	-	-	-	153,300
Transfers Out	261,582	-	-	-	45,000	-	-	-	-	-	306,582
Total Expenditures	638,707	410,209	2,000	36,267	620,871	273,200	453,492	35,000	28,000	11,000	2,508,746
Excess Revenues over Expenditures	(158,707)	(102,709)	(2,000)	(1,267)	56,829	(119,200)	(51,592)	(24,000)	(17,750)	(1,525)	(421,921)
Ending Fund Balance	\$ 1,394,611	\$ 143,772	\$ 10,480	\$ 60,865	\$ 38,695	\$ 73,962	\$ 25,528	\$ 2,072	\$ 4,258	\$ 122	\$ 1,754,365

City of Sherman
INTERNAL SERVICE FUNDS
2019-2020 Annual Budget

	600 Insurance	630 IT	650 Equipment	660 Fleet Replacement	Total
Beginning Fund Balance	\$ 256,261	\$ 115,166	\$ 104,999	\$ 344,424	\$ 820,849
Revenue					
Sales & Service	5,903,471	1,007,980	3,301,420	1,931,803	12,144,674
Other Contributions	-	-	-	-	-
Interest Income	20,000	2,200	2,000	20,000	44,200
Debt Proceeds	-	-	-	-	-
Miscellaneous Revenue	-	500	2,000	-	2,500
Transfers in	-	-	-	-	-
Total Revenue	5,923,471	1,010,680	3,305,420	1,951,803	12,191,374
Total Funds Available	6,179,732	1,125,846	3,410,419	2,296,227	13,012,223
Expenditures					
Personnel	-	590,168	872,410	-	1,462,577
Supplies	-	85,877	849,114	-	934,991
Repair & Maintenance	-	144,582	1,159,992	-	1,304,574
Utilities	-	37,040	16,430	-	53,470
Information Technology	-	-	25,350	-	25,350
Services & Charges	6,145,989	108,419	315,399	-	6,569,807
Debt Service	-	-	-	592,519	592,519
Vehicle Usage	-	-	1,500	-	1,500
Capital Expenses	-	47,200	73,500	1,339,284	1,459,984
Total Expenditures	6,145,989	1,013,285	3,313,695	1,931,803	12,404,771
Excess Revenues over Expenditures	(222,518)	(2,605)	(8,275)	20,000	(213,397)
Ending Fund Balance	\$ 33,743	\$ 112,561	\$ 96,725	\$ 364,424	\$ 607,452

City of Sherman
DEBT SERVICE FUND
2019-2020 Annual Budget

	300 Debt Service	310 Auditorium Bonds	320 TIRZ #1	341 TIRZ #5	342 TIRZ #6	343 TIRZ #7	354 2016 Tax Notes	355 2016 CO Bonds	356 2017 CO Bonds	357 2017 Refunding Bonds	358 2017A CO Bonds	359 2018 CO Bonds	Total
Beginning Fund Balance	\$ -	\$ 66,632	\$ 347,127	\$ 3,069	\$ 2,498	\$ 1,649	\$ 9,033	\$ 5,977	\$ 2,668	\$ 50,389	\$ 7,143	\$ 4,941	\$ 501,126
Revenues													
Taxes	4,640,440	-	314,347	-	-	-	-	-	-	-	-	-	4,954,787
Interest Income	-	1,500	4,000	-	-	-	-	-	-	-	-	-	5,500
Intergovernmental	253,369	-	-	-	-	-	-	-	-	-	-	-	253,369
Transfers In	1,217,600	45,000	-	-	-	-	-	-	-	-	-	-	1,262,600
Total Revenues	6,111,409	46,500	318,347	-	-	-	-	-	-	-	-	-	6,476,256
Total Funds Available	6,111,409	113,132	665,474	3,069	2,498	1,649	9,033	5,977	2,668	50,389	7,143	4,941	6,977,382
Expenditures:													
Debt Service	5,804,480	105,521	313,456	-	-	-	-	-	-	-	-	-	6,223,457
Services & Charges	7,000	750	750	-	-	-	-	-	-	-	-	-	8,500
Transfers Out	-	-	-	3,069	2,498	1,649	5,977	9,033	2,668	50,389	7,143	4,941	87,367
Total Expenditures	5,811,480	106,271	314,206	3,069	2,498	1,649	5,977	9,033	2,668	50,389	7,143	4,941	6,319,324
Excess Revenues over Expenditures	299,929	(59,771)	4,141	(3,069)	(2,498)	(1,649)	(5,977)	(9,033)	(2,668)	(50,389)	(7,143)	(4,941)	156,932
Ending Fund Balance	\$ 299,929	\$ 6,861	\$ 351,268	\$ -	\$ -	\$ -	\$ 3,056	\$ (3,056)	\$ -	\$ -	\$ -	\$ -	\$ 658,058

City of Sherman
PERPETUAL CARE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 1,583,320	\$ 1,617,213	\$ 1,627,213
Revenues			
Sales & Service	5,700	10,000	8,000
Interest Income	28,193	-	30,000
Total Revenues	33,893	10,000	38,000
Total Funds Available	1,617,213	1,627,213	1,665,213
Expenditures			
Miscellaneous	-	-	-
Ending Fund Balance	\$ 1,617,213	\$ 1,627,213	\$ 1,665,213

City of Sherman
UTILITY FUND
2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Reserve	\$ 4,247,808	\$ 4,952,578	\$ 5,584,876	\$ 4,984,976
Revenues				
Water Sales	14,069,303	14,030,000	13,907,000	14,185,000
Sewer Sales	7,443,141	7,407,000	7,601,000	7,747,000
Laboratory	143,777	141,000	140,500	141,500
Service Charges & Penalties	568,548	540,000	548,000	550,000
Charges for Services	172,582	153,500	158,500	159,500
Interest Income	4,115	25,000	62,000	65,000
Intergovernmental	456,905	415,974	451,000	427,783
Miscellaneous Revenue	86,402	75,000	94,500	92,000
Total Revenues	22,944,773	22,787,474	22,962,500	23,367,783
Transfers In	723,448	161,000	161,000	214,000
Total Revenues and Transfers In	23,668,220	22,948,474	23,123,500	23,581,783
Total Funds Available	27,916,029	27,901,052	28,708,376	28,566,759
Expenditures				
Personnel	6,203,139	6,194,503	6,349,306	6,568,963
Supplies	1,267,706	1,625,741	1,729,029	1,700,654
Repair & Maintenance	1,550,301	1,586,923	1,819,343	1,745,291
Utilities	1,754,405	1,599,640	1,638,730	1,667,890
Information Technology	169,090	215,060	230,110	212,000
Debt Service	6,963,819	7,082,558	6,886,957	7,758,867
Services & Charges	1,317,756	1,622,961	1,608,833	1,670,386
Vehicle Usage	424,004	479,550	473,367	426,620
Fleet Services & Charges	-	483,741	483,741	132,553
Capital Expenses	622,932	408,021	381,984	267,815
Total Expenditures	20,273,152	21,298,699	21,601,400	22,151,039
Transfers Out	2,058,000	2,122,000	2,122,000	2,179,000
Total Expenditures and Transfers Out	22,331,152	23,420,699	23,723,400	24,330,039
Excess Revenues over Expenditures	1,337,068	(472,225)	(599,900)	(748,256)
Ending Reserve	\$ 5,584,876	\$ 4,480,353	\$ 4,984,976	\$ 4,236,720

City of Sherman
SOLID WASTE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 1,533,490	\$ 1,640,185	\$ 1,186,753	\$ 829,730
Revenues				
Solid Waste Service	6,536,221	6,771,000	6,934,000	7,572,000
Service Charges & Penalties	77,269	75,000	70,000	70,000
Interest Income	19,927	16,000	10,000	10,000
Miscellaneous Revenue	79,914	124,000	22,500	22,000
Total Revenues	6,713,333	6,986,000	7,036,500	7,674,000
Total Funds Available	8,246,822	8,626,185	8,223,253	8,503,730
Expenditures				
Personnel	1,765,631	1,763,741	1,880,075	2,024,936
Supplies	191,890	203,106	221,771	277,612
Repair & Maintenance	41,111	79,691	65,692	71,812
Utilities	27,873	27,790	27,240	27,500
Information Technology	40,123	55,840	59,740	51,840
Services & Charges	2,099,100	1,949,769	2,202,731	2,167,410
Vehicle Usage	984,355	981,130	1,134,774	1,123,590
Capital Expenses	42,207	34,500	34,500	-
Fleet Services & Charges	948,781	1,200,000	850,000	850,000
Transfers Out	919,000	917,000	917,000	1,054,000
Total Expenditures	7,060,069	7,212,568	7,393,523	7,648,700
Excess Revenues over Expenditures	(346,737)	(226,568)	(357,023)	25,300
Ending Fund Balance	\$ 1,186,753	\$ 1,413,618	\$ 829,730	\$ 855,030

City of Sherman
GENERAL IMPROVEMENT FUND
2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 14,959,222	\$ 13,740,513	\$ 20,359,413	\$ 15,867,436
Revenues				
Transfers In	462,610	700,000	700,000	-
Grant Revenue	684,012	-	110,000	-
Interest Income	174,879	250,000	750,000	750,000
Miscellaneous Revenue	2,073,403	2,600,000	100,000	3,000,000
Debt Proceeds	16,800,000	11,100,000	19,875,000	-
Total Revenues	20,194,904	14,650,000	21,535,000	3,750,000
Total Funds Available	35,154,126	28,390,513	41,894,413	19,617,436
Expenditures				
Muni Bldg Composition Roof	173,518	-	-	-
Muni Bldg Gutter & Cast Stone	31,432	-	-	-
⁽¹⁾ Library Remodel	1,992,135	-	9,185	-
⁽¹⁾ Taylor St Extension Eng & ROW/McGee St Ext	18,850	1,000,000	500,000	700,000
⁽¹⁾ FM 1417 (82 to 56) Eng, ROW & Match	233,919	3,100,000	4,200,000	-
⁽¹⁾ Travis St West	67,086	5,000,000	2,600,000	7,000,000
⁽¹⁾ Canyon Creek Shady Oaks to Lamberth	1,192,991	-	-	-
⁽¹⁾ Lamberth Rd Thoroughfare	65,752	300,000	1,000	-
⁽²⁾ FEMA Grant-Flood Mitigation	440,324	-	-	-
⁽¹⁾ Friendship ROW 56 to Lamberth	157,548	-	18,000	-
Lake Street Repair	25,533	-	15,000	-
⁽²⁾ Downtown Streetscape	205,191	-	177,000	-
⁽¹⁾ Loy Lake Rd-Sara Swamy to Hwy 82	156,514	-	-	-
Stormwater Fee Study	3,634	-	-	-
Dispatch Consoles	837	-	-	-
Kessler Street Erosion	5,800	-	-	-
⁽¹⁾ Swan Ridge Extension	1,750	1,200,000	-	1,200,000
⁽¹⁾ Park Ave Realignment	-	-	300,000	1,200,000
Remodel at Station 5	136,194	33,930	149,770	-
Houston St Property Acquisition	585	-	-	-
⁽¹⁾ Bridges-Travis/Center/McGee	42,778	400,000	-	400,000
⁽¹⁾ Fire Station 4 Relocation	3,532,425	-	399,310	-
⁽¹⁾ Northgate Drive	896,385	-	-	-
ESC Expand tool room	6,422	-	12,000	-
ESC Loft & shelving for storage building	-	-	13,000	-
Virtual Server	12,638	-	-	-
Server CALS	11,052	-	-	-
VM Server for Incode/RTA/GIS	-	-	-	-
Building Maint Shop Buildings Roof	22,309	-	-	-
ESC R-panel N and W side of bldg	18,000	-	-	-
Taylor St Gym AC	19,000	-	-	-
Radio Console	21,630	-	-	-
Exchange Server	24,637	-	-	-
Lamar Green Space	13,400	-	12,683	-
Senior Center Patio West Side	25,120	-	-	-
ESC Annex	54,835	-	-	-
5903 New Floor Covering - Senior Center	32,091	-	-	-
ESC Ceiling Repairs	35,200	-	-	-
Senior Center Bathroom Renovations	48,061	-	-	-
Storage & Backup	-	-	46,074	-
Virtualization Server	47,940	-	-	-
Ely Park Playground	49,976	-	-	-

City of Sherman
GENERAL IMPROVEMENT FUND
2019-2020 Annual Budget

	Actual 2017-2018	Adjusted Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Fairview Sidewalks	49,250	-	-	-
Finance Remodel	-	30,000	60,000	-
Library Parking Lot	109,684	-	42,030	-
Skid Steer	65,611	-	-	-
ESC Roof Replacement	81,268	-	-	-
Building Maint Shop pavement & parking	85,258	-	-	-
Police Dept Storage & Backup	89,854	-	-	-
Police Dept Repeaters	911	161,710	178,308	-
Hickory Reconstruct Roadway	62,292	-	-	-
Master Plan Parks	436,000	12,535	175,000	-
Police Dept Exterior Renovation	157,623	416,850	360,000	-
(1) TxDOT Ramp at 1417 & 75 (TIRZ #7 N bound exit)	2,162,246	-	328,633	-
(1) Pecan Grove Ball Fields	86,602	4,500,000	3,900,000	500,000
Downtown Sidewalks	58,974	-	-	-
(1) Legacy Blvd	98,618	1,500,000	2,100,000	-
UB Remodel	-	40,000	5,184	-
Impound Improvements	-	200,000	-	-
(1) Fire Station #4 Phase II EMS Bldg	-	950,000	69,750	-
Fire Station #3 Generator	7,030	-	-	-
Renovate Cemetery & Maint Bldg	-	100,000	100,000	60,000
Taylor St Gym/Roof	-	50,000	50,210	-
Pecan Grove Maint Bldg	-	50,000	50,000	-
Pecan Grove Ph II	-	2,500,000	10,950	-
Quail Run Extension Park	-	250,000	-	250,000
ESC Spray Insulation windows	-	50,000	50,000	-
(1) TxDOT 1417 & W. Travis Intersection	-	1,000,000	1,000,000	700,000
Pecan Grove Basketball Courts	-	140,000	140,000	-
Library Park	-	100,000	100,000	-
Flanary Rd and Progress Dr Ext/Imp	-	-	94,100	-
Station #3 Remodel	-	55,000	55,000	-
(1) TxDOT - Hwy 75 Gap Project	-	-	8,100,000	-
(1) Moore St - Travis to Park	-	-	200,000	1,000,000
(1) Progress Drive/Flanary Rd	-	-	-	2,000,000
Fallon Drive Extension	-	-	400,000	-
Fire Station #1 Repairs	-	-	4,790	-
Fleet	135,000	-	-	-
Transfers Out	1,285,000	-	-	-
Total Expenditures	14,794,712	23,140,025	26,026,977	15,010,000
Excess Revenues over Expenditures	5,400,192	(8,490,025)	(4,491,977)	(11,260,000)
Ending Fund Balance	\$ 20,359,413	\$ 5,250,488	\$ 15,867,436	\$ 4,607,436

(1) Debt Funded

(2) Partial Grant Funding

City of Sherman
UTILITY IMPROVEMENT FUND
2019-2020 Annual Budget

	Actual 2017-2018	Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 2,369,662	\$ 1,651,329	\$ 1,756,910	\$ 256,497
Revenues				
Intergovernmental	350,122	425,000	550,000	400,000
Interest Income	16,032	15,000	30,000	25,000
Miscellaneous Revenue	8,400	-	-	-
Total Revenues	374,555	440,000	580,000	425,000
Total Funds Available	2,744,216	2,091,329	2,336,910	681,497
(1) North west Sewer	118,987	3,000,000	3,000	
(2) Preston Club Water Line	40,976	100,000	20,000	-
(1) Aeration Basin Upgrade & Biological Clarifier Rehab	58,432	-	200,000	
Rehab two sludge thickeners	110,632	-	414,000	
Harrison Elevated Tank Painting	297,203	-	-	
(2) Carriage Estates Water	34,805	-	-	
(1) Gallagher Elevated Tank Painting and Repair	27,937	-	-	
(1) Water Treatment Plant Expansion			30,000	
(2) Travis St West Water	134,912	-	275,000	
(1) Blalock Industrial Sewer	21,499	-		-
Blalock Industrial Sewer-City portion	-	-	40,055	-
(2) Lamberth Water	50,494	100,000	100,000	
North Travis St. Water Main Replacement	3,250	-		
(2) High Country Estates Water	34,311	225,000	175,000	
(1) WWTP Control Building Expansion	46,035	-		
Preston Club WWTP repairs (non-GTUA)	7,833	-	-	
Dos Lagos Waterlines Replacements		75,000	75,000	
(1) Equalization Basin Prop Mixer Replacement		75,000	-	400,000
Fencing/Gate Repairs		75,000	75,000	
Refurbish Storage basin liners		130,000	130,000	
(1) Storm Water lift station/Force main upgrade		480,000		
Texoma Pkwy Sycamore to Evergreen overflow relief		150,000	150,000	
Water Distribution system improvements		100,000	100,000	
(1) Fairview Tank-Repair & Painting			33,000	
Planning w/NTMWD Upgrade/Exp Texoma Pump			59,000	
Utility relocates-2 bores under 75			150,000	
Utility Oversizing		50,000		-
(1) Primary Clarifier #1 Rehab		840,000	-	
(1) Primary Digester #1 & Digester Complex Piping Rehab		600,000	-	
(1) Sewer replacement between Rosedale & First		1,000,000		
(1) Water crossing under Hwy 75 at Choctaw Creek		425,000		
Utility relocates-FM 1417			-	400,000
Fine Screen Rehab				50,000
(1) WWTP Control Building Expansion Engineering				88,750
(1) Sewer between Rosedale & First				1,000,000
(1) Water crossing under 75 at Choctaw				425,000
(1) Moore St Sewer/Southwest Sewer Main No. 2			51,358	1,100,000
(1) NTMWD Cathodic Improvements				760,000
(1) Aeration Basin Upgrade				4,210,000
(1) Biological Clarifier Rehab				2,340,000
(1) WWTP Control Building Expansion-Construction				798,714
(1) Brine Line Engineering, Bores, ROW & Construction				3,250,000
(1) WWTP Stormwater Lift Station				625,000
(1) Primary Clarifier #1 Rehab				840,000
GTUA Funding		(6,345,000)		(15,837,464)
Total Expenditures	987,306	1,080,000	2,080,413	450,000
Excess Revenues over Expenditures	(612,751)	(640,000)	(1,500,413)	(25,000)
Ending Fund Balance	\$ 1,756,910	\$ 1,011,329	\$ 256,497	\$ 231,497

(1) GTUA Funding

(2) GTUA Funding of in-house project

City of Sherman
STREET REVOLVING FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 426,002	\$ 437,105	\$ 499,105
Revenues			
Sales & Service	-	100,000	100,000
Interest Income	11,103	12,000	12,000
Total Revenues	11,103	112,000	112,000
Total Funds Available	437,105	549,105	611,105
Expenditures			
Capital Expenses	-	50,000	50,000
	-	50,000	50,000
Ending Fund Balance	\$ 437,105	\$ 499,105	\$ 561,105

City of Sherman
TIF #2 CONSTRUCTION FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 181,689	\$ 148,055	\$ 221,131
Revenues			
Property Tax	97,086	119,076	149,509
Interest Income	1,794	4,000	4,000
Total Revenues	<u>98,880</u>	<u>123,076</u>	<u>153,509</u>
Total Funds Available	280,569	271,131	374,640
Expenditures:			
Capital Expenses	2,068	50,000	50,000
Transfers Out	130,446	-	-
Total Expenditures	<u>132,514</u>	<u>50,000</u>	<u>50,000</u>
Excess Revenues over Expenditures	<u>(33,634)</u>	<u>73,076</u>	<u>103,509</u>
Ending Fund Balance	<u>\$ 148,055</u>	<u>\$ 221,131</u>	<u>\$ 324,640</u>

City of Sherman
TIF #3 CONSTRUCTION FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 57,508	\$ 56,223	\$ 56,357
Revenues			
Property Tax	187,848	189,234	178,203
Interest Income	867	900	1,000
Total Revenues	<u>188,715</u>	<u>190,134</u>	<u>179,203</u>
Total Funds Available	246,223	246,357	235,560
Expenditures			
Capital Expenses	-	-	-
Transfers Out	190,000	190,000	200,000
Total Expenditures	<u>190,000</u>	<u>190,000</u>	<u>200,000</u>
Excess Revenues over Expenditures	<u>(1,285)</u>	<u>134</u>	<u>(20,797)</u>
Ending Fund Balance	<u>\$ 56,223</u>	<u>\$ 56,357</u>	<u>\$ 35,560</u>

City of Sherman
REGIONAL DETENTION FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 59,878	\$ 194,456	\$ 318,456
Revenues			
Sales & Service	132,501	119,000	20,000
Interest Income	2,077	5,000	5,000
Total Revenues	<u>134,578</u>	<u>124,000</u>	<u>25,000</u>
Total Funds Available	194,456	318,456	343,456
Expenditures			
Capital Expenses	-	-	200,000
Total Expenditures	<u>-</u>	<u>-</u>	<u>200,000</u>
Excess Revenues over Expenditures	<u>134,578</u>	<u>124,000</u>	<u>(175,000)</u>
Ending Fund Balance	<u><u>\$ 194,456</u></u>	<u><u>\$ 318,456</u></u>	<u><u>\$ 143,456</u></u>

City of Sherman
TIRZ #5 CONSTRUCTION FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 3,892,445	\$ 1,076,855	\$ 847,430
Revenues			
Property Tax	-	15,134	52,664
Intergovernmental	-	17,441	59,164
Interest Income	48,577	28,000	25,000
Debt Proceeds	-	-	-
Total Revenues	<u>48,577</u>	<u>60,575</u>	<u>136,828</u>
Total Funds Available	3,941,022	1,137,430	984,258
Expenditures			
Capital Expenses	2,652,167	-	500,000
Services & Charges	-	-	-
Transfers Out	212,000	290,000	285,934
Total Expenditures	<u>2,864,167</u>	<u>290,000</u>	<u>785,934</u>
Excess Revenues over Expenditures	<u>(2,815,590)</u>	<u>(229,425)</u>	<u>(649,106)</u>
Ending Fund Balance	<u>\$ 1,076,855</u>	<u>\$ 847,430</u>	<u>\$ 198,324</u>

City of Sherman
TIRZ #6 CONSTRUCTION FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 3,031,179	\$ 2,675,286	\$ 1,762,157
Revenues			
Property Tax	-	8,618	21,987
Intergovernmental	-	10,253	24,700
Interest Income	40,618	45,000	40,000
Total Revenues	<u>40,618</u>	<u>63,871</u>	<u>86,687</u>
Total Funds Available	3,071,797	2,739,157	1,848,844
Expenditures			
Capital Expenses	230,511	750,000	500,000
Services & Charges	-	-	-
Transfers Out	166,000	227,000	223,517
Total Expenditures	<u>396,511</u>	<u>977,000</u>	<u>723,517</u>
Excess Revenues over Expenditures	<u>(355,893)</u>	<u>(913,129)</u>	<u>(636,830)</u>
Ending Fund Balance	<u>\$ 2,675,286</u>	<u>\$ 1,762,157</u>	<u>\$ 1,125,327</u>

City of Sherman
TIRZ #7 CONSTRUCTION FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 491,365	\$ 12,365
Revenues			
Property Tax	-	-	21,589
Intergovernmental	-	-	24,253
Interest Income	1,937	10,000	10,000
Debt Proceeds	2,400,000	-	-
Transfers In	-	-	132,000
Total Revenues	<u>2,401,937</u>	<u>10,000</u>	<u>187,842</u>
Total Funds Available	2,401,937	501,365	200,207
Expenditures			
Capital Expenses	1,910,572	310,000	-
Services & Charges	-	-	-
Transfers Out	-	179,000	159,200
Total Expenditures	<u>1,910,572</u>	<u>489,000</u>	<u>159,200</u>
Excess Revenues over Expenditures	<u>491,365</u>	<u>(479,000)</u>	<u>28,642</u>
Ending Fund Balance	<u>\$ 491,365</u>	<u>\$ 12,365</u>	<u>\$ 41,007</u>

City of Sherman
DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ -	\$ -
Revenues			
Property Tax	-	-	4,371,000
Sales Tax	-	-	269,440
Intergovernmental	-	-	253,369
Transfers In	-	-	1,217,600
Interest Income	-	-	-
Total Revenues	-	-	6,111,409
Total Funds Available	-	-	6,111,409
Expenditures			
Debt Service	-	-	5,804,480
Services & Charges	-	-	7,000
Total Expenditures	-	-	5,811,480
Excess Revenues over Expenditures	-	-	299,929
Ending Fund Balance	\$ -	\$ -	\$ 299,929

City of Sherman
AUDITORIUM DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 152,145	\$ 166,841	\$ 66,632
Revenues			
Transfers In	114,000	-	45,000
Interest Income	3,427	3,000	1,500
Total Revenues	<u>117,427</u>	<u>3,000</u>	<u>46,500</u>
Total Funds Available	269,572	169,841	113,132
Expenditures			
Debt Service	102,731	102,459	105,521
Services & Charges	-	750	750
Total Expenditures	<u>102,731</u>	<u>103,209</u>	<u>106,271</u>
Excess Revenues over Expenditures	<u>14,696</u>	<u>(100,209)</u>	<u>(59,771)</u>
Ending Fund Balance	<u>\$ 166,841</u>	<u>\$ 66,632</u>	<u>\$ 6,861</u>

City of Sherman
TIF #1 DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 355,189	\$ 376,214	\$ 347,127
Revenues			
Property Tax	327,691	276,324	314,347
Interest Income	5,206	5,000	4,000
Total Revenues	<u>332,897</u>	<u>281,324</u>	<u>318,347</u>
Total Funds Available	688,086	657,538	665,474
Expenditures			
Debt Service	311,672	309,661	313,456
Services & Charges	200	750	750
Total Expenditures	<u>311,872</u>	<u>310,411</u>	<u>314,206</u>
Excess Revenues over Expenditures	<u>21,025</u>	<u>(29,087)</u>	<u>4,141</u>
Ending Fund Balance	<u><u>\$ 376,214</u></u>	<u><u>\$ 347,127</u></u>	<u><u>\$ 351,268</u></u>

City of Sherman
TIRZ #5 DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 865	\$ 3,069
Revenues			
Transfers In	212,000	290,000	-
Interest Income	67	400	-
Total Revenues	<u>212,067</u>	<u>290,400</u>	<u>-</u>
Total Funds Available	212,067	291,265	3,069
Expenditures			
Debt Service	211,202	288,196	-
Transfers Out	-	-	3,069
Total Expenditures	<u>211,202</u>	<u>288,196</u>	<u>3,069</u>
Excess Revenues over Expenditures	<u>865</u>	<u>2,204</u>	<u>(3,069)</u>
Ending Fund Balance	<u>\$ 865</u>	<u>\$ 3,069</u>	<u>\$ -</u>

City of Sherman
TIRZ #6 DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 882	\$ 2,498
Revenues			
Debt Proceeds	-	-	-
Transfers In	166,000	227,000	-
Interest Income	53	-	-
Total Revenues	<u>166,053</u>	<u>227,000</u>	<u>-</u>
Total Funds Available	166,053	227,882	2,498
Expenditures			
Debt Service	165,171	225,384	-
Transfers Out	-	-	2,498
Total Expenditures	<u>165,171</u>	<u>225,384</u>	<u>2,498</u>
Excess Revenues over Expenditures	<u>882</u>	<u>1,616</u>	<u>(2,498)</u>
Ending Fund Balance	<u>\$ 882</u>	<u>\$ 2,498</u>	<u>\$ -</u>

City of Sherman
TIRZ #7 DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ -	\$ 1,649
Revenues			
Transfers In	-	179,000	-
Total Revenues	-	179,000	-
Total Funds Available	-	179,000	1,649
Expenditures			
Debt Service	-	177,351	-
Services & Charges	-	-	-
Transfers Out	-	-	1,649
Total Expenditures	-	177,351	1,649
Excess Revenues over Expenditures	-	1,649	(1,649)
Ending Fund Balance	\$ -	\$ 1,649	\$ -

City of Sherman
2008 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 18,103	\$ 20,032	\$ -
Revenues			
Property Tax	251,000	-	-
Interest Income	212	-	-
Total Revenues	<u>251,212</u>	<u>-</u>	<u>-</u>
Total Funds Available	269,315	20,032	-
Expenditures			
Debt Service	249,283	-	-
Services & Charges	-	-	-
Transfers Out	-	20,032	-
Total Expenditures	<u>249,283</u>	<u>20,032</u>	<u>-</u>
Excess Revenues over Expenditures	<u>1,929</u>	<u>(20,032)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 20,032</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
2009 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 16,474	\$ 18,610	\$ -
Revenues			
Property Tax	200,000	-	-
Interest Income	1,741	-	-
Total Revenues	201,741	-	-
Total Funds Available	218,215	18,610	-
Expenditures			
Debt Service	198,855	-	-
Services & Charges	750	-	-
Transfers Out	-	18,610	-
Total Expenditures	199,605	18,610	-
Excess Revenues over Expenditures	2,136	(18,610)	-
Ending Fund Balance	\$ 18,610	\$ -	\$ -

City of Sherman
2009A CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 3,797	\$ 6,686	\$ -
Revenues			
Property Tax	162,000	-	-
Interest Income	1,314	-	-
Total Revenues	<u>163,314</u>	<u>-</u>	<u>-</u>
Total Funds Available	167,111	6,686	-
Expenditures			
Debt Service	160,425	-	-
Services & Charges	-	-	-
Transfers Out	-	6,686	-
Total Expenditures	<u>160,425</u>	<u>6,686</u>	<u>-</u>
Excess Revenues over Expenditures	<u>2,889</u>	<u>(6,686)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 6,686</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
2016 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 735	\$ 4,940	\$ 5,977
Revenues			
Property Tax	471,000	470,000	-
Interest Income	2,967	-	-
Total Revenues	<u>473,967</u>	<u>470,000</u>	<u>-</u>
Total Funds Available	474,702	474,940	5,977
Expenditures			
Debt Service	469,013	468,213	-
Services & Charges	750	750	-
Transfers Out	-	-	5,977
Total Expenditures	<u>469,763</u>	<u>468,963</u>	<u>5,977</u>
Excess Revenues over Expenditures	<u>4,205</u>	<u>1,037</u>	<u>(5,977)</u>
Ending Fund Balance	<u>\$ 4,940</u>	<u>\$ 5,977</u>	<u>\$ -</u>

City of Sherman
2016 TAX NOTES DEBT SERVICE
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 1,304	\$ 5,850	\$ 9,033
Revenues			
Sales Tax	293,000	290,000	-
Transfers In	190,000	190,000	-
Interest Income	3,707	3,800	-
Total Revenues	<u>486,707</u>	<u>483,800</u>	<u>-</u>
Total Funds Available	488,011	489,650	9,033
Expenditures			
Debt Service	482,161	479,867	-
Services & Charges	-	750	-
Transfers Out	-	-	9,033
Total Expenditures	<u>482,161</u>	<u>480,617</u>	<u>9,033</u>
Excess Revenues over Expenditures	<u>4,546</u>	<u>3,183</u>	<u>(9,033)</u>
Ending Fund Balance	<u>\$ 5,850</u>	<u>\$ 9,033</u>	<u>\$ -</u>

City of Sherman
2017 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 2,650	\$ 2,668
Revenues			
Property Tax	606,000	648,000	-
Interest Income	1,763	100	-
Total Revenues	<u>607,763</u>	<u>648,100</u>	<u>-</u>
Total Funds Available	607,763	650,750	2,668
Expenditures			
Debt Service	604,363	647,332	-
Services & Charges	750	750	-
Transfers Out	-	-	2,668
Total Expenditures	<u>605,113</u>	<u>648,082</u>	<u>2,668</u>
Excess Revenues over Expenditures	<u>2,650</u>	<u>18</u>	<u>(2,668)</u>
Ending Fund Balance	<u>\$ 2,650</u>	<u>\$ 2,668</u>	<u>\$ -</u>

City of Sherman
2017 Refunding Bonds
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 1,610	\$ 4,465	\$ 50,389
Revenues			
Property Tax	278,000	890,000	-
Miscellaneous Revenue	896	-	-
Interest Income	1,627	-	-
Transfers In	-	45,328	-
Total Revenues	280,523	935,328	-
Total Funds Available	282,133	939,793	50,389
Expenditures			
Debt Service	276,918	888,654	-
Services & Charges	750	750	-
Transfers Out	-	-	50,389
Total Expenditures	277,668	889,404	50,389
Excess Revenues over Expenditures	2,855	45,924	(50,389)
Ending Fund Balance	\$ 4,465	\$ 50,389	\$ -

City of Sherman
2017A CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 4,968	\$ 7,143
Revenues			
Miscellaneous Revenue	397	-	-
Interest Income	13	1,000	-
Transfers In	225,000	274,000	-
Total Revenues	<u>225,410</u>	<u>275,000</u>	<u>-</u>
Total Funds Available	225,410	279,968	7,143
Expenditures			
Debt Service	219,692	272,075	-
Services & Charges	750	750	-
Transfers Out	-	-	7,143
Total Expenditures	<u>220,442</u>	<u>272,825</u>	<u>7,143</u>
Excess Revenues over Expenditures	<u>4,968</u>	<u>2,175</u>	<u>(7,143)</u>
Ending Fund Balance	<u>\$ 4,968</u>	<u>\$ 7,143</u>	<u>\$ -</u>

City of Sherman
2018 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 4,941	\$ 4,941
Revenues			
Property Tax	-	682,206	-
Miscellaneous Revenue	4,941	852	-
Transfers In	-	-	-
Total Revenues	<u>4,941</u>	<u>683,058</u>	<u>-</u>
Total Funds Available	4,941	687,999	4,941
Expenditures			
Debt Service	-	682,008	-
Services & Charges	-	1,050	-
Transfers Out	-	-	4,941
Total Expenditures	<u>-</u>	<u>683,058</u>	<u>4,941</u>
Excess Revenues over Expenditures	<u>4,941</u>	<u>-</u>	<u>(4,941)</u>
Ending Fund Balance	<u>\$ 4,941</u>	<u>\$ 4,941</u>	<u>\$ -</u>

City of Sherman
2019 CO DEBT SERVICE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ -	\$ -
Revenues			
Property Tax	-	183,988	-
Miscellaneous Revenue	-	-	-
Transfers In	-	-	-
Total Revenues	-	183,988	-
Total Funds Available	-	183,988	-
Expenditures			
Debt Service	-	183,988	-
Services & Charges	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	183,988	-
Excess Revenues over Expenditures	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

City of Sherman
STORMWATER FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ 2,520,019	\$ 1,553,318
Revenues			
Sales & Service	353,687	435,000	435,000
Interest Income	51,065	55,000	45,000
Miscellaneous Revenue	-	-	-
Debt Proceeds	4,055,921	-	-
Total Revenues	4,460,673	490,000	480,000
Total Funds Available	4,460,673	3,010,019	2,033,318
Expenditures			
Personnel	-	50,202	100,016
Supplies	5,000	-	4,109
Repair & Maintenance	-	-	53,000
Information Technology	-	-	1,160
Services & Charges	55,016	-	3,540
Capital Expenses	1,323,473	1,000,000	62,000
Transfers Out	557,165	274,000	261,582
Fleet Services & Charges	-	132,500	153,300
Total Expenditures	1,940,654	1,456,702	638,707
Excess Revenues over Expenditures	2,520,019	(966,702)	(158,707)
Ending Fund Balance	2,520,019	1,553,318	1,394,611

City of Sherman
EMERGENCY 9-1-1 FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 184,863	\$ 222,091	\$ 246,481
Revenues			
Sales & Service	299,258	300,000	300,000
Interest Income	4,262	7,500	7,500
Total Revenues	<u>303,520</u>	<u>307,500</u>	<u>307,500</u>
Total Funds Available	488,383	529,591	553,981
Expenditures			
Personnel	109,417	108,040	108,206
Supplies	1,176	7,850	-
Repair & Maintenance	65,039	62,800	-
Services & Charges	90,660	104,420	107,080
Capital Expenses	-	-	194,923
Total Expenditures	<u>266,292</u>	<u>283,110</u>	<u>410,209</u>
Excess Revenues over Expenditures	<u>37,228</u>	<u>24,390</u>	<u>(102,709)</u>
Ending Fund Balance	<u><u>\$ 222,091</u></u>	<u><u>\$ 246,481</u></u>	<u><u>\$ 143,772</u></u>

City of Sherman
RED RIVER LAW ENFORCEMENT ACADEMY
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ -	\$ -	\$ 12,480
Revenues			
Sales & Service	-	-	-
Fines & Penalties	-	-	-
Interest Income	-	-	-
Transfers In	-	12,480	-
Total Revenues	-	12,480	-
Total Funds Available	-	12,480	12,480
Expenditures			
Personnel	-	-	-
Supplies	-	-	2,000
Repair & Maintenance	-	-	-
Services & Charges	-	-	-
Capital Expenses	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	-	2,000
Excess Revenues over Expenditures	-	12,480	(2,000)
Ending Fund Balance	\$ -	\$ 12,480	\$ 10,480

City of Sherman
COURT SECURITY & TECHNOLOGY FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 25,481	\$ 38,582	\$ 62,132
Revenues			
Fines & Penalties	23,991	32,550	34,000
Interest Income	327	1,000	1,000
Total Revenues	<u>24,319</u>	<u>33,550</u>	<u>35,000</u>
Total Funds Available	49,800	72,132	97,132
Expenditures			
Supplies	8,476	4,200	5,000
Repair & Maintenance	-	-	21,867
Services & Charges	2,742	5,800	9,400
Total Expenditures	<u>11,218</u>	<u>10,000</u>	<u>36,267</u>
Excess Revenues over Expenditures	<u>13,101</u>	<u>23,550</u>	<u>(1,267)</u>
Ending Fund Balance	<u>\$ 38,582</u>	<u>\$ 62,132</u>	<u>\$ 60,865</u>

City of Sherman
PARKS PRIDE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 47,690	\$ 34,072	\$ 26,072
Revenues			
Miscellaneous Revenue	41,517	21,000	10,000
Interest Income	780	1,000	1,000
Total Revenues	<u>42,297</u>	<u>22,000</u>	<u>11,000</u>
Total Funds Available	89,987	56,072	37,072
Expenditures			
Services & Charges	<u>55,915</u>	<u>30,000</u>	<u>35,000</u>
Excess Revenues over Expenditures	<u>(13,618)</u>	<u>(8,000)</u>	<u>(24,000)</u>
Ending Fund Balance	<u>\$ 34,072</u>	<u>\$ 26,072</u>	<u>\$ 2,072</u>

City of Sherman
POLICE PRIDE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 3,234	\$ 17,547	\$ 22,008
Revenues			
Miscellaneous Revenue	23,379	10,000	10,000
Interest Income	57	250	250
Total Revenues	23,436	10,250	10,250
Total Funds Available	26,670	27,797	32,258
Expenditures			
Supplies	4,350	2,000	-
Services & Charges	4,773	3,789	10,000
Capital Expenses	-	-	18,000
Total Expenditures	9,123	5,789	28,000
Excess Revenues over Expenditures	14,313	4,461	(17,750)
Ending Fund Balance	\$ 17,547	\$ 22,008	\$ 4,258

City of Sherman
DONATIONS FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 7,153	\$ 6,372	\$ 1,647
Revenues			
Miscellaneous Revenue	8,460	9,200	9,400
Interest Income	141	75	75
Total Revenues	<u>8,601</u>	<u>9,275</u>	<u>9,475</u>
Total Funds Available	15,754	15,647	11,122
Expenditures			
Supplies	<u>9,382</u>	<u>14,000</u>	<u>11,000</u>
Excess Revenues over Expenditures	<u>(781)</u>	<u>(4,725)</u>	<u>(1,525)</u>
Ending Fund Balance	<u>\$ 6,372</u>	<u>\$ 1,647</u>	<u>\$ 122</u>

City of Sherman
HOTEL/MOTEL TAX FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 57,435	\$ (19,603)	\$ (18,134)
Revenues			
Hotel-Motel Taxes	546,754	518,000	518,000
Fines & Penalties	1,575	90	-
Miscellaneous Revenue	5,998	10,000	10,000
Interest Income	290	700	700
Sales & Service	70,420	80,000	110,000
Rentals	34,940	39,000	39,000
Transfers In	50,000	-	-
Total Revenues	709,977	647,790	677,700
Total Funds Available	767,412	628,187	659,566
Expenditures			
Personnel	158,648	191,460	194,971
Supplies	8,939	28,100	21,150
Repair & Maintenance	27,057	28,000	10,500
Utilities	28,799	26,900	27,040
Information Technology	4,299	6,360	3,460
Services & Charges	427,217	335,500	309,750
Capital Expenses	18,057	30,000	9,000
Transfers Out	114,000	-	45,000
Total Expenditures	787,015	646,320	620,871
Excess Revenues over Expenditures	(77,038)	1,470	56,829
Ending Fund Balance	\$ (19,603)	\$ (18,134)	\$ 38,695

City of Sherman
DRUG ENFORCEMENT FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 195,019	\$ 150,805	\$ 193,162
Revenues			
Fines & Penalties	66,282	75,000	150,000
Interest Income	2,788	3,500	4,000
Total Revenues	<u>69,070</u>	<u>78,500</u>	<u>154,000</u>
Total Funds Available	264,089	229,305	347,162
Expenditures			
Supplies	72,812	26,143	236,200
Repair & Maintenance	2,135	-	27,000
Services & Charges	12,352	10,000	10,000
Capital Expenses	25,986	-	-
Total Expenditures	<u>113,285</u>	<u>36,143</u>	<u>273,200</u>
Excess Revenues over Expenditures	<u>(44,214)</u>	<u>42,357</u>	<u>(119,200)</u>
Ending Fund Balance	<u>\$ 150,805</u>	<u>\$ 193,162</u>	<u>\$ 73,962</u>

City of Sherman
MUNICIPAL AIRPORT FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 159,964	\$ 134,551	\$ 77,120
Revenues			
Interest Income	3,065	3,500	3,500
Rentals	50,640	43,400	43,400
Sales & Service	275,322	355,000	355,000
Miscellaneous Revenue	-	-	-
Total Revenues	<u>329,027</u>	<u>401,900</u>	<u>401,900</u>
Total Funds Available	488,991	536,451 -	479,020
Expenditures			
Supplies	277,514	310,250	310,250
Repair & Maintenance	5,247	8,420	8,995
Services & Charges	55,839	79,111	122,417
Utilities	12,003	11,550	11,830
Vehicle Usage	3,837	-	-
Capital Expenses	-	50,000	-
Total Expenditures	<u>354,440</u>	<u>459,331</u>	<u>453,492</u>
Excess Revenues over Expenditures	<u>(25,413)</u>	<u>(57,431)</u>	<u>(51,592)</u>
Ending Fund Balance	<u>\$ 134,551</u>	<u>\$ 77,120</u>	<u>\$ 25,528</u>

City of Sherman
EMPLOYEE INSURANCE FUND
2019-2020 Annual Budget

	Actual 2017-2018	Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ (983,612)	\$ 251,387	\$ 604,376	\$ 256,261
Revenues				
Employer Contributions	5,037,266	3,620,000	4,046,876	4,783,471
Employee Contributions	983,868	906,000	930,000	930,000
Retiree Contributions	186,422	187,000	185,000	180,000
COBRA Contributions	21,130	10,000	16,000	10,000
Interest Income	5,254	-	20,000	20,000
Total Revenues	6,233,940	4,723,000	5,197,876	5,923,471
Total Funds Available	5,250,328	4,974,387	5,802,252	6,179,732
Expenditures				
Health Insurance Claims	3,780,442	3,860,000	4,600,000	5,200,000
Administration & Premiums	828,368	827,000	908,000	908,000
Life Insurance Premiums	37,141	37,995	37,991	37,989
Total Expenditures	4,645,951	4,724,995	5,545,991	6,145,989
Excess Revenues over Expenditures	1,587,988	(1,995)	(348,115)	(222,518)
Ending Fund Balance	\$ 604,376	\$ 249,392	\$ 256,261	\$ 33,743

City of Sherman
INFORMATION TECHNOLOGY FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 111,897	\$ 112,214	\$ 115,166
Revenues			
Technology Services:			
General Fund	626,207	716,110	714,170
Stormwater	-	-	1,160
Tourism	4,299	6,360	3,460
Equipment Services Fund	18,151	26,700	25,350
Utility Fund	169,090	230,110	212,000
Solid Waste Fund	40,123	59,740	51,840
Interest Income	827	2,200	2,200
Miscellaneous Revenue	399	750	500
Total Revenues	859,096	1,041,970	1,010,680
Total Funds Available	970,993	1,154,184	1,125,846
Expenditures			
Personnel	536,162	541,524	590,168
Supplies	84,768	79,046	85,877
Repair & Maintenance	117,394	144,957	144,582
Utilities	32,427	36,110	37,040
Services & Charges	38,255	93,713	108,419
Capital Expenses	49,772	143,669	47,200
Total Expenditures	858,779	1,039,018	1,013,285
Excess Revenues over Expenditures	317	2,952	(2,605)
Ending Fund Balance	\$ 112,214	\$ 115,166	\$ 112,561

City of Sherman
EQUIPMENT SERVICES FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 98,755	\$ 104,419	\$ 104,999
Revenues			
Internal Service Revenue	3,016,891	3,465,372	3,301,420
Interest Income	1,105	2,000	2,000
Miscellaneous Revenue	-	2,000	2,000
Total Revenues	<u>3,017,997</u>	<u>3,469,372</u>	<u>3,305,420</u>
Total Funds Available	3,116,751	3,573,791	3,410,419
Expenditures			
Personnel	767,082	797,575	872,410
Supplies	889,982	830,845	849,114
Repair & Maintenance	1,082,907	1,246,400	1,159,992
Utilities	16,860	15,600	16,430
Information Technology	18,151	26,700	25,350
Services & Charges	197,588	300,252	315,399
Capital Expenses	39,763	250,000	73,500
Vehicle Usage	-	1,420	1,500
Total Expenditures	<u>3,012,332</u>	<u>3,468,792</u>	<u>3,313,695</u>
Excess Revenues over Expenditures	<u>5,664</u>	<u>580</u>	<u>(8,275)</u>
Ending Fund Balance	<u>\$ 104,419</u>	<u>\$ 104,999</u>	<u>\$ 96,725</u>

City of Sherman
FLEET REPLACEMENT FUND
2019-2020 Annual Budget

	Actual 2017-2018	Budget 2018-2019	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 2,731,914	\$ 112,443	\$ 395,722	\$ 344,424
Revenues				
Fleet Replacement Revenue	2,117,209	3,082,499	3,082,499	1,931,803
Interest Income	21,401	10,000	20,000	20,000
Debt Proceeds	-	1,177,410	1,149,000	-
Total Revenues	2,138,610	4,269,909	4,251,499	1,951,803
Total Funds Available	4,870,524	4,382,352	4,647,221	2,296,227
Expenditures				
Debt Service	202,750	490,957	467,900	592,519
Capital Expenses	4,272,052	4,068,377	3,834,897	1,339,284
Total Expenditures	4,474,802	4,559,334	4,302,797	1,931,803
Excess Revenues over Expenditures	(2,336,192)	(289,425)	(51,298)	20,000
Ending Fund Balance	\$ 395,722	\$ (176,982)	\$ 344,424	\$ 364,424

City of Sherman
WATER CONSUMER DEPOSITS
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 11	-	-
Revenues			
Interest Income	-	-	-
Total Funds Available	11	-	-
Expenditures			
Transfers Out	11	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

City of Sherman
PRO RATA FUND
2019-2020 Annual Budget

	Actual 2017-2018	Projected 2018-2019	Requested 2019-2020
Beginning Fund Balance	\$ 261,437	\$ -	\$ -
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	-
Total Revenues	-	-	-
Total Funds Available	261,437	-	-
Expenditures			
Services & Charges	-	-	-
Transfers Out	261,437	-	-
Total Expenditures	261,437	-	-
Excess Revenues over Expenditures	(261,437)	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

TRANSFERS SCHEDULE

FUND DETAILS

100 From fund 700 5% franchise, admin cost
From fund 790, dept 243, 244, 245
To TIRZ #7 Construction

222 From fund 100, capital projects

230 To fund 300, tax notes

241 To fund 300, debt service

242 To fund 300, debt service

243 From fund 100, fund balance
To fund 300, debt service

300 From fund 230, debt service
From fund 241, debt service
From fund 242, debt service
From fund 243, debt service
From fund 341, fund balance
From fund 342, fund balance
From fund 343, fund balance
From fund 354, fund balance
From fund 355, fund balance
From fund 356, fund balance
From fund 357, fund balance
From fund 358, debt service
From fund 358, fund balance
From fund 359, fund balance

310 From fund 460

341 To fund 300, fund balance

342 To fund 300, fund balance

343 To fund 300, fund balance

354 To fund 300, fund balance

355 To fund 300, fund balance

356 To fund 300, fund balance

357 To fund 300, fund balance

358 To fund 300, fund balance

359 To fund 300, fund balance

420 To fund 300, debt service

460 To fund 310

700 To fund 100 5% franchise, admin cost
From fund 790, admin cost

790 To fund 100 8% franchise, admin cost RSW

790 To fund 100 8% franchise, admin cost CSW

790 To fund 700 admin cost

TOTALS

BUDGETED FY19/20

Expense TRANSFER FROM Debit	Revenue TRANSFER TO Credit
	\$ 2,179,000.00
\$ 132,000.00	\$ 840,000.00
\$ 200,000.00	
\$ 285,934.00	
\$ 223,517.00	
\$ 159,200.00	\$ 132,000.00
	\$ 200,000.00
	\$ 285,934.00
	\$ 223,517.00
	\$ 159,200.00
	\$ 3,069.00
	\$ 2,498.00
	\$ 1,649.00
	\$ 5,977.00
	\$ 9,033.00
	\$ 2,668.00
	\$ 50,389.00
	\$ 261,582.00
	\$ 7,143.00
	\$ 4,941.00
	\$ 45,000.00
\$ 3,069.00	
\$ 2,498.00	
\$ 1,649.00	
\$ 5,977.00	
\$ 9,033.00	
\$ 2,668.00	
\$ 50,389.00	
\$ 7,143.00	
\$ 4,941.00	
\$ 261,582.00	
\$ 45,000.00	
\$ 2,179,000.00	
	\$ 214,000.00
\$ 342,000.00	
\$ 498,000.00	
\$ 214,000.00	
\$ 4,627,600.00	\$ 4,627,600.00

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	\$ 7,914	\$ 0.400
2009	\$ 2,072,868	\$ 6,633	\$ 6,627	\$ 0.320
2010	\$ 2,187,663	\$ 7,001	\$ 6,979	\$ 0.320
2011	\$ 2,195,729	\$ 7,026	\$ 7,001	\$ 0.320
2012	\$ 2,213,944	\$ 7,085	\$ 7,067	\$ 0.320
2013	\$ 2,285,921	\$ 7,315	\$ 7,301	\$ 0.320
2014	\$ 2,257,117	\$ 7,855	\$ 7,838	\$ 0.348
2015	\$ 2,375,151	\$ 8,836	\$ 8,815	\$ 0.372
2016	\$ 2,530,048	\$ 9,412	\$ 9,386	\$ 0.372
2017	\$ 2,781,252	\$ 10,966	\$ 10,931	\$ 0.394
2018	\$ 2,898,248	\$ 12,384	\$ 12,302	\$ 0.427
2019	\$ 3,129,410	\$ 13,372	\$ 13,063	\$ 0.427

Total Collections as of 6/30/2019

City of Sherman
Cash on Hand to the Credit of Each Fund
October 1, 2018

Fund Number	Fund Name	Amount
100	General	\$ 2,502,964
222	General Improvement	(1,688,832)
224	Street Revolving	3,804.12
230	TIF #3 Construction Fund	40,389.62
235	Regional Detention	194,456.36
241	TIRZ #5 Construction	(12,157.96)
242	TIRZ #6 Construction	(379.88)
243	TIRZ #7 Construction	899,156.94
310	Auditorium Debt Service	176,138.64
320	TIF #1 Debt Service	376,214.15
330	TIF #2 Construction	148,054.58
341	TIRZ #5 Debt Service	25,031.28
342	TIRZ #6 Debt Service	19,798.77
343	TIRZ #7 Debt Service	7,750.00
350	2008 Certificates of Obligation Debt Service	20,032.71
351	2009 Certificates of Obligation Debt Service	18,610.21
353	2009A Certificates of Obligation Debt Service	6,685.83
354	2016 Certificates of Obligation Debt Service	4,171.82
355	2016 Tax Notes Debt Service	21,683.20
356	2017 Certificates of Obligation Debt Service	1,271.22
357	2017 Refunding Bonds Debt Service	3,575.01
358	2017A Stormwater Bonds Debt Service	27,368.67
359	2018 Certificates of Obligation Debt Service	3,035.68
420	Stormwater Fund	(1,352,156.13)
440	E-911 Fund	193,622.77
445	Red River Law Enforcement Academy	1,250.00
450	Court Security and Technology	38,668.33
455	Parks Pride	33,074.02
456	Police Pride	16,688.59
457	Library Donations	5,381.86
460	Hotel/Motel Tax	(127,020.30)
470	Drug Enforcement	159,653.46
480	Municipal Airport	135,685.28
800	Perpetual Care	2,247.91
600	Employee Insurance	1,000,327.71
630	Information Technology	134,273.38
650	Equipment Service Center	231,540.03
660	Fleet Replacement	1,000,147.01
700	Utility	(892,750.50)
770	Utility Improvement	787,563.45
790	Solid Waste	261,920.13
		<u>\$ 4,428,940</u>

City of Sherman, Texas
Bonded Debt as of 7/31/19

Fiscal Yr	(1) \$2,840,000 Combination Tax & Tax Increment Revenue 2004 Series TIF Zone#1, Certificates of Obligation				(2) \$1,830,000 Limited Tax Notes Series 2016			
	Coupon	Principal	Interest	TOTAL	Coupon	Principal	Interest	TOTAL
2020	4.44%	205,000.00	39,516.00	244,516.00	1.59%	470,000.00	7,473.00	477,473.00
2021	4.44%	215,000.00	30,414.00	245,414.00	-	-	-	-
2022	4.44%	230,000.00	20,868.00	250,868.00	-	-	-	-
2023	4.44%	240,000.00	10,656.00	250,656.00	-	-	-	-
2024		-	-	-	-	-	-	-
2025		-	-	-	-	-	-	-
2026		-	-	-	-	-	-	-
2027		-	-	-	-	-	-	-
2028		-	-	-	-	-	-	-
2029		-	-	-	-	-	-	-
2030		-	-	-	-	-	-	-
2031		-	-	-	-	-	-	-
2032		-	-	-	-	-	-	-
2033		-	-	-	-	-	-	-
2034		-	-	-	-	-	-	-
2035		-	-	-	-	-	-	-
2036		-	-	-	-	-	-	-
2037		-	-	-	-	-	-	-
2038		-	-	-	-	-	-	-
2039		-	-	-	-	-	-	-
2040		-	-	-	-	-	-	-
2041		-	-	-	-	-	-	-
2042		-	-	-	-	-	-	-
2043		-	-	-	-	-	-	-
		890,000.00	101,454.00	991,454.00		470,000.00	7,473.00	477,473.00

(1) These bonds were issued in 2004 to provide funding for infrastructure development for Sherman Town Center. Debt service is financed through tax increment property tax revenues.

(2) These notes were issued to fund the Loy Lake Road improvements between Hwy 82 and Sara Swamy Drive

City of Sherman, Texas

Bonded Debt as of 7/31/19

(continued)

(3) \$6,970,000 Tax & Waterworks & Sewer System (Limited Pledge) Revenue Certificates of Obligation Series 2016					(4) \$7,776,530 General Obligation Refunding Bonds Series 2017						
Fiscal Yr	Fiscal Yr	Coupon	Principal	Interest		Coupon	Principal	Interest			
2020	2020	3.000%	300,000.00	167,312.50	467,312.50	2.00%	662,482.71	230,355.35	892,838.06		
2021	2021	3.000%	310,000.00	158,312.50	468,312.50	2.00%	677,640.30	217,230.16	894,870.46		
2022	2022	3.000%	320,000.00	149,012.50	469,012.50	2.50%	694,412.34	203,772.69	898,185.03		
2023	2023	3.000%	330,000.00	139,412.50	469,412.50	3.00%	716,341.97	186,535.50	902,877.47		
2024	2024	3.000%	340,000.00	129,512.50	469,512.50	3.00%	736,341.97	165,103.23	901,445.20		
2025	2025	3.000%	350,000.00	119,312.50	469,312.50	4.00%	758,113.05	143,172.53	901,285.58		
2026	2026	2.000%	360,000.00	108,812.50	468,812.50	4.00%	795,200.26	113,100.90	908,301.16		
2027	2027	2.000%	370,000.00	101,612.50	471,612.50	4.00%	793,151.70	86,333.97	879,485.67		
2028	2028	2.250%	375,000.00	94,212.50	469,212.50	4.00%	828,151.70	54,955.83	883,107.53		
2029	2029	2.250%	385,000.00	85,775.00	470,775.00	4.00%	436,933.75	22,343.71	459,277.46		
2030	2030	2.375%	390,000.00	77,112.50	467,112.50	3.00%		1,718.75	1,718.75		
2031	2031	2.375%	400,000.00	67,850.00	467,850.00		-	-	-		
2032	2032	2.500%	410,000.00	58,350.00	468,350.00		-	-	-		
2033	2033	2.500%	420,000.00	48,100.00	468,100.00		-	-	-		
2034	2034	2.500%	430,000.00	37,600.00	467,600.00		-	-	-		
2035	2035	3.000%	440,000.00	26,850.00	466,850.00		-	-	-		
2036	2036	3.000%	455,000.00	13,650.00	468,650.00		-	-	-		
2037	2037		-	-	-		-	-	-		
2038	2038		-	-	-		-	-	-		
2039	2039		-	-	-		-	-	-		
2040	2040		-	-	-		-	-	-		
2041	2041		-	-	-		-	-	-		
2042	2042		-	-	-		-	-	-		
2043	2043		-	-	-		-	-	-		
			6,385,000.00	1,582,800.00	7,967,800.00				7,098,769.75	1,424,622.62	8,523,392.37

(3) These certificates were issued to fund new street development and construction and improvements to city facilities.

(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 7/31/19
(continued)

(5) \$474,557 TIF #1 Refunding Bonds Series 2017						(6) \$1,108,913 Auditorium Refunding Bonds Series 2017			
Fiscal Yr	Fiscal Yr	Coupon	Principal	Interest		Coupon	Principal	Interest	
2020	2020	2.00%	54,881.06	14,059.26	68,940.32	2.00%	72,636.22	32,885.40	105,521.62
2021	2021	2.00%	54,881.06	13,258.19	68,139.25	2.00%	77,478.64	31,011.65	108,490.29
2022	2022	2.50%	58,109.02	12,436.84	70,545.86	2.50%	77,478.64	29,090.47	106,569.11
2023	2023	3.00%	61,336.98	11,384.80	72,721.78	3.00%	82,321.05	26,629.70	108,950.75
2024	2024	3.00%	61,336.98	10,076.73	71,413.71	3.00%	82,321.05	23,570.04	105,891.09
2025	2025	4.00%	64,565.90	8,738.24	73,304.14	4.00%	82,321.05	20,439.23	102,760.28
2026	2026	4.00%	67,793.86	6,902.88	74,696.74	4.00%	92,005.88	16,146.22	108,152.10
2027	2027		-	-	-	4.00%	96,848.30	11,616.03	108,464.33
2028	2028		-	-	-	4.00%	96,848.30	7,394.17	104,242.47
2029	2029		-	-	-	4.00%	101,690.71	3,006.29	104,697.00
2030	2030		-	-	-	3.00%	111,375.54	231.25	111,606.79
2031	2031		-	-	-		-	-	-
2032	2032		-	-	-		-	-	-
2033	2033		-	-	-		-	-	-
2034	2034		-	-	-		-	-	-
2035	2035		-	-	-		-	-	-
2036	2036		-	-	-		-	-	-
2037	2037		-	-	-		-	-	-
2038	2038		-	-	-		-	-	-
2039	2039		-	-	-		-	-	-
2040	2040		-	-	-		-	-	-
2041	2041		-	-	-		-	-	-
2042	2042		-	-	-		-	-	-
2043	2043		-	-	-		-	-	-
			422,904.86	76,856.94	499,761.80		973,325.38	202,020.45	1,175,345.83

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

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

City of Sherman, Texas

Bonded Debt as of 7/31/19

(continued)

		(7)				(8)			
		\$8,760,000				\$3,900,000			
		Combination Tax & Revenue				TIRZ #5			
		Certificates of Obligation Series 2017				Certificates of Obligation Series 2017			
Fiscal Yr	Fiscal Yr	Coupon	Principal	Interest		Coupon	Principal	Interest	
2020	2020	5.00%	319,249.04	329,896.71	649,145.76	5.00%	142,131.42	146,871.82	289,003.24
2021	2021	5.00%	333,760.35	313,934.26	647,694.62	5.00%	148,591.94	139,765.25	288,357.19
2022	2022	5.00%	350,690.23	297,246.25	647,936.47	5.00%	156,129.21	132,335.66	288,464.87
2023	2023	5.00%	367,620.10	279,711.73	647,331.83	5.00%	163,666.48	124,529.20	288,195.68
2024	2024	5.00%	386,968.53	261,330.73	648,299.25	5.00%	172,280.51	116,345.87	288,626.38
2025	2025	5.00%	406,316.95	241,982.30	648,299.25	5.00%	180,894.53	107,731.85	288,626.38
2026	2026	5.00%	425,665.38	221,666.45	647,331.83	5.00%	189,508.56	98,687.12	288,195.68
2027	2027	4.00%	447,432.36	200,383.19	647,815.54	4.00%	199,199.34	89,211.69	288,411.03
2028	2028	4.00%	466,780.78	182,485.89	649,266.68	4.00%	207,813.36	81,243.72	289,057.08
2029	2029	3.00%	483,710.66	163,814.66	647,525.32	3.00%	215,350.64	72,931.18	288,281.82
2030	2030	3.00%	498,221.98	149,303.34	647,525.32	3.00%	221,811.15	66,470.67	288,281.82
2031	2031	3.13%	512,733.30	134,356.68	647,089.98	3.13%	228,271.67	59,816.33	288,088.00
2032	2032	3.25%	529,663.17	118,333.77	647,996.94	3.25%	235,808.95	52,682.84	288,491.79
2033	2033	3.38%	546,593.04	101,119.71	647,712.76	3.38%	243,346.22	45,019.05	288,365.27
2034	2034	3.38%	565,941.47	82,672.20	648,613.67	3.38%	251,960.24	36,806.12	288,766.36
2035	2035	3.58%	585,289.90	63,571.67	648,861.57	3.58%	260,574.27	28,302.46	288,876.73
2036	2036	3.50%	604,638.32	43,086.53	647,724.85	3.50%	269,188.29	19,182.36	288,370.65
2037	2037	3.50%	626,405.30	21,924.19	648,329.49	3.50%	278,879.07	9,760.77	288,639.84
2038	2038	-	-	-	-	-	-	-	-
2039	2039	-	-	-	-	-	-	-	-
2040	2040	-	-	-	-	-	-	-	-
2041	2041	-	-	-	-	-	-	-	-
2042	2042	-	-	-	-	-	-	-	-
2043	2043	-	-	-	-	-	-	-	-
			8,457,680.85	3,206,820.27	11,664,501.11				3,765,405.85 1,427,693.95 5,193,099.81

(7) These certificates were issued to fund new street development and construction and improvements to city facilities.

(8) 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.

City of Sherman, Texas

Bonded Debt as of 7/31/19

(continued)

(9)						(10)			
\$3,050,000						\$2,400,000			
TIRZ #6						TIRZ #7			
Certificates of Obligation Series 2017						Certificates of Obligation Series 2017			
Fiscal Yr	Fiscal Yr	Coupon	Principal	Interest		Coupon	Principal	Interest	
2020	2020	5.00%	111,154.06	114,861.30	226,015.36	5.00%	87,465.49	90,382.66	177,848.15
2021	2021	5.00%	116,206.52	109,303.60	225,510.11	5.00%	91,441.19	86,009.39	177,450.58
2022	2022	5.00%	122,101.05	103,493.27	225,594.32	5.00%	96,079.51	81,437.33	177,516.84
2023	2023	5.00%	127,995.58	97,388.22	225,383.80	5.00%	100,717.84	76,633.35	177,351.19
2024	2024	5.00%	134,732.19	90,988.44	225,720.63	5.00%	106,018.77	71,597.46	177,616.23
2025	2025	5.00%	141,468.80	84,251.83	225,720.63	5.00%	111,319.71	66,296.52	177,616.23
2026	2026	5.00%	148,205.41	77,178.39	225,383.80	5.00%	116,620.65	60,730.54	177,351.19
2027	2027	4.00%	155,784.10	69,768.12	225,552.22	5.00%	122,584.21	54,899.50	177,483.71
2028	2028	4.00%	162,520.71	63,536.75	226,057.46	5.00%	127,885.15	49,996.13	177,881.28
2029	2029	3.00%	168,415.24	57,035.93	225,451.17	3.00%	132,523.47	44,880.73	177,404.20
2030	2030	3.00%	173,467.70	51,983.47	225,451.17	3.00%	136,499.17	40,905.02	177,404.20
2031	2031	3.13%	178,520.15	46,779.44	225,299.59	3.00%	140,474.88	36,810.05	177,284.93
2032	2032	3.25%	184,414.69	41,200.68	225,615.37	3.13%	145,113.20	32,420.21	177,533.41
2033	2033	3.38%	190,309.22	35,207.21	225,516.43	3.25%	149,751.52	27,704.03	177,455.55
2034	2034	3.38%	197,045.83	28,784.27	225,830.10	3.25%	155,052.46	22,649.92	177,702.37
2035	2035	3.58%	203,782.44	22,133.97	225,916.41	3.38%	160,353.40	17,416.90	177,770.29
2036	2036	3.50%	210,519.05	15,001.59	225,520.64	3.38%	165,654.33	11,804.53	177,458.86
2037	2037	3.50%	218,097.74	7,633.42	225,731.16	3.50%	171,617.89	6,006.63	177,624.52
2038	2038	-	-	-	-	3.50%	-	-	-
2039	2039	-	-	-	-	3.50%	-	-	-
2040	2040	-	-	-	-	3.50%	-	-	-
2041	2041	-	-	-	-	3.50%	-	-	-
2042	2042	-	-	-	-	3.63%	-	-	-
2043	2043	-	-	-	-	3.63%	-	-	-
			2,944,740.47	1,116,529.89	4,061,270.36				2,317,172.83 878,580.89 3,195,753.73

(9) These certificates were issued to fund infrastructure improvements in Sherman Landing on the south side of the Hwy 75 and Hwy 691 intersection (TIRZ #6). Debt service is paid from the property tax increment generated by the zone.

(10) These certificates were issued to fund infrastructure improvements on the south east corner of the Hwy 75 and Hwy 1417 intersection (TIRZ #7). Debt service is paid from the property tax increment generated by the zone.

City of Sherman, Texas

Bonded Debt as of 7/31/19

(continued)

(11) \$3,900,000 Stormwater Certificates of Obligation Series 2017A					(12) \$18,980,000 General Obligation Certificates of Obligation Series 2018				
Fiscal Yr	Coupon	Principal	Interest		Fiscal Yr	Coupon	Principal	Interest	
2020	3.00%	145,000.00	122,725.00	267,725.00	2020	5.00%	470,000.00	724,256.26	1,194,256.26
2021	3.00%	150,000.00	118,375.00	268,375.00	2021	5.00%	495,000.00	700,756.26	1,195,756.26
2022	4.00%	155,000.00	113,875.00	268,875.00	2022	5.00%	520,000.00	676,006.26	1,196,006.26
2023	4.00%	165,000.00	107,675.00	272,675.00	2023	5.00%	545,000.00	650,006.26	1,195,006.26
2024	4.00%	170,000.00	101,075.00	271,075.00	2024	5.00%	570,000.00	622,756.26	1,192,756.26
2025	4.00%	175,000.00	94,275.00	269,275.00	2025	5.00%	600,000.00	594,256.26	1,194,256.26
2026	4.00%	185,000.00	87,275.00	272,275.00	2026	5.00%	630,000.00	564,256.26	1,194,256.26
2027	4.00%	190,000.00	79,875.00	269,875.00	2027	5.00%	660,000.00	532,756.26	1,192,756.26
2028	4.00%	200,000.00	72,275.00	272,275.00	2028	5.00%	695,000.00	499,756.26	1,194,756.26
2029	3.00%	205,000.00	64,275.00	269,275.00	2029	3.00%	730,000.00	465,006.26	1,195,006.26
2030	3.00%	210,000.00	58,125.00	268,125.00	2030	3.00%	750,000.00	443,106.26	1,193,106.26
2031	3.00%	220,000.00	51,825.00	271,825.00	2031	3.00%	775,000.00	420,606.26	1,195,606.26
2032	3.00%	225,000.00	45,225.00	270,225.00	2032	3.13%	795,000.00	397,356.26	1,192,356.26
2033	3.00%	230,000.00	38,475.00	268,475.00	2033	3.25%	820,000.00	372,512.50	1,192,512.50
2034	3.13%	240,000.00	31,575.00	271,575.00	2034	3.25%	850,000.00	345,862.50	1,195,862.50
2035	3.13%	245,000.00	24,075.00	269,075.00	2035	3.38%	875,000.00	318,237.50	1,193,237.50
2036	3.13%	255,000.00	16,418.76	271,418.76	2036	3.38%	905,000.00	288,706.26	1,193,706.26
2037	3.25%	260,000.00	8,450.00	268,450.00	2037	3.50%	935,000.00	258,162.50	1,193,162.50
2038	-	-	-	-	2038	3.50%	970,000.00	225,437.50	1,195,437.50
2039	-	-	-	-	2039	3.50%	1,005,000.00	191,487.50	1,196,487.50
2040	-	-	-	-	2040	3.50%	1,040,000.00	156,312.50	1,196,312.50
2041	-	-	-	-	2041	3.50%	1,075,000.00	119,912.50	1,194,912.50
2042	-	-	-	-	2042	3.63%	1,115,000.00	82,287.50	1,197,287.50
2043	-	-	-	-	2043	3.63%	1,155,000.00	41,868.86	1,196,868.86
		3,625,000.00	1,235,868.76	4,860,868.76			18,980,000.00	9,691,669.00	28,671,669.00

(11) 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.

(12) These certificates were issued to fund new street and park development, and construction and improvements to city facilities.

City of Sherman, Texas

Bonded Debt as of 7/31/19

(continued)

(12) \$19,130,000 General Obligation Certificates of Obligation Series 2019					TOTALS			
Fiscal Yr	Coupon	Principal	Interest		Fiscal Yr	Principal	Interest	TOTAL
2020	5.00%	435,000.00	727,862.50	1,162,862.50	2020	3,475,000.00	2,748,457.77	6,223,457.77
2021	5.00%	455,000.00	706,112.50	1,161,112.50	2021	3,125,000.00	2,624,482.76	5,749,482.76
2022	5.00%	480,000.00	683,362.50	1,163,362.50	2022	3,260,000.00	2,502,936.76	5,762,936.76
2023	5.00%	505,000.00	659,362.50	1,164,362.50	2023	3,405,000.00	2,369,924.76	5,774,924.76
2024	5.00%	530,000.00	634,112.50	1,164,112.50	2024	3,290,000.00	2,226,468.76	5,516,468.76
2025	5.00%	555,000.00	607,612.50	1,162,612.50	2025	3,425,000.00	2,088,068.76	5,513,068.76
2026	5.00%	585,000.00	579,862.50	1,164,862.50	2026	3,595,000.00	1,934,618.76	5,529,618.76
2027	5.00%	610,000.00	550,612.50	1,160,612.50	2027	3,645,000.00	1,777,068.76	5,422,068.76
2028	5.00%	645,000.00	520,112.50	1,165,112.50	2028	3,805,000.00	1,625,968.76	5,430,968.76
2029	3.00%	675,000.00	487,862.50	1,162,862.50	2029	3,533,624.46	1,466,931.26	5,000,555.72
2030	3.00%	710,000.00	454,112.50	1,164,112.50	2030	3,201,375.54	1,343,068.76	4,544,444.30
2031	3.00%	735,000.00	425,712.50	1,160,712.50	2031	3,190,000.00	1,243,756.26	4,433,756.26
2032	3.13%	765,000.00	396,312.50	1,161,312.50	2032	3,290,000.00	1,141,881.26	4,431,881.26
2033	3.25%	795,000.00	365,712.50	1,160,712.50	2033	3,395,000.00	1,033,850.00	4,428,850.00
2034	3.25%	830,000.00	333,912.50	1,163,912.50	2034	3,520,000.00	919,862.50	4,439,862.50
2035	3.38%	855,000.00	309,012.50	1,164,012.50	2035	3,625,000.00	809,600.00	4,434,600.00
2036	3.38%	880,000.00	283,362.50	1,163,362.50	2036	3,745,000.00	691,212.52	4,436,212.52
2037	3.50%	905,000.00	256,962.50	1,161,962.50	2037	3,395,000.00	568,900.00	3,963,900.00
2038	3.50%	935,000.00	229,812.50	1,164,812.50	2038	1,905,000.00	455,250.00	2,360,250.00
2039	3.50%	960,000.00	201,762.50	1,161,762.50	2039	1,965,000.00	393,250.00	2,358,250.00
2040	3.50%	990,000.00	171,762.50	1,161,762.50	2040	2,030,000.00	328,075.00	2,358,075.00
2041	3.50%	1,025,000.00	139,587.50	1,164,587.50	2041	2,100,000.00	259,500.00	2,359,500.00
2042	3.63%	1,055,000.00	106,275.00	1,161,275.00	2042	2,170,000.00	188,562.50	2,358,562.50
2043	3.63%	1,090,000.00	71,987.50	1,161,987.50	2043	2,245,000.00	113,856.36	2,358,856.36
		19,130,000.00	9,939,725.00	27,908,162.50		74,335,000.00	30,855,552.27	105,190,552.27

(12) These certificates were issued to fund new streets and improvements to existing streets.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.5.

Meeting Date: 08/05/2019

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Discussion of the Proposed Tax Rate for Fiscal Year 2019-2020 and Scheduling Public Hearings for the Budget and Proposed Tax Rate

Issue:

Discussing the tax rate for the upcoming fiscal year (FY) and scheduling required public hearing dates for the budget and proposed tax rate

Background:

As required by state law, if the proposed tax rate exceeds the lower of the effective tax rate or the rollback rate, the governing body is required to hold two public hearings. The proposed tax rate of \$.489/\$100 exceeds the lower of the rollback or effective tax rates primarily due to an increase in the tax rate from \$.4273/\$100. Accordingly, below is a schedule that outlines the applicable requirements for public hearings and adoption of the Budget and Tax Rate Ordinances. In summary, the required Council action is as follows:

- | | |
|------------------------------|---|
| • August 19 th | Public Hearing and Adoption of Budget Ordinance and Ratification of Property Tax Revenue Increase |
| • August 19 th | Introduction and First Public Hearing on Tax Revenue Increase |
| • September 3 rd | Second Public Hearing on Tax Revenue Increase |
| • September 16 th | Adoption of the Tax Rate Ordinance |

Origination:

Finance

Financial Consideration:

Failure to follow the law entitles a taxpayer to an injunction restraining the collection of taxes when filed according to statute.

Staff Recommendation:

The staff recommends following the schedule shown above, which meets the requirements of State law.

The following wording should be used in the motion to set the public hearings included above, "**I move to propose a tax rate of forty-eight point nine cents per hundred dollars of valuation for the upcoming budget year and to set public hearings on this proposal as presented.**"

Alternatives:

As these requirements are set by State law, no alternatives can be offered.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.6.

Meeting Date: 08/05/2019

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Review of the Draft Capital Improvement Program (CIP) 2019-2024 and Set a Public Hearing for Monday, August 19, 2019

Issue:

To review the draft CIP 2019-2024 and set the public hearing on such for Monday, August 19, 2019

Background:

Article V, Section 10 of the City Charter requires that the City Council, by resolution, adopt a capital program. As required, before consideration of the resolution, the City will publish a summary of the program and give notice of a public hearing in a newspaper of general circulation in the city. Prior to public notice, the City Council is given an opportunity to review the draft of the CIP. The public hearing is on the agenda for the regularly scheduled City Council meeting of August 19, 2019.

Origination:

Finance Department

Financial Consideration:

General Fund	\$125,710,580
Utility Fund	78,562,464
Stormwater Fund	<u>19,201,115</u>
Total Projects for 2019-2024	\$223,474,159

Staff Recommendation:

It is recommended that the City Council review the City's 2019-2024 Capital Improvement Program.

Alternatives:

The Council may amend the program.

Attachments

Five-Year Capital Improvement Program - Draft

Capital Improvement Plan of the City of Sherman

October 1, 2019 - September 30, 2024



David Plyler, Mayor
Shawn Teamann, Deputy Mayor

Council Members

Pamela Howeth
Willie Steele
Daron Holland
Josh Stevenson
Sandra Melton

CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF SHERMAN

OCTOBER 1, 2019 - SEPTEMBER 30, 2024

CITY COUNCIL

David Plyler, Mayor
Shawn Teamann, Deputy Mayor

Council Members

Pamela L. Howeth
Willie Steele
Daron Holland
Josh Stevenson
Sandra Melton



Robby Hefton, City Manager

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City of Sherman, Texas

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

Subject: 2019-2020/2023-2024 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, 2019 through September 30, 2024.

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 2020 Budgeted	FY 2021 Proposed	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed
BUILDING MAINTENANCE					
Municipal Building 2nd-Floor Office Remodel	\$ -	\$ 40,000	\$ -	\$ -	\$ -
Total Building Maintenance	\$ -	\$ 40,000	\$ -	\$ -	\$ -
ENGINEERING SERVICES					
Downtown Sidewalk Repairs	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
TxDOT FM 1417 & W. Travis Street Intersection	\$ 700,000	\$ -	\$ -	\$ -	\$ -
Engineering & Construction of Taylor/Washington - Little Lane to Sand Creek	\$ 700,000	\$ 600,000	\$ -	\$ -	\$ -
Travis Extension Phases II & III - Northgate Dr. to Moore Street	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -
Moore St. Construction - Phase I from W. Travis to Park	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Quail Run Extension Including Developer Partnership for Park Improvements	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Center/McGee Bridges - Erosion & Overlay Repairs	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Flanary Road Construction - Between FM 1417 & Progress Drive	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
East Park Expansion - Connect Park to First Street	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
Public Infrastructure for TIRZ #6	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Swan Ridge Extension Construction	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
Design/ROW FM 1417 Improvements - SH 56 to W. Travis	\$ -	\$ 700,000	\$ 1,800,000	\$ -	\$ -
Friendship Road Construction - SH 56 to Lamberth Road	\$ -	\$ 1,600,000	\$ 2,000,000	\$ 2,700,000	\$ 6,200,000
Engineering & Construction of Taylor/Washington - FM 1417 to SH 289	\$ -	\$ 1,000,000	\$ -	\$ 7,000,000	\$ -
Lamberth Road Expansion - Shady Oaks to Friendship Road	\$ -	\$ 450,000	\$ 3,000,000	\$ -	\$ -
Engineering & Construction of Taylor/Washington Bridge Across Sand Creek	\$ -	\$ 500,000	\$ 7,000,000	\$ -	\$ -
FM 1417 Improvements - US 82 to SH 56	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -
Final Engineering & Acquisitions for Fallon Drive Extension	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Progress Drive Construction - Between Progress Rail & Flanary Road	\$ -	\$ 1,800,000	\$ -	\$ -	\$ -
Moore St. Construction - Phase II from W. Travis to FM 1417 (2 of 4 Lanes)	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -
Total Engineering Services	\$ 15,000,000	\$ 12,200,000	\$ 13,850,000	\$ 9,750,000	\$ 6,250,000
FIRE DEPARTMENT					
Station #4 Construction Phase II - Training Facility & Tower	\$ -	\$ 2,900,000	\$ -	\$ -	\$ -
Equip Personnel with Ballistic Body Armor	\$ -	\$ 80,000	\$ -	\$ -	\$ -
Station #1 Roof Replacement	\$ -	\$ 90,000	\$ -	\$ -	\$ -
Replace Overhead Doors at Station #5	\$ -	\$ 60,000	\$ -	\$ -	\$ -
Replace Emergency Generator at Gallagher Tower Repeater	\$ -	\$ 30,000	\$ -	\$ -	\$ -
Station #4 Construction Phase III - EMS Storage Facility & Offices	\$ -	\$ 950,000	\$ -	\$ -	\$ -

GENERAL SERVICES

PROJECT	FY 2020 Budgeted	FY 2021 Proposed	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed
Station #2 Renovations - Expand Dorm, Office, Kitchen, & Other Areas	\$ -	\$ 225,000	\$ -	\$ -	\$ -
Station #3 Renovations - Leveling, Irrigation, Exhaust, Etc.	\$ -	\$ 65,000	\$ -	\$ -	\$ -
Replace Overhead Doors at Station #2	\$ -	\$ 40,000	\$ -	\$ -	\$ -
Station #3 Renovations - Add Emergency Generator & Electrical Upgrades	\$ -	\$ 60,000	\$ -	\$ -	\$ -
Station #1 Renovations - Façade & Interior	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -
Station #2 Renovations - Add Emergency Generator & Electrical Upgrades	\$ -	\$ -	\$ 60,000	\$ -	\$ -
Replace Overhead Doors at Station #3	\$ -	\$ -	\$ 70,000	\$ -	\$ -
Station #6 Construction	\$ -	\$ -	\$ 4,500,000	\$ -	\$ -
Station #5 Relocation	\$ -	\$ -	\$ -	\$ 4,500,000	\$ -
Station #7 Construction	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
Total Fire Department	\$ -	\$ 4,500,000	\$ 5,630,000	\$ 4,500,000	\$ 5,000,000

INFORMATION TECHNOLOGY

Move City to Cloud-based Microsoft Office 365	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Total Information Technology	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000

PARKS AND RECREATION

Pecan Grove Ball Fields Installation	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Cemetery Office & Shop Renovations	\$ 60,000	\$ -	\$ -	\$ -	\$ -
Multi-year Development of City Trail & Bike Boulevards	\$ -	\$ 302,000	\$ 300,000	\$ 300,000	\$ 300,000
Library Park - Outdoor Piano Improvement	\$ -	\$ 75,000	\$ -	\$ -	\$ -
Pecan Grove West Complex Phase II - Spraygrounds, Trails, Etc.	\$ -	\$ 3,300,000	\$ -	\$ -	\$ -
Hillcrest Park - Playground Replacement & Pavilion	\$ -	\$ 600,000	\$ -	\$ -	\$ -
Fairview Park - Replace Existing Lighting with LED	\$ -	\$ 600,000	\$ -	\$ -	\$ -
Martin Luther King Park - Replace Restroom Facility	\$ -	\$ 300,000	\$ -	\$ -	\$ -
Install Bridge Connecting Lamar Street Greenspace to Binkley Park	\$ -	\$ 150,000	\$ -	\$ -	\$ -
Replace Fairview Park Restroom with Concessions /Restroom Building	\$ -	\$ 850,000	\$ -	\$ -	\$ -
Conduct Recreation/Community Center Feasibility Study	\$ -	\$ 50,000	\$ -	\$ -	\$ -
Land Acquisitions for 60-80 Acre Regional Park	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -
Pecan Grove East Park - Add Restroom & Trail Lighting	\$ -	\$ 350,000	\$ -	\$ -	\$ -
Hawn Park - Add Pavilion & Expand Parking Lot	\$ -	\$ 400,000	\$ -	\$ -	\$ -
Old Settlers Park - Replace Existing Lighting with LED	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Binkley Park - Install Restroom Facility	\$ -	\$ -	\$ 300,000	\$ -	\$ -

GENERAL SERVICES

PROJECT	FY 2020 Budgeted	FY 2021 Proposed	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed
Build Recreation/Community Center	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -
Expand Parking at Taylor Street Gym	\$ -	\$ -	\$ 50,000	\$ -	\$ -
Herman Baker Park - Install Fishing Peer & Boat Ramp	\$ -	\$ -	\$ 625,000	\$ -	\$ -
Herman Baker Park - Install Pavilion & Playground	\$ -	\$ -	\$ 600,000	\$ -	\$ -
Fairview Park - Expand Tennis Courts	\$ -	\$ -	\$ 140,000	\$ -	\$ -
Ely Park - Upgrade Pavilion & Add Walking Trail	\$ -	\$ -	\$ 200,000	\$ -	\$ -
Develop 60-80 Acre Regional Park	\$ -	\$ -	\$ -	\$ 7,000,000	\$ -
The Splash - Expand Deck, Seating, & Shade Structures	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Hawn Park - Expand Existing Skatepark	\$ -	\$ -	\$ -	\$ 300,000	\$ -
Land Acquisitions to Accommodate Neighborhood Parks	\$ -	\$ -	\$ -	\$ 300,000	\$ -
Update Parks & Recreation Master Plan	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Hawn Park - Update Play Structure	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Pebblebrook II - Develop Neighborhood Park	\$ -	\$ -	\$ -	\$ -	\$ 600,000
Total Parks & Recreation	\$ 560,000	\$ 9,977,000	\$ 12,215,000	\$ 8,650,000	\$ 1,110,000
POLICE DEPARTMENT					
Lease Purchase 3D Laser Scanner Package	\$ -	\$ 34,645	\$ 34,645	\$ 34,645	\$ 34,645
Construct New Police Station & Remodel Existing Facility	\$ -	\$ 16,000,000	\$ -	\$ -	\$ -
Sky Watch Mobile Surveillance Tower	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Total Police Department	\$ -	\$ 16,134,645	\$ 34,645	\$ 34,645	\$ 34,645
Total General Services	\$15,560,000	\$42,911,645	\$31,789,645	\$22,994,645	\$12,454,645

UTILITY

SERVICES

PROJECT	FY 2020 Budgeted	FY 2021 Proposed	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed
Rehab Fine Screening #2 - Replace Various Components	\$ 50,000	\$ -	\$ -	\$ -	\$ -
WWTP Equalization Basin - Replace Propeller Mixers	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Replace Existing Deteriorated Sewer Relief - Rosedale to First Street	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Replace Existing 10" Water Crossing Under US 75 South @ Choctaw	\$ 425,000	\$ -	\$ -	\$ -	\$ -
Construct Brine Disposal Line for WTP	\$ 3,250,000	\$ -	\$ -	\$ -	\$ -
Utility Relocates - FM 1417	\$ 400,000	\$ -	\$ -	\$ -	\$ -
WWTP Control Building Expansion - Engineering	\$ 88,750	\$ -	\$ -	\$ -	\$ -
Moore St. Sewer/Southwest Sewer Main No. 2	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -
NTMWD Cathodic Improvements	\$ 760,000	\$ -	\$ -	\$ -	\$ -
Aeration Basin Upgrade	\$ 4,210,000	\$ -	\$ -	\$ -	\$ -
Biological Clarifier Rehabilitation	\$ 2,340,000	\$ -	\$ -	\$ -	\$ -
WWTP Control Building Expansion - Construction	\$ 798,714	\$ -	\$ -	\$ -	\$ -
WWTP Stormwater Lift Station	\$ 625,000	\$ -	\$ -	\$ -	\$ -
Primary Clarifier #1 Rehabilitation	\$ 840,000	\$ -	\$ -	\$ -	\$ -
Water & Sewer Oversizing Costs	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
WWTP Equalization Basin Blower Building - Components Replacement	\$ -	\$ 100,000	\$ 500,000	\$ -	\$ -
Northwest Sewer Expansion Project	\$ -	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -
Water System Age Improvements	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
AMI Infrastructure	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Sludge Pond Waste Removal at WTP	\$ -	\$ 350,000	\$ -	\$ -	\$ -
Expand Lab Facility & Remodel Interior	\$ -	\$ 1,300,000	\$ -	\$ -	\$ -
Replace & Extend Perimeter Fencing at WWTP	\$ -	\$ 75,000	\$ -	\$ -	\$ -
Replace Deteriorated Southside Industrial Sewer	\$ -	\$ 2,350,000	\$ -	\$ -	\$ -
Sewer Overflow Relief on Texoma Pkwy - Sycamore to Evergreen	\$ -	\$ 150,000	\$ -	\$ -	\$ -
Upgrade Preston Club Water System to City Standards	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Ida Road Ground Storage Tank - Modifications & Repairs	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -
Replace 12" Texoma Pkwy Water Main - Fallon Drive to SH 691	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Lam berth Water Line Extension - Carriage Estates	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Construct Water Main - US 75 South Corridor Transport	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -
Reclaim Blalock Industrial Park Effluent	\$ -	\$ 5,000,000	\$ -	\$ -	\$ -
Relocate Main Switchgear Building Components to Blower Building	\$ -	\$ -	\$ 50,000	\$ 1,750,000	\$ -
Primary Digester #1 Rehabilitation & Repairs	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -
Conduct WWTP Study to Control TDS Loadings	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Install Security Protection Upgrades at WWTP	\$ -	\$ -	\$ 150,000	\$ -	\$ -
WWTP Main Digester Complex Rehabilitation	\$ -	\$ -	\$ -	\$ 100,000	\$ 3,000,000
Demolish Old Sludge Drying Beds	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Conduct Odor Abatement Study	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Construct WTP Pipeline From Lake Texoma Pump Station	\$ -	\$ -	\$ -	\$ -	\$ 35,000,000
Total Utility Services	\$ 16,287,464	\$ 18,425,000	\$ 3,350,000	\$ 2,000,000	\$ 38,500,000

STORMWATER SERVICES

PROJECT	FY 2020 Budgeted	FY 2021 Proposed	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed
ENGINEERING SERVICES					
Construction of Proposed Dam 9a	\$ -	\$ 400,000	\$ -	\$ 5,000,000	\$ -
Canterbury Drive Property Acquisition	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Archer Drive Property Acquisition	\$ -	\$ 4,238,000	\$ -	\$ -	\$ -
Sam Rayburn/Contemporary Property Acquisitions for Flood Damage Mitigation	\$ -	\$ 105,284	\$ -	\$ -	\$ -
Ayers Drive Property Acquisition for Flood Damage Mitigation	\$ -	\$ 192,152	\$ -	\$ -	\$ -
Sam Rayburn/N. Travis Property Acquisitions for Flood Damage Mitigation	\$ -	\$ 489,033	\$ -	\$ -	\$ -
Property Acquisition for Proposed Dam 9a	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Increase Culvert Capacity under Lamberth Road	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -
Contemporary Drive Property Acquisition	\$ -	\$ -	\$ 1,242,646	\$ -	\$ -
Increase Culvert Capacity under Gribble Street at Stream G	\$ -	\$ -	\$ 275,000	\$ -	\$ -
Increase Channel Capacity near Lamar/US 75	\$ -	\$ -	\$ -	\$ -	\$ 1,437,000
Increase Channel Capacity near Center/Post Oak	\$ -	\$ -	\$ -	\$ -	\$ 2,698,000
Total Engineering Services	\$ -	\$ 8,224,469	\$ 1,517,646	\$ 5,000,000	\$ 4,135,000
STREETS MAINTENANCE					
Taylor/Washington Bridges - Erosion & Overlay	\$ -	\$ 92,000	\$ -	\$ -	\$ -
Center/Lamberth Bridges - Erosion & Overlay	\$ -	\$ 87,000	\$ -	\$ -	\$ -
Hillcrest/Wood Bridges - Erosion & Overlay	\$ -	\$ 77,000	\$ -	\$ -	\$ -
Ricketts/Centennial/etc. Bridges - Erosion & Overlay	\$ -	\$ -	\$ 68,000	\$ -	\$ -
Total Streets Maintenance Services	\$ -	\$ 256,000	\$ 68,000	\$ -	\$ -
Total Stormwater Services	\$ -	\$ 8,480,469	\$ 1,585,646	\$ 5,000,000	\$ 4,135,000

DRAFT

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 5th day of August, 2019, 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 19th day of August, 2019.

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 _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

DRAFT

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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

CAPITAL BUDGET

2019 - 2024

GENERAL SERVICES

2019 - 2024

GENERAL SERVICES

CAPITAL BUDGET: 2019-2024

Within the Five-year Capital Improvement Program, the first year, or “activated” year is considered the Capital Budget. Careful analysis of financial ability has been made on all of these projects and fund balances are anticipated for all projects listed. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year, barring unforeseen circumstances.

2019-2020

PROJECT YEAR: 2019 - 2020

DOWNTOWN SIDEWALK REPAIRS

DESCRIPTION:	Repair of various sidewalks within the Central Business District.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	One of the highest priorities identified in the 2009 Comprehensive Master Plan is to encourage Downtown Development/Revitalization. Sidewalk improvements will encourage this behavior
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

TXDOT FM 1417 & W. TRAVIS STREET INTERSECTION

DESCRIPTION:	Construction of an intersection at FM 1417 & West Travis Street by the new SISD High School.
ESTIMATED COST:	\$700,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Necessary to accommodate the increase in traffic that will be associated with the opening of the new SISD high school and subsequent development in the area.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PROJECT YEAR: 2019 - 2020

ENGINEERING & CONSTRUCTION OF TAYLOR/WASHINGTON - PHASE 2B

DESCRIPTION:	Engineering and construction of two lanes of Taylor/ Washington Street extension from Little Lane to Sand Creek.
ESTIMATED COST:	\$700,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This design will assist in areas of development in West Sherman that were identified in 2018 Grayson County Thoroughfare recommendations.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

TRAVIS EXTENSION PHASES II & III - NORTHGATE DRIVE TO MOORE STREET

DESCRIPTION:	Continuation of the West Travis Street extension project, extending from Sherman Crossroads west to Moore Street.
ESTIMATED COST:	\$7,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has recommended a major thoroughfare connecting South Travis Street and FM 1417.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PROJECT YEAR: 2019 - 2020

MOORE STREET CONSTRUCTION - PHASE 1 - W. TRAVIS TO PARK ST.

DESCRIPTION:	Construct two of four lanes along the SISD High School and run north to Park Street.
ESTIMATED COST:	\$1,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has recommended a minor thoroughfare connecting FM 1417 and Park Street. Additional phases will be determined by future development.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

QUAIL RUN EXTENSION & CITY PARK IMPROVEMENTS

DESCRIPTION:	Extend Quail Run along a section of City-owned property. In partnering with a residential developer, a section south of the road will be improved and dedicated as a City park.
ESTIMATED COST:	\$250,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund; Scope of park improvements dependent on final budget.
PROJECT NECESSITY:	Necessary to complete extension from Swan Ridge to Friendship Road.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PROJECT YEAR: 2019 - 2020

CENTER/MCGEE BRIDGES - EROSION & OVERLAY

DESCRIPTION:	Complete repairs of erosion damage and overlay bridge decking on the Center Street and McGee Street bridges.
ESTIMATED COST:	\$400,000
ESTIMATED O&M COST:	N/A
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, Clint Philpott

FLANARY ROAD CONSTRUCTION - BETWEEN FM 1417 & PROGRESS DRIVE

DESCRIPTION:	Phased construction of two of four lanes of Flanary Road between FM 1417 and Progress Drive.
ESTIMATED COST:	\$2,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Project was identified in the 2018 Grayson County Thoroughfare Plan. Additional phases to address remaining two lanes will be determined by future development.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PROJECT YEAR: 2019 - 2020

EAST PARK EXPANSION - CONNECT PARK TO FIRST STREET

DESCRIPTION:	Design and construct an extension of Park Street to First Street.
ESTIMATED COST:	\$1,200,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	In 2015 Lake Street was damaged by storms. As part of the Grayson County Master Thoroughfare Plan, this project is an opportunity to close Lake, connecting Park as a thoroughfare.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PUBLIC INFRASTRUCTURE FOR TIRZ #6

DESCRIPTION:	Reimbursement developer for public infrastructure, including streets, water, and sewer utilities.
ESTIMATED COST:	\$500,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	TIRZ #6
PROJECT NECESSITY:	Tax Increment Reinvestment Zone (TIRZ) #6 was created for the Southeast corner of US 75 and SH 691.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PROJECT YEAR: 2019 - 2020

SWAN RIDGE EXTENSION CONSTRUCTION

DESCRIPTION:	Construction to extend Swan Ridge from SH 56 to Hummingbird Drive.
ESTIMATED COST:	\$1,200,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Necessary to reduce traffic on Seasons West Avenue, which was not designed as a collector street.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PECAN GROVE BALL FIELDS INSTALLATION

DESCRIPTION:	Complete installation of ball fields and related equipment at Pecan Grove West Park.
ESTIMATED COST:	\$500,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Additional ball fields are necessary to accommodate increased recreation use within the parks system. The project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Steve Ayers

PROJECT YEAR: 2019 - 2020

CEMETERY OFFICE & SHOP RENOVATIONS

DESCRIPTION:	Renovate existing West Hill Cemetery office space and maintenance shop/storage area.
ESTIMATED COST:	\$60,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Remodel will better accommodate funeral arrangement planning, as well as better utilize available space for employees.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Steve Ayers

2020-2021

PROJECT YEAR: 2020 - 2021

CONTINUATION OF MUNICIPAL BUILDING OFFICE SPACE REMODELING

DESCRIPTION:	Continuation of second-floor office remodeling, including women's restroom facility and Community Planning and Support Services workspace.
ESTIMATED COST:	\$40,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Remodeling updates are necessary to accommodate current and future staffing needs.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Steve Ayers

DOWNTOWN SIDEWALK REPAIRS

DESCRIPTION:	Repair of various sidewalks within the Central Business District.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	One of the highest priorities identified in the 2009 Comprehensive Master Plan is to encourage Downtown Development/Revitalization. Sidewalk improvements will encourage this behavior.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PROJECT YEAR: 2020 - 2021

ENGINEERING & CONSTRUCTION OF TAYLOR WASHINGTON - PHASE 2B

DESCRIPTION:	Engineering and construction of two lanes of Taylor/ Washington Street extension from Little Lane to Sand Creek.
ESTIMATED COST:	\$600,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This design will assist in areas of development in West Sherman that were identified in 2018 Grayson County Thoroughfare recommendations.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

FM 1417 IMPROVEMENTS - SH 56 TO WEST TRAVIS STREET

DESCRIPTION:	Design & right-of-way acquisitions necessary for TxDOT funding on this thoroughfare.
ESTIMATED COST:	\$700,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund;TxDOT Funds
PROJECT NECESSITY:	Traffic volume on the thoroughfare has significantly increased and planning for improvements is required to account for growth.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PROJECT YEAR: 2020 - 2021

FRIENDSHIP ROAD CONSTRUCTION - SH 56 TO LAMBERTH ROAD

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

TAYLOR/WASHINGTON EXTENSION - PHASE II

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

PROJECT YEAR: 2020 - 2021

LAMBERTH ROAD EXPANSION - SHADY OAKS TO FRIENDSHIP ROAD

DESCRIPTION:	Phased engineering design and construction to expand and extend Lamberth Road from Shady Oaks to Friendship Road.
ESTIMATED COST:	\$450,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project will assist in the areas of development in West Sherman. The 2016 updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

TAYLOR/WASHINGTON BRIDGE ACROSS SAND CREEK

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

PROJECT YEAR: 2020 - 2021

FM 1417 IMPROVEMENTS - US 82 TO SH 56

DESCRIPTION:	Cost share required for the \$25M FM 1417 expansion project.
ESTIMATED COST:	\$2,500,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund; TxDOT Funds
PROJECT NECESSITY:	Traffic volume on the thoroughfare has increased significantly and planning for improvements is required to account for growth. Failure to fund will result in the loss of \$23M in MPO and TxDOT funding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

FINAL ENGINEERING & ACQUISITIONS - FALLON DRIVE EXTENSION

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

PROJECT YEAR: 2020 - 2021

PROGRESS DRIVE CONSTRUCTION - BETWEEN PROGRESS RAIL & FLANARY ROAD

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

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

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

PROJECT YEAR: 2020 - 2021

STATION #4 CONSTRUCTION PHASE II - TRAINING FACILITY & TOWER

DESCRIPTION:	Phase II of Fire Station #4 is the construction of a training facility, complete with classroom, facilities and a training tower.
ESTIMATED COST:	\$2,900,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2009 Comprehensive Master Plan listed a primary concern as the City's ability to serve its current geographic area,
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

EQUIP PERSONNEL WITH BALLISTIC BODY ARMOR

DESCRIPTION:	Purchase forty (40) sets of body armor for fire personnel, including ballistic vests and helmets.
ESTIMATED COST:	\$80,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Equipping fire rescue/first response personnel with body armor will provide increased protection during potential confrontations.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2020 - 2021

STATION #1 ROOF REPLACEMENT

DESCRIPTION: Replace the roof at Station #1.

ESTIMATED COST: \$90,000

ESTIMATED O&M COST: N/A

PROPOSED FINANCING: General Improvement Fund

PROJECT NECESSITY: The roof at Station #1 is failing and the membrane must be replaced.

DEPARTMENT/DIRECTOR: Fire Chief, Danny Jones

REPLACE OVERHEAD DOORS AT STATION #5

DESCRIPTION: Replace four (4) overhead bay doors at station #5.

ESTIMATED COST: \$60,000

ESTIMATED O&M COST: N/A

PROPOSED FINANCING: General Improvement Fund

PROJECT NECESSITY: The current overhead bay doors are reaching end of life. Maintenance costs have continued to rise over recent years.

DEPARTMENT/DIRECTOR: Fire Chief, Danny Jones

PROJECT YEAR: 2020 - 2021

REPLACE EMERGENCY GENERATOR - GALLAGHER TOWER REPEATER

DESCRIPTION:	Replace the emergency generator which supplies power in the event of a power outage at the Gallagher Tower radio repeater site.
ESTIMATED COST:	\$30,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current emergency generator is unreliable and without monitoring capabilities. A new generator will address these issues and new demands.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

STATION #4 CONSTRUCTION PHASE III - EMS STORAGE FACILITY & OFFICES

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

PROJECT YEAR: 2020 - 2021

FIRE STATION #2 RENOVATIONS - EXPAND DORM, OFFICE, & OTHER AREAS

DESCRIPTION:	Expand the officers dorm and office areas, kitchen, day room and dining areas. Install exhaust removal system.
ESTIMATED COST:	\$225,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Station staffing needs require the expansion of multiple areas. The addition of an exhaust removal system will remove harmful diesel exhaust from the station bay.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

FIRE STATION #3 RENOVATIONS - LEVELING, IRRIGATION, EXHAUST, ETC.

DESCRIPTION:	Level up rear areas around facility, add irrigation system to patio, replace bay lighting with LEDs and add vehicle exhaust system at Fire Station #3.
ESTIMATED COST:	\$65,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Renovations will address various drainage, aging lighting and firefighter safety needs at the Fire Station #3 facility.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2020 - 2021

REPLACE OVERHEAD DOORS AT STATION #2

DESCRIPTION:	Replace two (2) overhead bay doors at station #2.
ESTIMATED COST:	\$40,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current overhead bay doors are reaching end of life. Maintenance costs have continued to rise over recent years.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

FIRE STATION #3 RENOVATIONS - ADD EMERGENCY GENERATOR & UPGRADES

DESCRIPTION:	Add an emergency generator and electrical upgrades at Station #3.
ESTIMATED COST:	\$60,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The addition of an emergency generator, and related electrical upgrades, will power the station in the event of a power outage.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2020 - 2021

MOVE CITY DEVICES TO CLOUD-BASED MICROSOFT OFFICE 365

DESCRIPTION:	Move to Microsoft Office 365, which is a cloud subscription, which is not included in Microsoft 2019.
ESTIMATED COST:	\$60,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Microsoft is increasing per user costs for Office applications, as they push for more cloud-based services options.
DEPARTMENT/DIRECTOR:	Director of Finance, Mary Lawrence

MULTI-YEAR DEVELOPMENT OF CITY TRAIL & BIKE BOULEVARDS

DESCRIPTION:	Phased development of trail and bike boulevards throughout the City.
ESTIMATED COST:	\$302,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project corresponds to improvement projects identified in the Trail Master Plan
DEPARTMENT/DIRECTOR:	Assistant City Manager, Steve Ayers

PROJECT YEAR: 2020 - 2021

LIBRARY PARK - OUTDOOR PIANO IMPROVEMENT

DESCRIPTION:	Add additional musical equipment, an in-ground, multi-weather piano at the new Library Park.
ESTIMATED COST:	\$75,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A variety of outdoor musical equipment has been installed at the Library Park, which is a new park.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Steve Ayers

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

DESCRIPTION:	Phase two of the development of the new athletic complex at Pecan Grove West Park consists of a sprayground, lighting, trails and a restroom facility.
ESTIMATED COST:	\$3,300,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Steve Ayers

PROJECT YEAR: 2020 - 2021

HILLCREST PARK - PLAYGROUND REPLACEMENT & PAVILION

DESCRIPTION:	Replace old playground equipment and pavilion at Hillcrest Park.
ESTIMATED COST:	\$600,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Necessary replacement of dated equipment for which most replacement parts are no longer available. The current pavilion is in disrepair.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Steve Ayers

FAIRVIEW PARK - REPLACE EXISTING LIGHTING WITH LED

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

PROJECT YEAR: 2020 - 2021

MARTIN LUTHER KING PARK - REPLACE RESTROOM FACILITY

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

INSTALL BRIDGE CONNECTING LAMAR STREET GREENSPACE TO BINKLEY PARK

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

PROJECT YEAR: 2020 - 2021

REPLACE FAIRVIEW PARK RESTROOM WITH CONCESSIONS /RESTROOM BUILDING

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

CONDUCT RECREATION/COMMUNITY CENTER FEASIBILITY STUDY

DESCRIPTION:	Conduct a feasibility study on the development of a City Recreation/Community Center facility.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
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, Steve Ayers

PROJECT YEAR: 2020 - 2021

LAND ACQUISITIONS FOR 60-80 ACRE REGIONAL PARK

DESCRIPTION:	Acquire land to accommodate a 60-80 acre regional park.
ESTIMATED COST:	\$2,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Residential development trends reflect a need for a regional park improvement, consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Steve Ayers

PECAN GROVE EAST PARK - ADD RESTROOM & TRAIL LIGHTING

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

PROJECT YEAR: 2020 - 2021

HAWN PARK - ADD PAVILION & EXPAND PARKING LOT

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

OLD SETTLERS PARK -REPLACE EXISTING LIGHTING

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

PROJECT YEAR: 2020 - 2021

LEASE PURCHASE 3D LASER SCANNER PACKAGE

DESCRIPTION:	Lease purchase for Leica RTC360 complete scanning package.
ESTIMATED COST:	\$34,645
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A 3D laser scanner would be utilized at crash scenes and crime scenes to digitally collect evidence.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

CONSTRUCT NEW POLICE STATION & REMODEL EXISTING FACILITY

DESCRIPTION:	Construction of a new police department facility and comprehensive remodel of current facility for various departments.
ESTIMATED COST:	\$16,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Police department staff have outgrown the current facility. Additionally, a remodel of the current facility would provide for usage by various administrative departments, dispatch, and the Emergency Operations Center.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

PROJECT YEAR: 2020 - 2021

SKY WATCH MOBILE SURVEILLANCE TOWER

DESCRIPTION:	Addition of a mobile sky unit structure will assist an area for a civilian and/or law enforcement employees.
ESTIMATED COST:	\$100,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A sky unit will allow for a lasting police presence to document and monitor large crowds and parking areas.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

2021-2022

PROJECT YEAR: 2021 - 2022

DOWNTOWN SIDEWALK REPAIRS

DESCRIPTION:	Repair of various sidewalks within the Central Business District.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	One of the highest priorities identified in the 2009 Comprehensive Master Plan is to encourage Downtown Development/Revitalization. Sidewalk improvements will encourage this behavior.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

FM 1417 IMPROVEMENTS - SH 56 TO WEST TRAVIS STREET

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

PROJECT YEAR: 2021 - 2022

FRIENDSHIP ROAD CONSTRUCTION - SH 56 TO LAMBERTH ROAD

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

LAMBERTH ROAD EXPANSION - SHADY OAKS TO FRIENDSHIP ROAD

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

PROJECT YEAR: 2021 - 2022

TAYLOR/WASHINGTON BRIDGE ACROSS SAND CREEK

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

STATION #1 RENOVATIONS - FACADE & INTERIOR

DESCRIPTION:	Remodeling of Fire Station #1 includes the façade and replacement of roof with new membrane.
ESTIMATED COST:	\$1,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Fire Station #1 is in need of an architectural consistency to the rest of downtown Sherman. Additionally, the interior upgrades will address cabinets, painting, light fixtures, etc.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2021 - 2022

STATION #2 RENOVATIONS - ADD GENERATOR & ELECTRICAL UPGRADES

DESCRIPTION:	Replace the generator at Fire Station #2, as well as address related electrical upgrades that are needed.
ESTIMATED COST:	\$60,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A properly functioning generator is crucial to day-to-day first responder operations, in case of a power outage.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

REPLACE OVERHEAD DOORS AT STATION #3

DESCRIPTION:	Replace four (4) overhead bay doors at station #3.
ESTIMATED COST:	\$70,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current overhead bay doors are reaching end of life. Maintenance costs have continued to rise over recent years.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2021 - 2022

STATION #6 CONSTRUCTION

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

MOVE CITY TO CLOUD-BASED MICROSOFT OFFICE 365

DESCRIPTION:	Move to Microsoft Office 365, which is a cloud subscription, which is not included in Microsoft 2019.
ESTIMATED COST:	\$60,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Microsoft is increasing per user costs for Office applications, as they push for more cloud-based services options.
DEPARTMENT/DIRECTOR:	Director of Finance, Mary Lawrence

PROJECT YEAR: 2021 - 2022

MULTI-YEAR DEVELOPMENT OF CITY TRAIL & BIKE BOULEVARDS

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

BINKLEY PARK - INSTALL RESTROOM FACILITY

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

PROJECT YEAR: 2021 - 2022

BUILD RECREATION/COMMUNITY CENTER

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

EXPAND PARKING AT TAYLOR STREET GYM

DESCRIPTION:	Expand existing parking lot at the Taylor Street Gym.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
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, Steve Ayers

PROJECT YEAR: 2021 - 2022

HERMAN BAKER PARK - INSTALL FISHING PEER & BOAT RAMP

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

HERMAN BAKER PARK - INSTALL PAVILION & PLAYGROUND

DESCRIPTION:	Install a new pavilion and playground at Herman Baker Park.
ESTIMATED COST:	\$600,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Increased public activities at Herman Baker Park suggest the need for more improvements. This project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Director of Finance, Mary Lawrence

PROJECT YEAR: 2021 - 2022

FAIRVIEW PARK - EXPAND TENNIS COURTS

DESCRIPTION:	Expand the size of the Fairview Park tennis courts and include pickleball court lines.
ESTIMATED COST:	\$140,000
ESTIMATED O&M COST:	N/A
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, Steve Ayers

ELY PARK - UPGRADE PAVILION & ADD WALKING TRAIL

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

PROJECT YEAR: 2021 - 2022

LEASE PURCHASE 3D LASER SCANNER PACKAGE

DESCRIPTION:	Lease purchase for Leica RTC360 complete scanning package.
ESTIMATED COST:	\$34,645
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A 3D laser scanner would be utilized at crash scenes and crime scenes to digitally collect evidence.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

2022-2023

PROJECT YEAR: 2022 - 2023

DOWNTOWN SIDEWALK REPAIRS

DESCRIPTION:	Repair of various sidewalks within the Central Business District.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	One of the highest priorities identified in the 2009 Comprehensive Master Plan is to encourage Downtown Development/Revitalization. Sidewalk improvements will encourage this behavior.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

FRIENDSHIP ROAD CONSTRUCTION - SH 56 TO LAMBERTH ROAD

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

PROJECT YEAR: 2022 - 2023

TAYLOR/WASHINGTON EXTENSION - PHASE II

DESCRIPTION:	Construction portion of phased construction of the Taylor/ Washington extension westward from FM 1417.
ESTIMATED COST:	\$7,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

STATION #5 RELOCATION

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

PROJECT YEAR: 2022 - 2023

MOVE CITY TO CLOUD-BASED MICROSOFT OFFICE 365

DESCRIPTION:	Move to Microsoft Office 365, which is a cloud subscription, which is not included in Microsoft 2019.
ESTIMATED COST:	\$60,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Microsoft is increasing per user costs for Office applications, as they push for more cloud-based services options.
DEPARTMENT/DIRECTOR:	Director of Finance, Mary Lawrence

MULTI-YEAR DEVELOPMENT OF CITY TRAIL & BIKE BOULEVARDS

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

PROJECT YEAR: 2022 - 2023

DEVELOP 60-80 ACRE REGIONAL PARK

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

THE SPLASH - EXPAND DECK, SEATING, & SHADE STRUCTURES

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

PROJECT YEAR: 2022 - 2023

HAWN PARK - EXPAND EXISTING SKATEPARK

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

LAND ACQUISITIONS TO ACCOMMODATE NEIGHBORHOOD PARKS

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

PROJECT YEAR: 2022 - 2023

LEASE PURCHASE 3D LASER SCANNER PACKAGE

DESCRIPTION:	Lease purchase for Leica RTC360 complete scanning package.
ESTIMATED COST:	\$34,645
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A 3D laser scanner would be utilized at crash scenes and crime scenes to digitally collect evidence.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

2023-2024

PROJECT YEAR: 2023 - 2024

DOWNTOWN SIDEWALK REPAIRS

DESCRIPTION:	Repair of various sidewalks within the Central Business District.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	One of the highest priorities identified in the 2009 Comprehensive Master Plan is to encourage Downtown Development/Revitalization. Sidewalk improvements will encourage this behavior.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

FRIENDSHIP ROAD CONSTRUCTION - SH 56 TO LAMBERTH ROAD

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

PROJECT YEAR: 2023 - 2024

FIRE STATION #7 CONSTRUCTION

DESCRIPTION:	Construction of a new fire station site in Northwest Sherman.
ESTIMATED COST:	\$5,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports adding a new Fire Station in the northwest portion of Sherman, to accommodate growth.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

MOVE CITY TO CLOUD-BASED MICROSOFT OFFICE 365

DESCRIPTION:	Move to Microsoft Office 365, which is a cloud subscription, which is not included in Microsoft 2019.
ESTIMATED COST:	\$60,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Microsoft is increasing per user costs for Office applications, as they push for more cloud-based services options.
DEPARTMENT/DIRECTOR:	Director of Finance, Mary Lawrence

PROJECT YEAR: 2023 - 2024

MULTI-YEAR DEVELOPMENT OF CITY TRAIL & BIKE BOULEVARDS

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

UPDATE PARKS & RECREATION MASTER PLAN

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

PROJECT YEAR: 2023 - 2024

HAWN PARK - UPGRADE PLAY STRUCTURE

DESCRIPTION:	Upgrade play structure facility at Hawn Park.
ESTIMATED COST:	\$150,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Upgrades will accommodate growth and improve safety standards. This project is consistent with the Trails Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Steve Ayers

PEBBLEBROOK II - DEVELOP NEIGHBORHOOD PARK

DESCRIPTION:	Develop a neighborhood park at Pebblebrook II.
ESTIMATED COST:	\$600,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Residential development trends reflect the need for a neighborhood park development, consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Steve Ayers

PROJECT YEAR: 2023 - 2024

LEASE PURCHASE 3D LASER SCANNER PACKAGE

DESCRIPTION:	Lease purchase for Leica RTC360 complete scanning package.
ESTIMATED COST:	\$34,645
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A 3D laser scanner would be utilized at crash scenes and crime scenes to digitally collect evidence.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

UTILITY SERVICES 2019 - 2024

UTILITY SERVICES

CAPITAL BUDGET: 2019-2024

Within the Five-year Capital Improvement Program, the first year, or “activated” year is considered the Capital Budget. Careful analysis of financial ability has been made on all of these projects and fund balances are anticipated for all projects listed. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year, barring unforeseen circumstances.

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.

2019-2020

PROJECT YEAR: 2019- 2020

REHAB FINE SCREENINGS #2 - REPLACE VARIOUS COMPONENTS

DESCRIPTION:	Replace chain links, wear plates, chain gears, compact auger brushes, and all other wear parts.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Rehabilitation is necessary to ensure continued operation of the process unit at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

WWTP EQUALIZATION BASIN - REPLACE PROPELLER MIXERS

DESCRIPTION:	Complete replacement of propeller-driven mixers at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$400,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Mixer is damaged and not functioning. Replacement is necessary to solids deposition and removal in equalization basin.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2019- 2020

REPLACE EXISTING DETERIORATED SEWER RELIEF - ROSEDALE TO FIRST

DESCRIPTION:	Replace 3,600 feet of 12" and 15" relief sewer with single 27" pipe.
ESTIMATED COST:	\$1,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Existing sewer is deteriorated and has severe infiltration problems. Line needs to be upsized due to capacity issues.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

REPLACE EXISTING 10" WATER LINE UNDER US 75 SOUTH @ CHOCTAW

DESCRIPTION:	Replace existing 10" water crossing under south US Hwy 75 at Choctaw Creek.
ESTIMATED COST:	\$425,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacement is needed to address aging water lines.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2019- 2020

CONSTRUCT BRINE DISPOSAL LINE FOR WATER TREATMENT PLANT

DESCRIPTION:	Construct a pipeline to transport Water Treatment Plant (WTP) reject water to existing lift station.
ESTIMATED COST:	\$3,250,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary for operation of UF and RO units at WTP.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

UTILITY RELOCATES - FM 1417

DESCRIPTION:	Perform utility relocates along FM 1417.
ESTIMATED COST:	\$400,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Relocation of utilities required for the TxDOT road-widening project for FM 1417.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2019- 2020

WWTP CONTROL BUILDING EXPANSION - ENGINEERING

DESCRIPTION:	Engineering for the expansion of the Wastewater Treatment Plant Control Building.
ESTIMATED COST:	\$88,750
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Multiple issues, including insufficient storage space, ADA standards, restroom facilities, and an undersized lab area.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

MOORE STREET SEWER/SOUTHWEST SEWER MAIN NO. 2

DESCRIPTION:	Construct sewer line along western area of Flanary Road.
ESTIMATED COST:	\$1,100,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The sewer line is necessary to provide service for the new Sherman ISD high school and surrounding development.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2019- 2020

NTMWD CATHODIC IMPROVEMENTS

DESCRIPTION:	North Texas Municipal Water District improvements involve line protections for existing water line.
ESTIMATED COST:	\$760,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	City participation (20%) is required in order to maintain City interests in the water line.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

AERATION BASIN UPGRADE

DESCRIPTION:	Modify activated sludge aeration system to automate dissolved oxygen control and integrate in the SCADA system.
ESTIMATED COST:	\$4,210,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Upgrades are necessary to replace worn out equipment, improve operational efficiency, decrease consumption of energy and integrate portions of the aeration components with the SCADA system.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2019- 2020

BIOLOGICAL CLARIFIER REHABILITATION

DESCRIPTION:	Rehabilitation of the biological clarifiers at the Wastewater Treatment Plant.
ESTIMATED COST:	\$2,340,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replace worn out components that are necessary for the removal of solids during the treatment process.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

WWTP CONTROL BUILDING EXPANSION - CONSTRUCTION

DESCRIPTION:	Construction of the expansion of the Wastewater Treatment Plant Control Building.
ESTIMATED COST:	\$798,714
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Multiple issues, including insufficient storage space, ADA standards, restroom facilities, and an undersized lab area.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2019- 2020

WWTP STORMWATER LIFT STATION

DESCRIPTION:	Upgrade existing stormwater lift station at the Wastewater Treatment Plant
ESTIMATED COST:	\$625,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Upgrade will increase lift station capacity to better protect facilities during potential flooding events.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PRIMARY CLARIFIER #1 REHABILITATION

DESCRIPTION:	Replace all mechanical components, center drive, electric, catwalks and supports of primary clarifier; Replace all mechanical components, electrical, lighting, fans, vents, SCADA panel/interface, etc. of sludge transfer station.
ESTIMATED COST:	\$840,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Components necessary for the removal of solids during treatment. Current components are at risk of failure due to age and corrosion.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

2020-2021

PROJECT YEAR: 2020 - 2021

WATER & SEWER OVERSIZING COSTS - FY 2021

DESCRIPTION:	Provide funding for oversizing of water and sewer mains as development occurs.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	City participation required to meet costs of oversizing water and sewer mains as development occurs.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

WWTP EQUALIZATION BASIN BLOWER BUILDING

DESCRIPTION:	Replace worn electrical systems, switch gear, control systems, blowers, & other components of the equalization basin blower building at the Wastewater Treatment Plant.
ESTIMATED COST:	\$100,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Components are in need of replacement, due to age and corrosion, to avoid equipment failure and safety hazards.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2020 - 2021

NORTHWEST SEWER EXPANSION PROJECT

DESCRIPTION:	Construct a lift station and sewer lines to connect utility infrastructure to expanding areas of development.
ESTIMATED COST:	\$1,500,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Expansion of existing wastewater utilities is necessary to tie surrounding areas into the City sewer system.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

WATER SYSTEM AGE IMPROVEMENTS

DESCRIPTION:	Propose improvements to water system components at five (5) critical sites with recurrent water quality problems.
ESTIMATED COST:	\$100,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Reduce risk of water quality issues, excessive water age, constant flushing during high ambient temperatures, testing costs and meet TCEQ regulations.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2020 - 2021

AUTOMATED METER INFRASTRUCTURE (AMI)

DESCRIPTION:	Continue transition to a fixed network, automated meter infrastructure (AMI) system.
ESTIMATED COST:	\$250,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Fund
PROJECT NECESSITY:	Automation of daily meter readings will reduce the read-to-bill timeframe from two weeks to one week; thereby, expediting billing and revenue.
DEPARTMENT/DIRECTOR:	Customer and Utility Services Manager, Tracy Roberts

SLUDGE POND WASTE REMOVAL AT WTP

DESCRIPTION:	Remove and dispose of sludge basin collections in the west sludge basin at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$350,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	The west sludge basin, which collects, holds, and dries solids (sludge) removed during the treatment of drinking water, is full.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2020 - 2021

EXPAND LAB FACILITY & REMODEL INTERIOR

DESCRIPTION:	Expand lab facility to accommodate growing staff, new testing requirements, back-up generator, new lab and work areas, additional storage areas, security and electrical service upgrades.
ESTIMATED COST:	\$1,300,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Current facility lacks room and upgrades necessary to accommodate growth, storage and security needs.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

REPLACE & EXTEND PERIMETER FENCING AT WWTP

DESCRIPTION:	Repair/replace a portion of existing perimeter fencing at Wastewater Treatment Plant (WWTP); Repair staff walk-through gate and relocate gate and electrical service/replace actuator on Post Oak Road.
ESTIMATED COST:	\$75,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Necessary to maintain facility security due to age of existing fencing and install needed security enhancements.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2020 - 2021

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	Replace approximately 14,000 feet with 21" pipe.
ESTIMATED COST:	\$2,350,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Current portion of industrial sewer has deteriorated and in need of replacement to maintain pipe integrity.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

SEWER OVERFLOW RELIEF ON TEXOMA PKWY - SYCAMORE TO EVERGREEN

DESCRIPTION:	Replace existing Texoma Parkway sewer segment from Sycamore Street to Evergreen Street to increase capacity.
ESTIMATED COST:	\$150,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Existing sewer is at risk of overflowing.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2020 - 2021

UPGRADE PRESTON CLUB WATER SYSTEM TO CITY STANDARDS

DESCRIPTION:	Construct a water line to connect utility infrastructure to the housing development at Preston Club.
ESTIMATED COST:	\$100,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Construction of the water line is a central need to the inclusion of Preston Club to the City of Sherman.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

IDA ROAD GROUND STORAGE TANK - MODIFICATIONS& REPAIRS

DESCRIPTION:	Repair, repaint and modify the Ida Road ground storage tank.
ESTIMATED COST:	\$2,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund/GTUA
PROJECT NECESSITY:	The existing structure requires repairs and re-coating to extend its useful life.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2020 - 2021

REPLACE 12" TEXOMA PKWY WATER MAIN - FALLON DRIVE TO SH 691

DESCRIPTION:	Replace existing 12" water main along Texoma Parkway from Fallon Drive to SH 691.
ESTIMATED COST:	\$1,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund/GTUA
PROJECT NECESSITY:	Replacement of existing line is necessary due to water main deterioration.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

LAMBERTH WATER LINE EXTENSION - CARRIAGE ESTATES

DESCRIPTION:	Extend water lines to tie Carriage Estates into Canyon Creek Road extension.
ESTIMATED COST:	\$100,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Expansion of water lines will loop corresponding areas into existing water system.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2020 - 2021

CONSTRUCT WATER MAIN - US 75 SOUTH CORRIDOR TRANSPORT

DESCRIPTION:	Construct 5-6 mile water main for water transport to the south US 75 corridor.
ESTIMATED COST:	\$4,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund/GTUA/SEDCO
PROJECT NECESSITY:	Project is necessary for sale of surplus water treatment capacity.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

RECLAIM BLALOCK INDUSTRIAL PARK EFFLUENT

DESCRIPTION:	Construct a sewer line that will reclaim effluent to the Blalock Industrial Park.
ESTIMATED COST:	\$5,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This project is necessary to maintain the water and sewer infrastructure needed for current and future growth.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

2021-2022

PROJECT YEAR: 2021 - 2022

WATER & SEWER OVERSIZING COSTS - FY 2022

DESCRIPTION:	Provide funding for oversizing of water and sewer mains as development occurs.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	City participation required to meet costs of oversizing water and sewer mains as development occurs.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

WWTP EQUALIZATION BASIN BLOWER BUILDING

DESCRIPTION:	Replace worn electrical systems, switch gear, control systems, blowers, & other components of the equalization basin blower building at the Wastewater Treatment Plant.
ESTIMATED COST:	\$500,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Components are in need of replacement, due to age and corrosion, to avoid equipment failure and safety hazards.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2021 - 2022

NORTHWEST SEWER EXPANSION PROJECT

DESCRIPTION:	Complete construction of a lift station and sewer lines to connect utility infrastructure to expanding areas of development.
ESTIMATED COST:	\$1,500,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Expansion of existing wastewater utilities is necessary to tie surrounding areas into the City sewer system.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

RELOCATE MAIN SWITCHGEAR BUILDING COMPONENTS TO BLOWER BUILDING

DESCRIPTION:	Main switchgear building replacement includes the relocation of all main breakers and components to the new Blower Building Control Center, relocation of main transformers and rerouting of main power feeds.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Replacing components due to age and corrosion to prevent loss of facility power at the Wastewater Treatment Plant (WWTP).
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2021 - 2022

PRIMARY DIGESTER #1 REHABILITATION & REPAIRS

DESCRIPTION:	Repair/replacement of interior wall liner, sparger, draft tubes, piping supports, interior piping, blower, sludge flow meters, etc. Additionally, project includes concrete work around gas flare.
ESTIMATED COST:	\$1,000,000
ESTIMATED O&M COST:	N/A
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:	Director of Utilities, Mark Gibson

CONDUCT WWTP STUDY TO CONTROL TDS LOADINGS

DESCRIPTION:	Conduct a study to determine strategies for controlling Total Dissolved Solids (TDS) loadings discharging at the Wastewater Treatment Plant (WWTP).
ESTIMATED COST:	\$100,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	TDS source control or relocation of brine discharges may be necessary to comply with future TCEQ stream quality standards.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2021 - 2022

INSTALL SECURITY PROTECTION UPGRADES AT WWTP

DESCRIPTION:	Improve facility lighting and install additional security protection measures identified in the Wastewater Treatment Vulnerability Assessment.
ESTIMATED COST:	\$150,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Federal rules will require implementation of security upgrade features identified for the Wastewater Treatment Plant (WWTP).
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

2022-2023

PROJECT YEAR: 2022 - 2023

WATER & SEWER OVERSIZING COSTS - FY 2023

DESCRIPTION:	Provide funding for oversizing of water and sewer mains as development occurs.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	City participation required to meet costs of oversizing water and sewer mains as development occurs.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

WATER SYSTEM AGE IMPROVEMENTS

DESCRIPTION:	Propose improvements to water system components at five (5) critical sites with recurrent water quality problems.
ESTIMATED COST:	\$100,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Reduce risk of water quality issues, excessive water age, constant flushing during high ambient temperatures, testing costs and meet TCEQ regulations.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2022 - 2023

WWTP MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	Complete main switchgear building replacement includes the relocation of all main breakers and components to the new Blower Building Control Center, relocation of main transformers and rerouting of main power feeds.
ESTIMATED COST:	\$1,750,000
ESTIMATED O&M COST:	N/A
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:	Director of Utilities, Mark Gibson

WWTP MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	Engineering portion of the conduct assessment of digester electric switchgear and components, ventilation systems, pipe gallery, valves, etc. to determine scope of future rehabilitation of aging facility.
ESTIMATED COST:	\$100,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Necessary due to potential explosive hazards and complexity of digester facility at Wastewater Treatment Plant (WWTP).
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

2023-2024

PROJECT YEAR: 2023 - 2024

WATER & SEWER OVERSIZING COSTS - FY 2024

DESCRIPTION:	Provide funding for oversizing of water and sewer mains as development occurs.
ESTIMATED COST:	\$50,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	City participation required to meet costs of oversizing water and sewer mains as development occurs.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

WWTP MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	Design and construction of the conduct assessment of digester electric switchgear and components, ventilation systems, pipe gallery, valves, etc. to determine scope of future rehabilitation of aging facility.
ESTIMATED COST:	\$3,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary due to potential explosive hazards and complexity of digester facility at Wastewater Treatment Plant (WWTP).
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2023 - 2024

DEMOLISH OLD SLUDGE DRYING BEDS

DESCRIPTION:	At the Wastewater Treatment Plant (WWTP), remove sludge drying beds that are no longer part of the treatment process.
ESTIMATED COST:	\$250,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Removal of these drying beds could be utilized for future expansions of treatment processes at the Wastewater Treatment Plant (WWTP).
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

ODOR ABATEMENT STUDY

DESCRIPTION:	Conduct study to evaluate control strategies for managing odors from treatment processes.
ESTIMATED COST:	\$200,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Odor control will be necessary as future development occurs near the plant location.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

PROJECT YEAR: 2023 - 2024

CONSTRUCT WTP PIPELINE FROM LAKE TEXOMA PUMP STATION

DESCRIPTION:	Construct second water feed (48" pipe) from Lake Texoma pump station to Water Treatment Plant facility.
ESTIMATED COST:	\$35,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	GTUA/Bonds
PROJECT NECESSITY:	When the North Texas Municipal Water District (NTMWD) shuts the primary water line down for repairs, etc., the Water Treatment Plant has no access to a raw water supply. A second water feed will better ensure a continuous supply.
DEPARTMENT/DIRECTOR:	Director of Utilities, Mark Gibson

STORMWATER SERVICES 2019 - 2024

STORMWATER SERVICES

CAPITAL BUDGET: 2019-2024

Within the Five-year Capital Improvement Program, the first year, or “activated” year is considered the Capital Budget. Careful analysis of financial ability has been made on all of these projects and fund balances are anticipated for all projects listed. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year, barring unforeseen circumstances.

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.

2019-2020

NO STORMWATER CIP PROJECTS IN FY 2020 BUDGET

2020-2021

PROJECT YEAR: 2020 - 2021

CONSTRUCTION OF PROPOSED DAM 9A

DESCRIPTION:	Design phase of a regional storm water detention facility on Sand Creek along West Washington Street.
ESTIMATED COST:	\$400,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	The construction of this detention facility is identified in the Post Oak Creek Flood Protection Plan as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

CANTERBURY DRIVE PROPERTY ACQUISITION

DESCRIPTION:	Acquisition of property on Canterbury Drive, near Post Oak Creek for the construction of a detention pond.
ESTIMATED COST:	\$100,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	The construction of this detention facility is identified in the Post Oak Creek Flood Protection Plan as necessary to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PROJECT YEAR: 2020 - 2021

ARCHER DRIVE PROPERTY ACQUISITION

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

SAM RAYBURN/CONTEMPORARY PROPERTY ACQUISITIONS - FLOOD MITIGATION

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

PROJECT YEAR: 2020 - 2021

AYERS DRIVE PROPERTY ACQUISITION - FLOOD DAMAGE MITIGATION

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

SAM RAYBURN/TRAVIS PROPERTY ACQUISITIONS - FLOOD DAMAGE MITIGATION

DESCRIPTION:	Acquisition of properties on Sam Rayburn Freeway and Travis Street.
ESTIMATED COST:	\$489,033
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This project is identified in the Post Oak Creek Flood Protection Plan as needed in order to mitigate flood damage.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PROJECT YEAR: 2020 - 2021

PROPERTY ACQUISITION FOR PROPOSED DAM 9A

DESCRIPTION:	Acquisition of property near Sand Creek along West Washington Street for a regional storm water detention facility.
ESTIMATED COST:	\$1,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	The construction of this detention facility is identified in the Post Oak Creek Flood Protection Plan as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

INCREASE CULVERT CAPACITY UNDER LAMBERTH ROAD

DESCRIPTION:	Increase capacity of culvert under Lamberth Road at T2 East Fork of Post Oak.
ESTIMATED COST:	\$1,700,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	Project is identified in the Post Oak Creek Flood Protection Plan and will decrease road closures during 100-year storms.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

PROJECT YEAR: 2020 - 2021

TAYLOR/WASHINGTON BRIDGES - EROSION & OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the West Taylor Street Bridge and West Washington Bridge at Post Oak Creek Bridge.
ESTIMATED COST:	\$92,000
ESTIMATED O&M COST:	N/A
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, Clint Philpott

CENTER/LAMBERTH BRIDGES - EROSION & OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on Center Street at Sand Creek Bridge and Lamberth Road Bridge.
ESTIMATED COST:	\$87,000
ESTIMATED O&M COST:	N/A
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, Clint Philpott

PROJECT YEAR: 2020 - 2021

HILLCREST/WOOD BRIDGES - EROSION & OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on Hillcrest Street and North Woods Street bridges.
ESTIMATED COST:	\$77,000
ESTIMATED O&M COST:	N/A
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, Clint Philpott

2021-2022

PROJECT YEAR: 2021 - 2022

CONTEMPORARY DRIVE PROPERTY ACQUISITION

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

INCREASE CULVERT CAPACITY UNDER GRIBBLE STREET AT STREAM G

DESCRIPTION:	Increase the capacity of the Stream G box culvert under Gribble Street.
ESTIMATED COST:	\$275,000
ESTIMATED O&M COST:	N/A
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, Clint Philpott

PROJECT YEAR: 2021 - 2022

RICKETTS/CENTENNIAL/ETC. BRIDGES - EROSION & OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on North Ricketts Street, Centennial Street, West Pecan Street and Blue Flame Road Bridges.
ESTIMATED COST:	\$68,000
ESTIMATED O&M COST:	N/A
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, Clint Philpott

2022-2023

PROJECT YEAR: 2022 - 2023

CONSTRUCTION OF PROPOSED DAM 9A

DESCRIPTION:	Construction phase of a regional storm water detention facility on Sand Creek along West Washington Street.
ESTIMATED COST:	\$5,000,000
ESTIMATED O&M COST:	N/A
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	The construction of this detention facility is identified in the Post Oak Creek Flood Protection Plan as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Clint Philpott

2023-2024

PROJECT YEAR: 2023 - 2024

INCREASE CHANNEL CAPACITY NEAR LAMAR/US 75

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

INCREASE CHANNEL CAPACITY NEAR CENTER/POST OAK

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

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 cash reserves, (4) segregated capital funds, (5) Texas Department of Transportation funds, (6) other governmental grants, (7) private funds, and (8) 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 categorizes its debt as General Debt. General Debt is generally supported by Ad Valorem Taxes or Sales Taxes. Table II shows the General Debt Service Requirements. Due to favorable financing considerations, the majority of the city's long-term capital needs are addressed by issuing contractual debt through the Greater Texoma Utility Authority. Table III shows the debt service requirements for this obligation. Possible future bond issues must be considered in light of existing debt in order to minimize potential tax or rate increases.

Segregated Cash Reserves: In the past, unexpended balances of operating funds have been transferred into a segregated cash reserve for the purpose of future capital financing. The General Improvement Fund and the Utility Improvement Fund account for use of these resources.

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
2015	\$1,704,026,301	\$671,124,549	\$2,375,150,850
2016	\$1,823,350,651	\$706,697,730	\$2,530,048,381
2017	\$2,123,113,603	\$658,138,894	\$2,781,252,497
2018	\$2,246,249,866	\$680,478,596	\$2,926,728,462
2019	\$2,432,947,486	\$692,401,974	\$3,125,349,460

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

FISCAL YEAR ENDED	TAX LEVY	CURRENT COLLECTIONS	PERCENT COLLECTIONS	PRIOR YEAR COLLECTIONS	TOTAL COLLECTIONS
2015	\$8,835,561	\$8,638,949	97.77%	\$72,879	\$8,711,828
2016	\$9,411,780	\$9,137,999	97.09%	\$169,262	\$9,307,261
2017	\$10,966,479	\$10,696,411	97.54%	\$93,903	\$10,790,314
2018	\$12,505,911	\$11,907,264	95.21%	\$56,144	\$11,963,407
2019	\$13,354,618	\$12,489,427	93.52%	\$0	\$12,489,427

NOTE: 2019 COLLECTIONS ARE ESTIMATES AT 6-20-2019

TABLE II

**BOND DEBT SERVICE FUNDS
STATEMENT OF BONDED INDEBTEDNESS: 2018-2019**

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 10/01/2018
2004	COMBINATION TAX AND TAX INCREMENT REVENUE CERTIFICATES OF OBLIGATION FOR TAX INCREMENT FINANCING ZONE #1 IMPROVEMENTS	20	\$2,840,000	\$1,755,000	\$1,085,000
2006	LAKE TEXOMA WATER RIGHTS	40	\$3,727,060	\$1,182,705	\$2,544,355
2016	LIMITED TAX NOTES FOR STREET IMPROVEMENTS	4	\$1,830,000	\$895,000	\$935,000
2016	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR STREET AND PARK DEVELOPMENT AND CITY FACILITIES	20	\$6,970,000	\$290,000	\$6,680,000
2017	GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017	13	\$9,360,000	\$100,000	\$9,260,000
2017	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	20	\$18,110,000	\$0	\$18,110,000
2017A	TAX AND MUNICIPAL DRAINAGE UTILITY SYSTEM REVENUE FOR PUBLIC WORKS PROJECTS	20	\$3,900,000	\$130,000	\$3,770,000

TABLE II - CONTINUED

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

**BOND DEBT SERVICE FUND
SCHEDULE OF REQUIREMENTS: 2019 - 2026**

FISCAL YEAR ENDING 09/30	PRINCIPAL	INTEREST	TOTAL
2019	\$2,597,228	\$2,152,840	\$4,750,069
2020	\$3,151,514	\$2,117,951	\$5,269,466
2021	\$2,786,202	\$2,011,264	\$4,797,466
2022	\$2,900,843	\$1,907,827	\$4,808,670
2023	\$3,025,669	\$1,793,988	\$4,819,658
2024	\$2,890,688	\$1,670,763	\$4,561,452
2025	\$3,005,908	\$1,553,644	\$4,559,552
2026	\$3,151,336	\$1,422,515	\$4,573,852
TOTAL	\$23,509,388	\$14,630,793	\$38,140,182

TABLE III

**CONTRACTUAL DEBT SCHEDULE OF REQUIREMENTS
2019 - 2038**

YEAR	PRINCIPAL	INTEREST	TOTAL
2019	\$5,046,220	\$1,549,171	\$6,595,391
2020	\$5,151,800	\$1,448,929	\$6,600,729
2021	\$4,318,100	\$1,339,415	\$5,657,515
2022	\$4,178,500	\$1,265,018	\$5,443,518
2023	\$4,264,080	\$1,188,827	\$5,452,907
2024-2028	\$21,332,600	\$4,505,401	\$25,838,001
2029-2033	\$17,555,860	\$2,028,457	\$19,584,317
2034-2038	\$7,155,000	\$328,949	\$7,483,949
TOTAL	\$69,002,160	\$13,654,167	\$82,656,327



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.7.

Meeting Date: 08/05/2019

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Approve Quarterly Investment Report for Quarter Ended June 30, 2019

Issue:

To approve the Investment Report for the quarterly period ending June 30, 2019

Background:

These reports are being presented in accordance with the state law that requires at least quarterly presentation to the Council. A separate report is included for the debt proceeds as required by the Investment Policy. The reports were given to the Investment Committee prior to submittal to the Council.

As of June 30, 2019, the portfolios were in compliance with applicable state laws and the Investment Policy. The operating investment portfolio had a book value of about \$16 million, an increase of about \$1 million from prior quarter of \$15 million, due to purchases of \$1 million in State of Texas political subdivision obligations and \$1.5 million deposited in CD's with maturities of \$0.5 million in State of Texas political subdivision obligations and \$1.0 million in U.S. Agency Securities. The underlying investments were adequately diversified among four different types of securities. This portfolio is appropriately liquid; and its weighted-average maturity was about 330 days, down from 405 days last quarter. The portfolio yield of 2.23% for the quarter is 31 basis points above the benchmark yield of 1.92%. Book value approximates market value.

The debt proceeds portfolio balance of \$31.5 million was invested in a Local Government Investment Pool and an FDIC insured money market account. Transactions in this portfolio consisted of the receipt of \$20 million of debt proceeds, interest income and payments for capital projects. The yield of 2.41% was above the benchmark yield of 2.18% for this portfolio. Book value and market value were about the same.

Origination:

Finance

Financial Consideration:

None

Staff Recommendation:

It is recommended that the Council accept the Investment Report as presented.

Alternatives:

The Council could offer suggestions for improvement or could request more frequent reporting.

Attachments

Investment Committee Memo with Investment Reports for QE 063019



memorandum

DATE: Friday, July 26, 2019

TO: The City of Sherman Investment Committee
Councilwoman Sandra Melton
Councilwoman Pam Howeth
Robby Hefton, City Manager

FROM: Mary Lawrence, Director of Finance *ml*

SUBJECT: Investment Reports for the Quarter Ended June 30, 2019

Enclosed is a copy of the quarterly investment reports for June 30, 2019. As of that date, the City was in compliance with all applicable state laws and internal policies for the portfolio.

The total operating portfolio balance of about \$16.0 million increased by about \$1.0 million from the previous quarter due to the purchase CD's and State of Texas political subdivision obligation, offset by maturities of other investments. The underlying investments were adequately diversified among four different types of securities. The portfolio's weighted-average maturity of about 330 days decreased from last quarter due to purchases of shorter term investments. The portfolio yield of 2.23% was 31 basis points above our benchmark 1-year Constant Maturity Treasury Index of 1.92%. Book value of \$16.0 million approximated market value.

The debt proceeds portfolio balance of \$31.5 million had increased by about \$7.7 million due to the receipt of \$20 million in debt proceeds and payments for capital projects. The portfolio includes a Local Government Investment Pool and an FDIC insured investment account. The portfolio's weighted-average maturity of 1 day is the same as last quarter. The portfolio yield of 2.41% was 23 basis points above the benchmark yield for this portfolio, the 1-month Constant Maturity Index, of 2.18%. Book value was the same as market value.

The investment reports will be on the August 5, 2019 City Council agenda for their review and approval. Please call me if you have any questions about this item.

attachment (as stated above)

CITY OF SHERMAN, TEXAS
DEBT PROCEEDS PORTFOLIO SUMMARY
For the Quarter Ending June 30, 2019

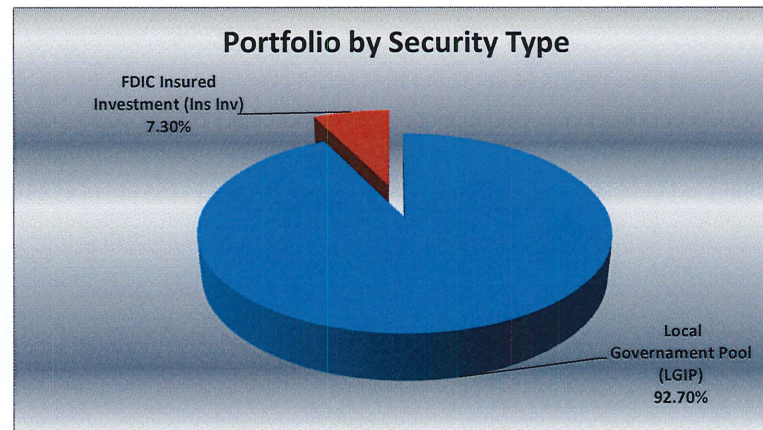
Total Portfolio Summary			
	Current Quarter 6/30/2019	Prior Quarter 3/31/2019	Change From Prior Qtr
Book Value	\$ 31,513,838	\$ 23,818,676	\$ 7,695,162
Market Value	\$ 31,513,838	\$ 23,818,676	\$ 7,695,162
Weighted Average Maturity - Days	1	1	-
Weighted Average Yield	2.41%	2.41%	0.00%
Earned Income	\$ 195,388	\$ 151,333	\$ 44,055
Earned Income - Year-to-Date	\$ 491,396	\$ 296,008	\$ 195,388

This report complies with the requirements of the public funds investment law and covers all the funds of the City of Sherman that are subject to that law.

As of June 30, 2019, the City of Sherman's debt proceeds portfolio had a book value of about \$31.5 million, which approximates the market value. Of this amount, approximately \$29.2 million was held in Local Government Investment Pools (LGIP) and \$2.3 million was held in FDIC Insured Investment Accounts (Ins Inv).

The portfolio value increased by \$7.7 million from the previous quarter due issuance of \$20.0 million in 2019 Certificates of Obligation, offset by \$12.5 million drawn down for project payments, with \$0.2 million in interest earned.

The weighted average yield on the portfolio was 2.41%, 23 basis points above the 4-week Constant Maturity Treasury Index of 2.18%, and the same weighted average yield as the previous quarter.



Mary Lawrence

Mary Lawrence, Finance Director and City of Sherman Investment Officer

Tammy Davis

Tammy Davis, Controller and City of Sherman Investment Officer

Name/CUSIP	Debt Issuance	Settlement Date	Security Type	Security Description	Maturity Date	Par Value	Purchase Price	Original Cost	Book Value	Market Price	Market Value	Days to Maturity	YTM
TexPool	2017A Stormwater Certificates of Obligation		LGIP	TexPool	7/1/2019	2,247,790	100.00	2,247,790	2,247,790	100.00	2,247,790	1	2.41%
TexPool	2019 Certificates of Obligation		LGIP	TexPool	7/1/2019	11,973,943	100.00	11,973,943	11,973,943	100.00	11,973,943	1	2.41%
TexStar	2018 Certificates of Obligation		LGIP	TexStar	7/1/2019	14,991,671	100.00	14,991,671	14,991,671	100.00	14,991,671	1	2.40%
Anova	2017 Certificates of Obligation		Ins Inv	Anova	7/1/2019	2,300,434	100.00	2,300,434	2,300,434	100.00	2,300,434	1	2.45%
Total						\$ 31,513,838		\$ 31,513,838	\$ 31,513,838		\$ 31,513,838		



CITY OF SHERMAN, TX
Market Value Summary
AS of 6/30/2019

CUSIP	Security Type / Description	Maturity Date	Market Value 3/31/2019	Change in Market Value	Market Value 6/30/2019
TexStar 2018 Certificates of Obligation	LGIP	7/1/2019	\$ 18,547,726	\$ (3,556,055)	\$ 14,991,671
TexPool 2017A Stormwater Certificates of Obligation	LGIP	7/1/2019	2,234,364	13,426	2,247,790
TexPool 2019 Certificates of Obligation	LGIP	7/1/2019	-	11,973,943	11,973,943
Anova 2017 Certificates of Obligation	Ins Inv	7/1/2019	3,036,586	(736,152)	2,300,434
Total			\$ 23,818,676	\$ 7,695,162	\$ 31,513,838

Settle Date	Name	Security Description	Coupon	Maturity Date	Par Value	Price	Principal Amount	Interest Purchased/Received	Total Amount	YTM
<u>Project Payments</u>										
5/16/2019	2018 CO-TexStar	LGIP			\$ 878,933		\$ 878,933		\$ 878,933	
5/17/2019	2017 CO-Anova	Ins Inv			752,564		752,564		752,564	
5/30/2019	2018 CO-TexStar	LGIP			1,069,844		1,069,844		1,069,844	
6/19/2019	2018 CO-TexStar	LGIP			688,674		688,674		688,674	
6/24/2019	2018 CO-TexStar	LGIP			1,024,045		1,024,045		1,024,045	
6/26/2019	2019 CO-TexPool	LGIP			8,086,168		8,086,168		8,086,168	
<u>Deposits/Purchases</u>										
5/1/2019	2019 CO-TexPool	LGIP			\$ 20,000,000		20,000,000	-	20,000,000	2.41%
<u>Income Payments</u>										
4/30/2019	2018 CO-TexStar	LGIP	2.42%		\$ 18,547,726		\$ 18,547,726	\$ 36,957	\$ 36,957	2.42%
4/30/2019	2017 CO-Anova	Ins Inv	2.45%		3,036,586		3,036,586	6,522	6,522	2.45%
4/30/2019	2017A Stormwater CO-TexPool	LGIP	2.43%		2,234,364		2,234,364	4,471	4,471	2.43%
5/31/2019	2018 CO-TexStar	LGIP	2.40%		18,584,384		18,584,684	36,894	36,894	2.40%
5/31/2019	2017 CO-Anova	Ins Inv	2.45%		3,043,108		3,043,108	5,574	5,574	2.45%
5/31/2019	2017A Stormwater CO-TexPool	LGIP	2.40%		2,238,834		2,238,834	4,564	4,564	2.40%
5/31/2019	2019 CO-TexPool	LGIP	2.40%		20,000,000		20,000,000	23,595	23,595	2.40%
6/30/2019	2017 CO-Anova	Ins Inv	2.45%		22,961,184		2,296,118	4,315	4,315	2.45%
6/30/2019	2018 CO-TexStar	LGIP	2.38%		16,672,800		16,672,800	31,589	31,589	2.38%
6/30/2019	2017A Stormwater CO-TexPool	LGIP	2.38%		2,243,399		2,243,399	4,391	4,391	2.38%
6/30/2019	2019 CO-TexPool	LGIP	2.38%		20,023,595		20,023,595	36,516	36,516	2.38%
Total							\$ 195,389			



CITY OF SHERMAN, TX
Comparison by Type
AS of 6/30/2019

Cash / Investment Type	Balance 9/30/2018	Balance 12/31/2018	Balance 3/31/2019	Balance 6/30/2019	Percent of Portfolio	Portfolio Cap
Local Government Pool (LGIP)	\$ 22,955,413	\$21,643,529	\$20,782,090	\$ 29,213,404	92.70%	100.00%
FDIC Insured Investment (Ins Inv)	6,345,290	\$4,995,921	\$3,036,586	2,300,434	7.30%	100.00%
US Agency Bullet	2,999,788	-	-	-	0.00%	100.00%
Total	\$ 32,300,491	\$ 26,639,450	\$ 23,818,676	\$ 31,513,838	100.00%	



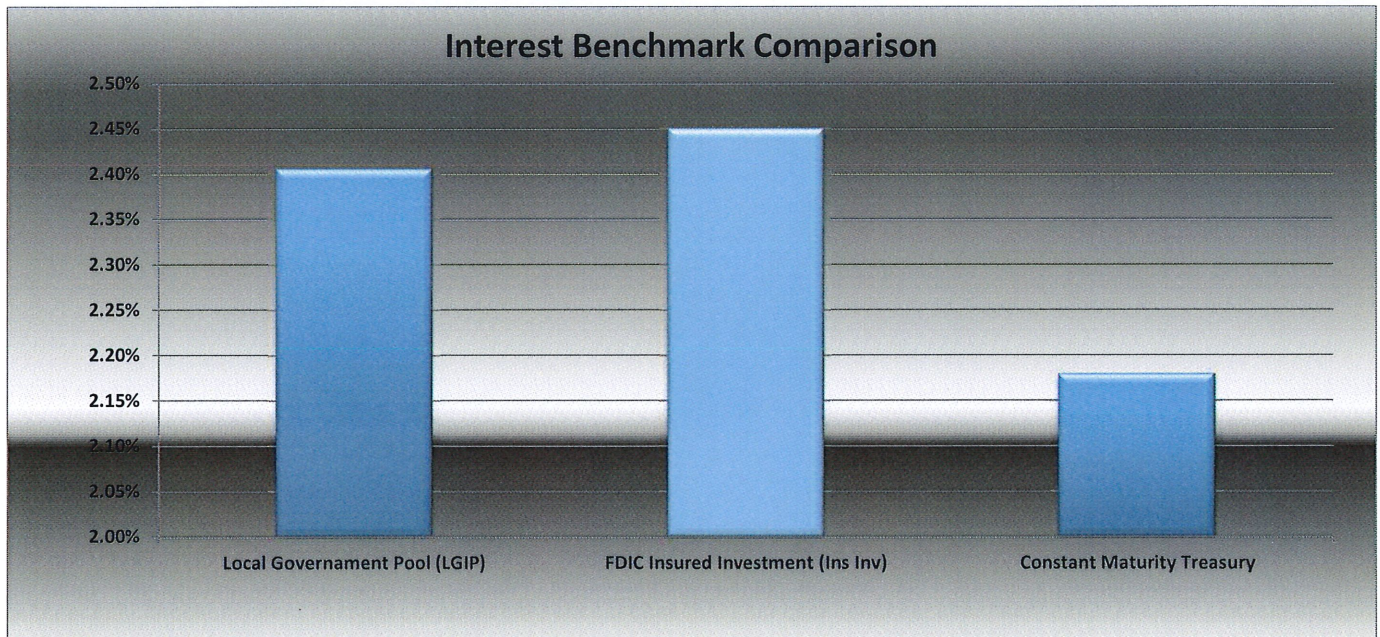
CITY OF SHERMAN, TX
Portfolio by Maturity
AS of 6/30/2019

Maturity Time Frame	Balance 9/30/2018		Balance 12/31/2018		Balance 3/31/2019		Balance 6/30/2019		Percent of Portfolio	Minimum Allowable
Within 1 month	\$	10,160,898	\$	26,639,450	\$	23,818,676	\$	31,513,838	100.00%	100.00%
2 months - 1 year		2,999,788		-		-		-	0.00%	100.00%
	\$	13,160,686	\$	26,639,450	\$	23,818,676	\$	31,513,838		

Liquidity Indicator

Weighted Average Maturity	7.43	1.00	1.00	1.00
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Date Received/ Purchased	Name	Security Description	Coupon	YTM	Interest Purchased/ Received	Accrued Interest/ Amortization	Income Earned
4/30/2019	2018 CO-Texstar	LGIP		2.42%	\$ 36,957	\$ -	\$ 36,957
4/30/2019	2017 CO-Anova	Insured Investment		2.45%	6,522	-	6,522
4/30/2019	2017A Stormwater CO	LGIP		2.43%	4,471	-	4,471
5/31/2019	2018 CO-TexStar	LGIP		2.40%	36,894	-	36,894
5/31/2019	2017 CO-Anova	Insured Investment		2.45%	5,574	-	5,574
5/31/2019	2017A Stormwater CO	LGIP		2.40%	4,564	-	4,564
5/31/2019	2019 CO-TexPool	LGIP		2.40%	23,595	-	23,595
6/30/2019	2017 CO-Anova	Insured Investment		2.45%	4,315	-	4,315
6/30/2019	2018 CO-TexStar	LGIP		2.38%	31,589	-	31,589
6/30/2019	2017A Stormwater CO	LGIP		2.38%	4,391	-	4,391
6/30/2019	2019 CO-TexPool	LGIP		2.38%	36,516	-	36,516
					\$ 195,388	\$ -	\$ 195,388



CITY OF SHERMAN, TEXAS
INVESTMENT PORTFOLIO SUMMARY
For the Quarter Ending June 30, 2019

Total Portfolio Summary			
	Current Quarter 6/30/2019	Prior Quarter 3/31/2019	Change From Prior Quarter
Book Value	\$ 16,064,896	\$ 15,028,406	\$ 1,036,490
Market Value	\$ 16,076,248	\$ 15,001,955	\$ 1,074,293
Weighted Average Maturity - Days	330	405	(75)
Weighted Average Yield	2.23%	2.22%	0.01%
Earned Income	\$ 87,355	\$ 82,269	\$ 5,086
Earned Income - Year-to-Date	\$ 229,147	\$ 141,792	\$ 87,355

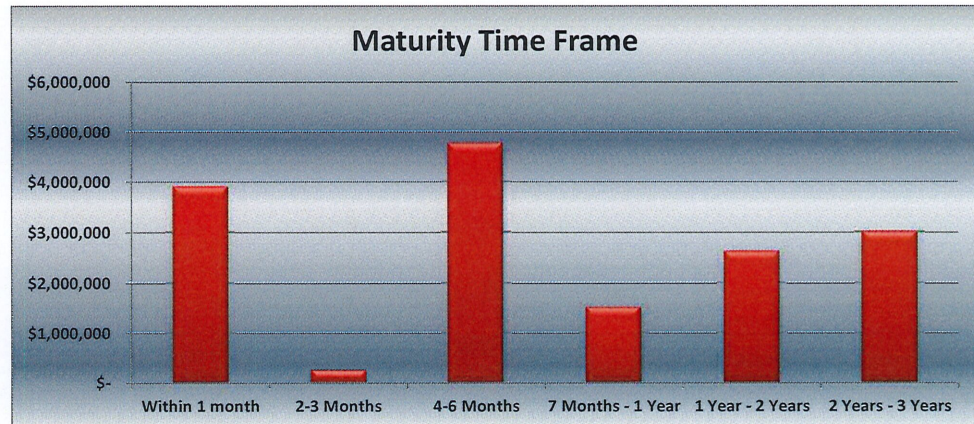
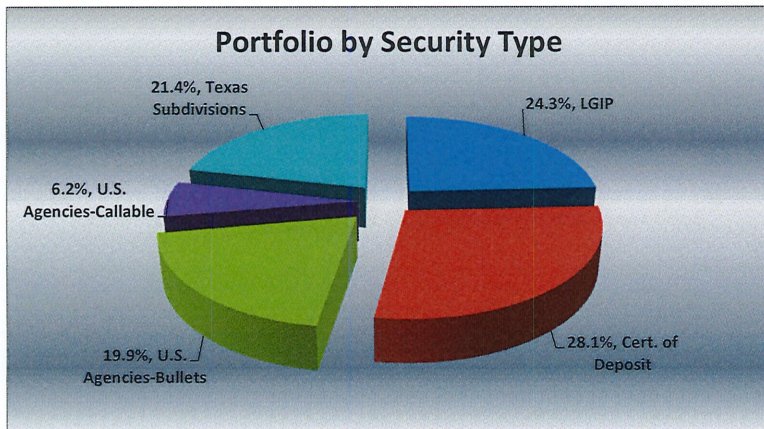
This report complies with the requirements of the public funds investment law and covers all the funds of the City of Sherman that are subject to that law.

As of June 30, 2019, the City's portfolio had a book value of about \$16.0 million, which approximates market value. Of this amount, approximately \$3.9 million was held in Local Government Investment Pools (LGIP), \$4.5 million was held in Certificates of Deposit (CD), \$4.2 million was held in U.S. Agency Securities and \$3.4 million was held in State of Texas political subdivision obligations.

The portfolio value increased by \$1.0 million from the previous quarter due to maturities of \$0.5 million in State of Texas political subdivision obligations and \$1.0 million in called U.S. Agency Securities; with deposits of \$1.5 million in CD's and purchases of \$1.0 million in State of Texas political subdivision obligations.

The weighted average yield of the portfolio was 2.23%, which is 31 basis points above the 1-year Constant Maturity Treasury Index of 1.92% and 1 basis point above the previous quarter.

The weighted average maturity of the portfolio decreased from 405 days at March 31, 2019, to 330 days at June 30, 2019.



Mary Lawrence

Mary Lawrence, Finance Director and City of Sherman Investment Officer

Tammy Davis

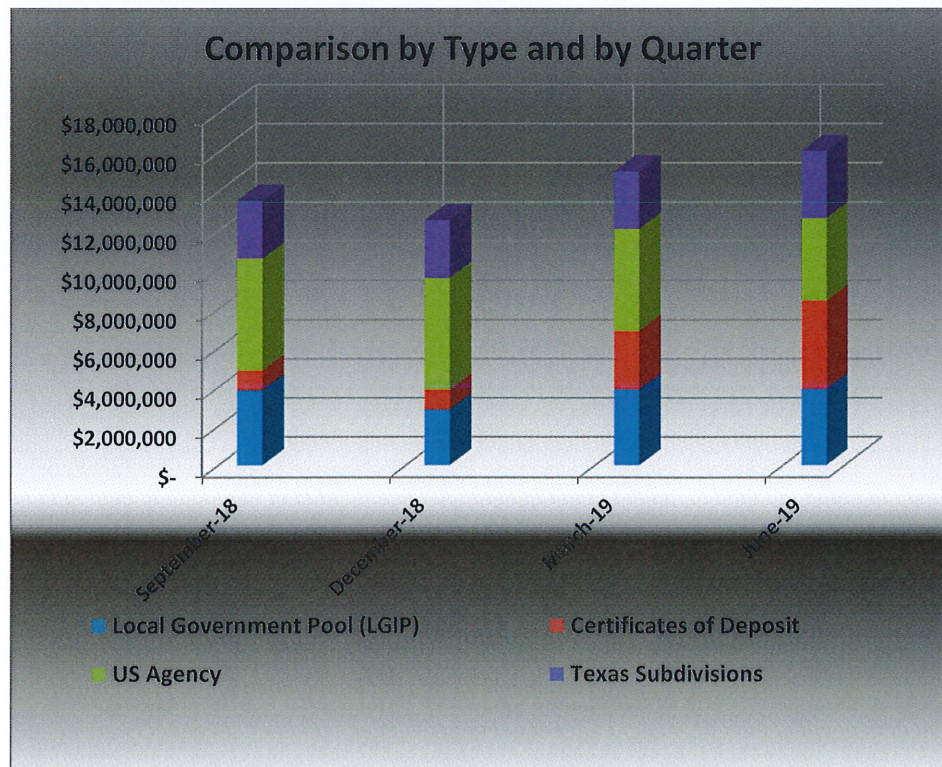
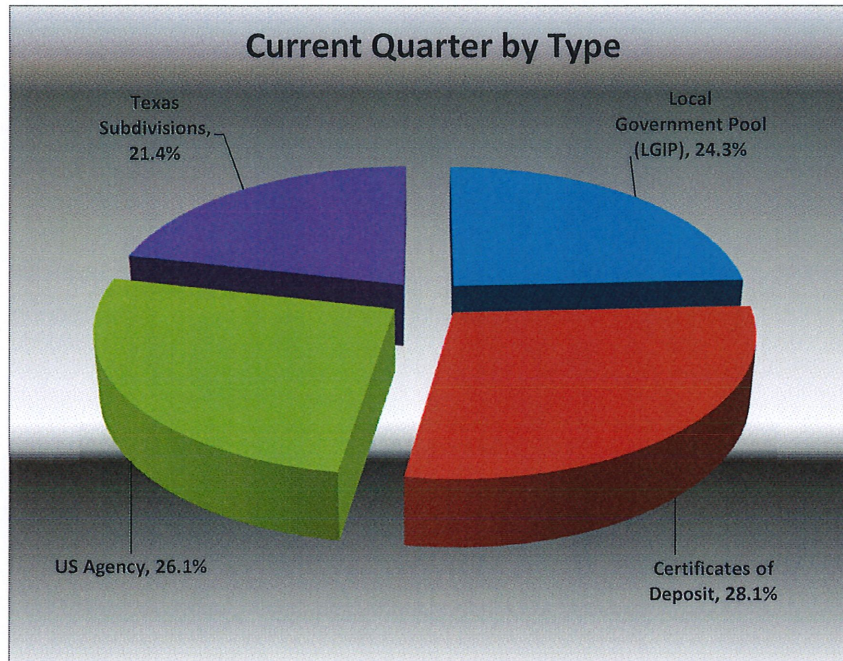
Tammy Davis, Controller and City of Sherman Investment Officer

CUSIP	Settlement Date	Security Type	Security Description	CPN Rate	Maturity Date	Credit Rating	Par Value	Purchase Price	Original Cost	Book Value	Market Price	Market Value	Days to Maturity	YTM
Tex-Pool		LGIP	TexPool			AAA	\$ 1,547,094	100.00	\$ 1,547,094	\$ 1,547,094	100.00	\$ 1,547,094	1	2.41%
TexStar		LGIP	TexSTAR			AAA	2,354,255	100.00	2,354,255	2,354,255	100.00	2,354,255	1	2.40%
CD 4176808790	1/19/2019	CD	Landmark Bank	2.63%	10/16/2019		1,500,000	100.00	1,500,000	1,509,727	100.00	1,509,727	108	2.66%
CDARS 1022465011	4/4/2019	CDARS	Landmark Bank	2.54%	10/3/2019		1,500,000	100.00	1,500,000	1,500,000	100.00	1,500,000	95	2.57%
CD 4176808998	2/27/2019	CD	Landmark Bank	2.64%	5/27/2020		1,500,000	100.00	1,500,000	1,509,656	100.00	1,509,656	332	2.66%
207435MH8	6/1/2016	Texas Subdivision	Conally TX Consol ISD	3.00%	8/15/2019	AAA	150,000	106.42	159,635	150,367	100.20	150,307	46	0.96%
34683CJU1	5/5/2016	Texas Subdivision	Ft Bend Co TX MUD #133	2.00%	9/1/2019	A3	100,000	102.76	102,762	100,139	100.08	100,082	63	1.15%
8827235D7	12/7/2016	Texas Subdivision	TXBL Ref TX Pub Fin Auth Military	4.00%	10/1/2019	AAA	250,000	106.48	266,205	251,438	100.47	251,168	93	1.64%
3134GA2P8	3/2/2017	Agency Bullet	FHLMC	1.55%	11/27/2019	AA+	1,200,000	99.99	1,199,880	1,199,982	99.73	1,196,803	150	1.55%
414229FG8	5/5/2016	Texas Subdivision	Harris Co TX MUD #500	4.00%	12/1/2019	AA	315,000	107.76	339,435	317,850	100.58	316,827	154	1.75%
414935LK0	5/3/2016	Texas Subdivision	Harris Co MUD #120	2.00%	8/1/2020	AA	395,000	102.09	403,252	397,111	100.32	396,276	398	1.49%
41456PHW0	8/11/2016	Texas Subdivision	Harris-Montgomery TX MUD # 386	2.00%	9/1/2020	Aa3	350,000	103.16	361,050	353,179	100.68	352,373	429	1.20%
038395EP0	9/6/2016	Texas Subdivision	Aquilla TX Water SUD Series A	3.25%	9/1/2020	A	200,000	107.96	215,910	204,668	101.84	203,686	429	1.20%
038395FD6	9/6/2016	Texas Subdivision	Aquilla TX Water SUD Series B	3.25%	9/1/2020	A	160,000	106.95	171,114	163,261	100.82	161,304	429	1.45%
3134GSFE0	2/27/2018	Agency Bullet	FHLMC	2.50%	2/26/2021	AA+	1,000,000	100.00	1,000,000	1,000,000	101.17	1,011,729	607	2.50%
64542WAX8	6/14/2019	Texas Subdivision	New Hope Cultrl Edu TX A&M Univ	1.81%	4/1/2021	AA+	500,000	99.50	497,500	497,566	99.64	498,195	641	2.09%
34679RNB1	6/6/2017	Texas Subdivision	Fort Bend Co TX MUD #23-A	2.00%	9/1/2021	A3	500,000	101.43	507,125	503,644	100.79	503,940	794	1.65%
3130AFT72	2/4/2019	Agency Callable	FHLB	2.67%	11/4/2021	Aaa	1,000,000	100.00	1,000,000	1,000,000	100.21	1,002,051	858	2.67%
549188UJ7	6/25/2019	Texas Subdivision	City of Lubbock TX Txbl-Ref	2.32%	2/15/2022	AA+	500,000	101.00	504,985	504,959	100.71	503,555	961	1.93%
3134GBRT1	6/29/2017	Agency Bullet	FHLMC	2.00%	6/29/2022	Aaa	1,000,000	100.00	1,000,000	1,000,000	100.72	1,007,220	1,095	2.00%
Total							\$ 16,021,349		\$ 16,130,200	\$ 16,064,896		\$ 16,076,248		

CUSIP	Settle Date	Security Description	Maturity Date	Market Value 3/31/2019	Change in Market Value	Market Value 6/30/2019
Tex-Pool		TexPool		\$ 1,537,854	\$ 9,240	\$ 1,547,094
TexStar		TexSTAR		2,340,209	14,046	2,354,255
CDARS 10224651011	4/4/2019	Landmark Bank	10/3/2019	-	1,500,000	1,500,000
CD 4176808790	1/16/2019	Landmark Bank	10/16/2019	1,500,000	9,727	1,509,727
CD 4176808998	2/27/2019	Landmark Bank	5/27/2020	1,500,000	9,656	1,509,656
88213ACFO	7/23/2015	TX St A&M Sys Brd	5/15/2019	500,870	(500,870)	-
207435MH8	6/1/2016	Conally TX Consol ISD	8/15/2019	150,813	(506)	150,307
34683CJU1	5/5/2016	Ft Bend Co TX MUD #133	9/1/2019	100,122	(40)	100,082
8827235D7	12/7/2016	TXBL Ref TX Pub Fin Auth Military	10/1/2019	251,883	(715)	251,168
3134GA2P8	3/2/2017	FHLMC	11/27/2019	1,192,756	4,047	1,196,803
414229FG8	5/5/2016	Harris Co TX MUD #500	12/1/2019	317,262	(435)	316,827
414935LK0	5/3/2016	Harris Co TX MUD #120	8/1/2020	394,826	1,450	396,276
4146PHWO	9/6/2016	Harris-Montgomery TX MUD #386	9/1/2020	351,946	427	352,373
038395EPO	9/6/2016	Aquilla TX Water SUD Series A	9/1/2020	203,768	(82)	203,686
038395FD6	9/6/2016	Aquilla TX Water SUD Series B	9/1/2020	160,526	778	161,304
3134GSFE0	2/27/2018	FHLMC	2/26/2021	1,004,173	7,556	1,011,729
64542WAX8	6/14/2019	New Hope Cultrl Edu TX A&M Univ	4/1/2021	-	498,195	498,195
3134GSNJO	6/28/2018	FHLMC	6/28/2021	1,000,931	(1,000,931)	-
34679RNB1	6/6/2017	Fort Bend Co TX MUD #23-A	9/1/2021	501,515	2,425	503,940
3130AFT72	2/4/2019	FHLMC	11/4/2021	1,001,003	1,048	1,002,051
549188UJ7	6/25/2019	City of Lubbock TX Txbl-Ref	2/15/2022	-	503,555	503,555
3134GBRT1	6/29/2017	FHLMC	6/29/2022	991,498	15,722	1,007,220
Total				\$15,001,955	\$ 1,074,293	\$ 16,076,248

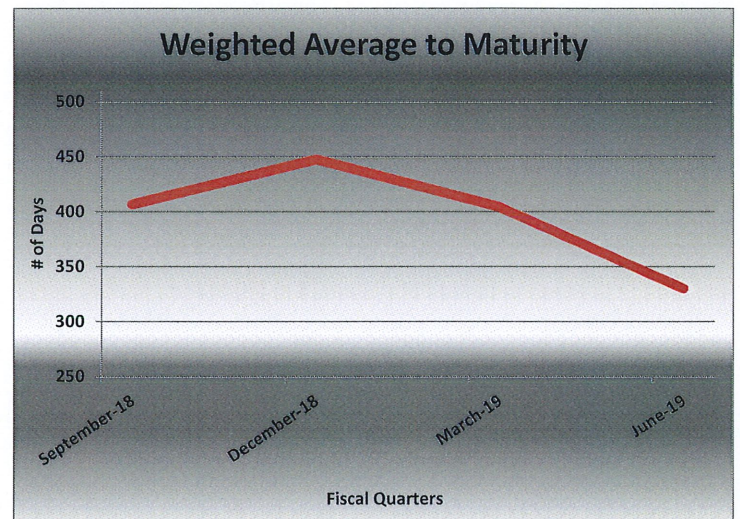
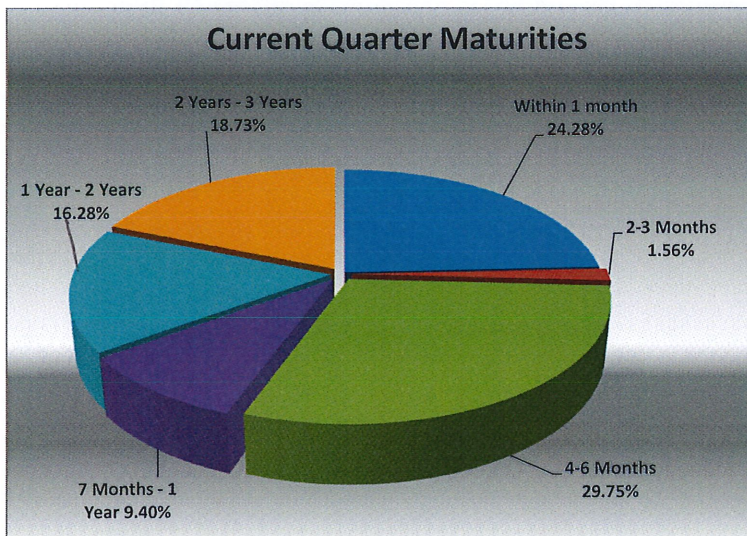
Trade Date	Settle Date	CUSIP	Security Description	Coupon	Maturity Date	Call Date	Par Value	Principal Amount	Interest Purchased/Received	Total Amount	YTM
<u>Maturities & Calls</u>											
	5/15/2019	88213ACFO	TX St A&M Sys Brd	4.00%	5/15/2019		\$ 500,000	\$ 500,000	\$ 10,000	\$ 510,000	1.80%
	6/28/2019	3134GSNJO	FHLMC	2.65%	6/28/2021	6/28/2019	1,000,000	1,000,000	13,250	1,013,250	2.65%
<u>Purchases</u>											
	4/4/2019	CDARS 10224650111	CDARS	2.54%	10/3/2019		1,500,000	1,500,000	-	1,500,000	2.57%
	6/14/2019	64542WAX8	New Hope Cultrl Edu TX A&M Uni	1.81%	4/1/2021		500,000	497,500	1,831	499,331	2.09%
	6/25/2019	549188UJ7	City of Lubbock TX Txbl-Ref	2.32%	2/15/2022		500,000	504,985	4,189	509,174	1.93%
<u>Income Payments</u>											
	6/30/2019	TexPool	LGIP	2.41%			1,547,094		9,241	9,241	2.41%
	6/30/2019	TexStar	LGIP	2.40%			2,354,255		14,046	14,046	2.40%
	5/4/2019	3130AFT72	FHLMC	2.67%	11/4/2021		1,000,000		6,675	6,675	2.67%
	5/24/2019	CD 4176808998	Landmark Bank	2.64%	5/27/2020		1,500,000		9,656	9,656	2.66%
	6/1/2019	414229FG8	Harris Co TX MUD #500	4.00%	12/1/2019		315,000		6,300	6,300	1.75%
	5/27/2019	3134GA2P8	FHLMC	1.55%	11/27/2019		1,200,000		9,300	9,300	1.55%
	6/29/2019	31346BRT1	FHLMC	2.00%	6/29/2022		1,000,000		10,000	10,000	2.00%
Total									\$ 94,488		

Cash/Investment Type	Balance 9/30/2018	Balance 12/31/2018	Balance 3/31/2019	Balance 6/30/2019	Percent of Portfolio	Portfolio Cap
Local Government Pool (LGIP)	\$3,845,558	\$2,858,065	\$3,878,063	\$ 3,901,349	24.3%	50.00%
Certificates of Deposit	1,010,665	1,015,982	3,000,000	4,519,383	28.1%	50.00%
US Agency	5,701,696	5,700,829	5,199,971	4,199,982	26.1%	50.00%
Texas Subdivisions	2,970,582	2,960,404	2,950,372	3,444,182	21.4%	50.00%
Total	\$ 13,528,501	\$ 12,535,280	\$ 15,028,406	\$ 16,064,896	100.00%	



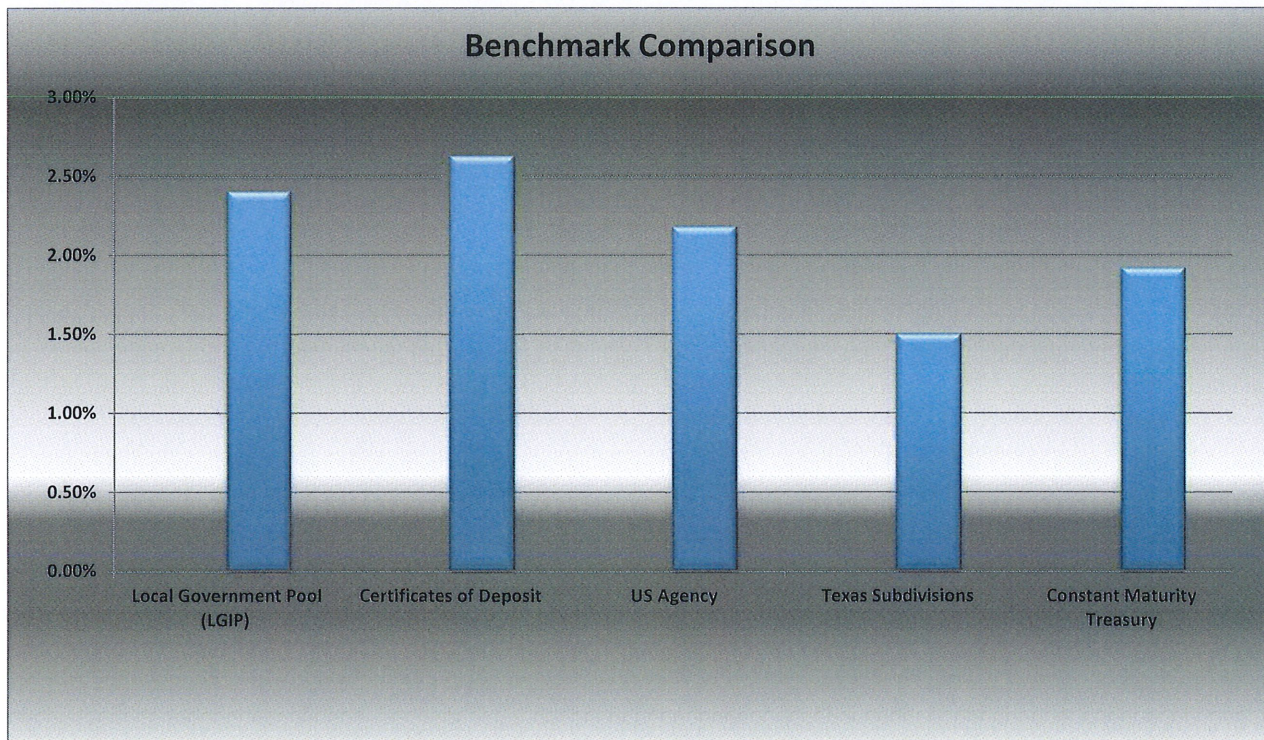
Maturity Time Frame	Balance 9/30/2019	Balance 12/1/3118	Balance 3/31/2019	Balance 6/30/2019	Percent of Portfolio
Within 1 month	\$ 3,845,558	\$ 2,858,065	\$ 3,878,063	\$ 3,901,349	24.28%
2-3 Months	-	1,516,851	501,323	250,506	1.56%
4-6 Months	1,512,412	503,968	251,465	4,778,997	29.75%
7 Months - 1 Year	759,998	2,027,969	3,272,408	1,509,656	9.40%
1 Year - 2 Years	3,905,487	2,123,942	3,621,082	2,615,785	16.28%
2 Years - 3 Years	2,505,046	2,504,485	2,504,065	3,008,603	18.73%
3 Years - 4 Years	1,000,000	1,000,000	1,000,000	-	0.00%
4 Years - 5 Years	-	-	-	-	0.00%
	\$ 13,528,501	\$ 12,535,280	\$ 15,028,406	\$ 16,064,896	100.00%

Liquidity Indicator	Maximum Allowable				
Weighted Average Maturity	407.01	447.78	404.52	330.39	500.00



Date Received/ Purchased	CUSIP	Security Description	Coupon	YTM	Interest Purchased/ Received	Accrued Interest/ Amortization	Income Earned
6/30/2019	Tex-Pool	TexPool		2.41%	\$ 9,241	\$ -	\$ 9,241
6/30/2019	TexStar	TexSTAR		2.40%	14,046	-	14,046
5/24/2019	CD 4176808998	Landmark Bank	2.64%	2.66%	9,656	(3,012)	6,644
6/30/2019	CD 4176808790	Landmark Bank	2.63%	2.66%	-	8,159	8,159
6/30/2019	CDARS 1022465011	Landmark Bank	2.54%	2.57%	-	9,214	9,214
5/4/2019	3130AFT72	FHLMC	2.67%	2.67%	6,675	-	6,675
5/15/2019	88213ACF0	TX St A&M Sys Brd	4.00%	1.80%	10,000	(8,823)	1,177
5/27/2019	3134GA2P8	FHLMC	1.55%	1.55%	9,300	(4,639)	4,661
6/1/2019	414229FG8	Harris Co TX MUD #500	4.00%	1.75%	6,300	(4,860)	1,440
6/14/2019	64542WAX8	New Hope Cultri Edu TX A&M Uni	1.80%	2.09%	1,831	(1,339)	492
6/25/2019	549188UJ7	City of Lubbock TX Txbi-Ref	2.32%	1.93%	4,189	(4,054)	135
6/28/2019	3134GSNJO	FHLMC	2.65%	2.65%	13,250	(6,625)	6,625
6/29/2019	31346BRT1	FHLMC	2.00%	2.00%	10,000	(5,000)	5,000
6/30/2019	414935LK0	Harris Co MUD #120	2.00%	1.49%	-	1,489	1,489
6/30/2019	207435MH8	Conally TX Consol ISD	3.00%	0.96%	-	374	374
6/30/2019	3134GSFE0	FHLMC	2.50%	2.50%	-	6,250	6,250
6/30/2019	34679RNB1	Fort Bend Co TX MUD #23-A	2.00%	1.65%	-	2,080	2,080
6/30/2019	038395EP0	Aquilla TX Water SUD Series A	3.25%	1.20%	-	627	627
6/30/2019	038395FD6	Aquilla TX Water SUD Series B	3.25%	1.45%	-	603	603
6/30/2019	41456PHW0	Harris Cnty TX MUD#386	2.00%	1.20%	-	1,069	1,069
6/30/2019	34683CJU1	Ft Bend Co TX MUD #133	2.00%	1.15%	-	292	292
6/30/2019	8827235D7	TXBL Ref TX Pub Fin Auth Military	4.00%	1.64%	-	1,062	1,062

\$ 94,488 \$ (7,133) \$ 87,355





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.8.

Meeting Date: 08/05/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Site Plan Approval for Sherman Crossroads, LTD, Owners; ClayMoore Engineering, Inc., Engineer; Matt Moore, Representative; Rogue Architects, Architect; and Daniel Reece, Landscape Architect under Ordinance No. 2252, Article IV, Section 410 (2)(j), concerning the property located at 3612 South U.S. Highway 75, being Lot 1, Block 2, Sherman Crossroads, Phase 2, containing 1.527 acres in the Preston Kitchen Survey, Abstract No. 667, for a McDonald's Restaurant with Drive-Thru in the Blalock Industrial Park/Blalock Commercial Overlay District

Issue:

To consider site plan approval for a McDonald's Restaurant with Drive-Thru in the Blalock Industrial Park/Blalock Commercial Overlay District at 3612 South U.S. Highway 75

Background:

The property is located at 3612 South U.S. Highway 75, the northwest corner of U.S. Highway 75 and F.M. 1417 (Heritage Parkway). The property is in the Blalock Industrial Park and Blalock Commercial Overlay District. McDonald's would like to construct a new restaurant with drive-thru at this location. The exterior of the building will be brick with metal fascia. Fifty-seven (57) parking spaces will be provided.

Origination:

Sherman Crossroads, LTD (Owners)
ClayMoore Engineering, Inc. (Engineer)
Matt Moore (Representative)
Rogue Architects (Architect)
Daniel Reece (Landscape Architect)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2019 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the site plan be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

Survey

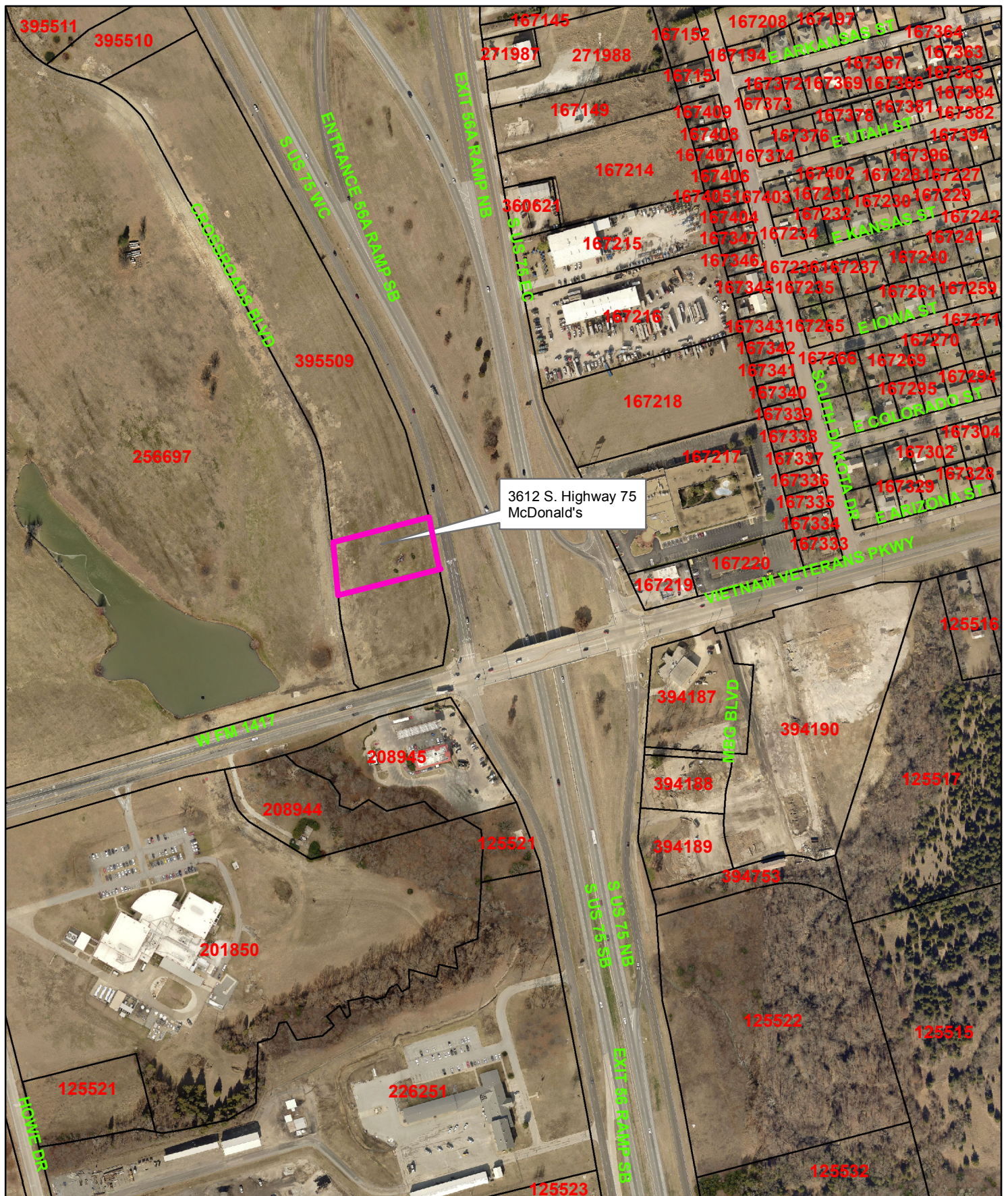
Site Plan

Building Elevations

Landscape Plan

Staff Review Letter

P&Z Communication



3612 South U.S. Highway 75



1 in = 397 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3612 South U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Ballock 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

- BIP - Ballock Industrial Park
- C-1 - Retail Business District

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- C-2 - General Commercial District
- CO Office District
- Lakes
- M-1 - Light Manufacturing District
- M-1.5 - Medium Manufacturing District
- M-2 - Heavy Manufacturing District
- MH - Manufacturing Housing District
- R-1 - One Family Residential District
- R-2 - Multi-Family Residential District
- R-A - Single Family Agricultural District
- SF-1 - Single Family Residential District



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

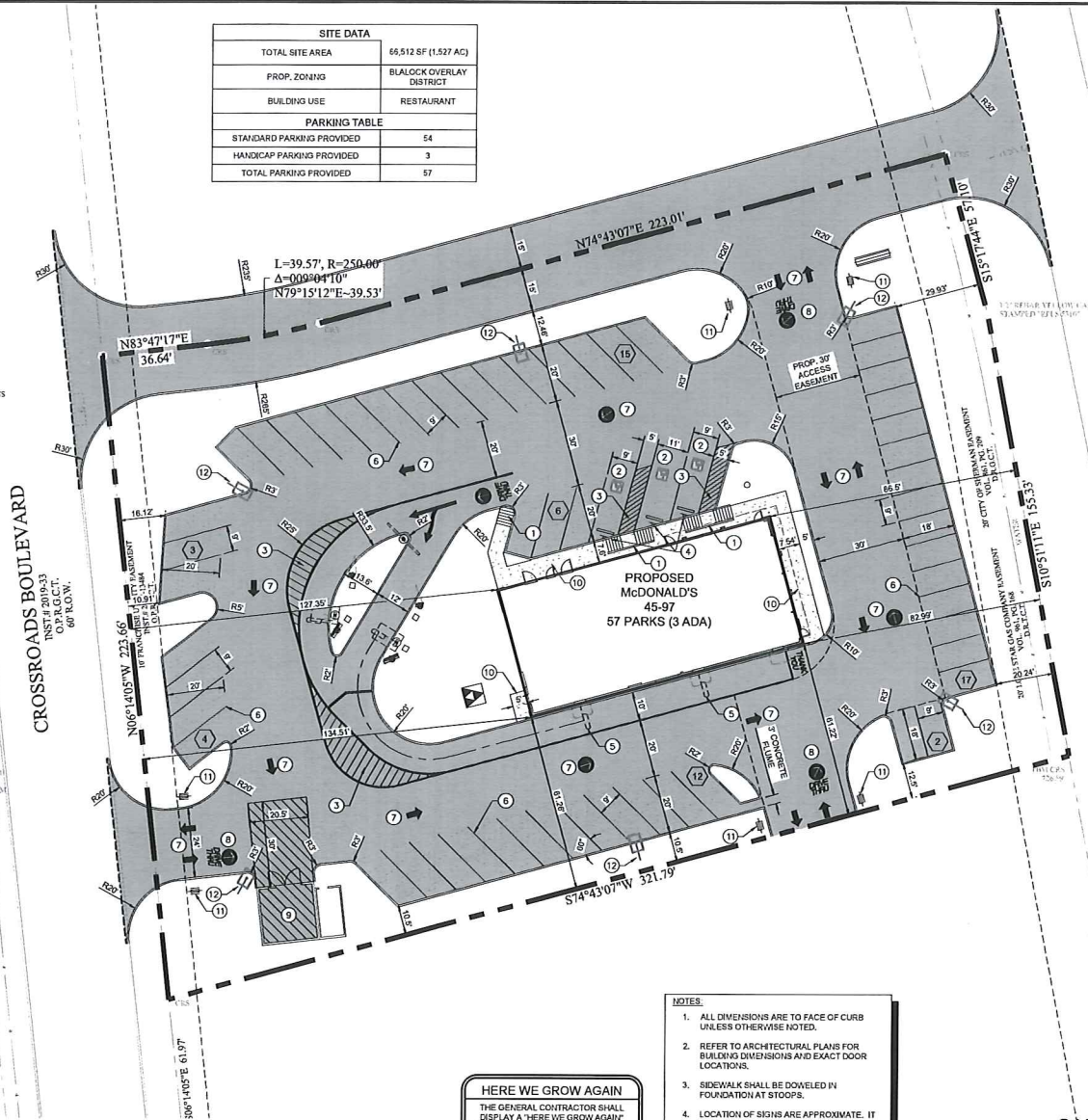
1 in = 200 ft

3612 South U.S. Highway 75

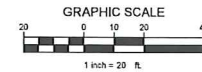
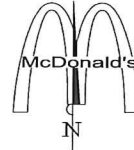


BEING A REPLAT OF PART OF
LOT 1, BLOCK 2
SHERMAN CROSSROADS, PHASE II
(INSTRUMENT NUMBER 2019-33, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS)
1.527 ACRES out of the
HEIRS OF PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

SITE DATA	
TOTAL SITE AREA	66,512 SF (1.527 AC)
PROP. ZONING	BLALOCK OVERLAY DISTRICT
BUILDING USE	RESTAURANT
PARKING TABLE	
STANDARD PARKING PROVIDED	54
HANDICAP PARKING PROVIDED	3
TOTAL PARKING PROVIDED	57



U.S. HIGHWAY 75
SERVICE ROAD
(NO RECORD DOCUMENT FOUND)
AS SHOWN ON INST. # 2019-3-33
O.P.R.C.T.
VARIABLE WIDTH R.O.W.



LEGEND	
	HEAVY DUTY CONCRETE PAVEMENT PER DETAILS SHEET C-10
	STANDARD DUTY CONCRETE PAVEMENT PER DETAILS SHEET C-10
	CONCRETE PAVEMENT FOR DUMPSTER AREA PER DETAILS SHEET C-10
	PRIVATE SIDEWALK PER DETAILS SHEET C-10
	FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT
	PROPOSED CONCRETE CURB AND GUTTER PER DETAILS SHEET C-10
	PARKING COUNT
	TYPICAL LIGHT POLE
	FIRE LANE STRIPING PER DETAIL SHEET C-11

CONSTRUCTION SCHEDULE	
①	HANDICAP RAMP
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGN
⑤	DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALDS)
⑥	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑦	TYPICAL DIRECTIONAL TRAFFIC ARROW
⑧	DRIVE THRU WITH ARROW TYPICAL AT ALL YELLOW
⑨	DUMPSTER WITH ENCLOSURE PER ARCH PLANS
⑩	SIDEWALK
⑪	PROPOSED McDONALDS' DIRECTIONAL SIGNAGE
⑫	SITE LIGHT POLE

BENCHMARK DESCRIPTION
REFER TO PLAN AND SURVEY

CITY PROJECT NUMBER:

PREPARED BY:	LEGAL DESCRIPTION
--------------	-------------------

PREPARED BY:	LEGAL DESCRIPTION:
PH LAND SURVEYING, INC. BLUEBONNET DR. SUITE C KELLER, TX 76248 PH: 817.431.4971	1.527 ACRE (±55,512 S.F.) FOR LOT 1, BLOCK 2 SHERMAN CRO PHASE B INST. # 2019-33 O.P.

ADDITION:
NEW BUILD

ADDRESS:
LOT 1, BLOCK 2 SHERMAN CROSSROADS

CITY:	STATE:
SHERMAN	TX

TY SON	SURVEY: -	ABSTRACT -
-----------	--------------	---------------

NUMBER:	SHEET NAME
	CITY SITE PLAN

79	CITY SITE PLAN
----	----------------

CITY SITE PLAN

	REV	DATE	DESCRIPTION	BY	ISSUE REL.

1903 CENTRAL DR.
SUITE #408
PHONE 817.261.5572
BEDFORD, TX 76021
WWW.CLAYMOORE.COM

A rectangular stamp with a double border. The text inside reads: "PRELIMINARY" in large, bold, capital letters. Below it, in smaller capital letters, is "FOR REVIEW ONLY". Underneath that is the sentence "Not for construction purposes." followed by the company name "CLAYMOORE ENGINEERING" and "ENGINEERING AND PLANNING CONSULTANTS, INC." in smaller capital letters. At the bottom, it says "Engineer: CLAY CRISTY" and "P.E. No. 109500 Date: 5/28/2019".

OFFICE
 GREATER SOUTHWEST REGION
 ADDRESS 511 E JOHN CARPENTER FRWY SUITE 375 IRVING, TX 75062
MCDONALD'S
 THESE PATNS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION
 AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.
 MCDONALD'S LC 042-2070
 ADVANCE REG. NO. 1417 & E. US HWY 75
 SHERMAN, TEXAS
 ADVANCE REG. NO. 1417 & E. US HWY 75
 SHERMAN, TEXAS

PLAN APPROVALS		SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.			
CONST. MGR.			
OPERATIONS DEPT.			
REAL ESTATE DEPT.			
		CO-SIGN SIGNATURE	
CONTRACTOR			
OWNER			

STATUS	DATE	BY
DATE DRAWN	5/28/2019	HCV
PLAN CHECKED	5/28/2019	CLC
ASBUILT		

SHEET NO.

SP-1

STOP!
CALL BEFORE YOU DIG

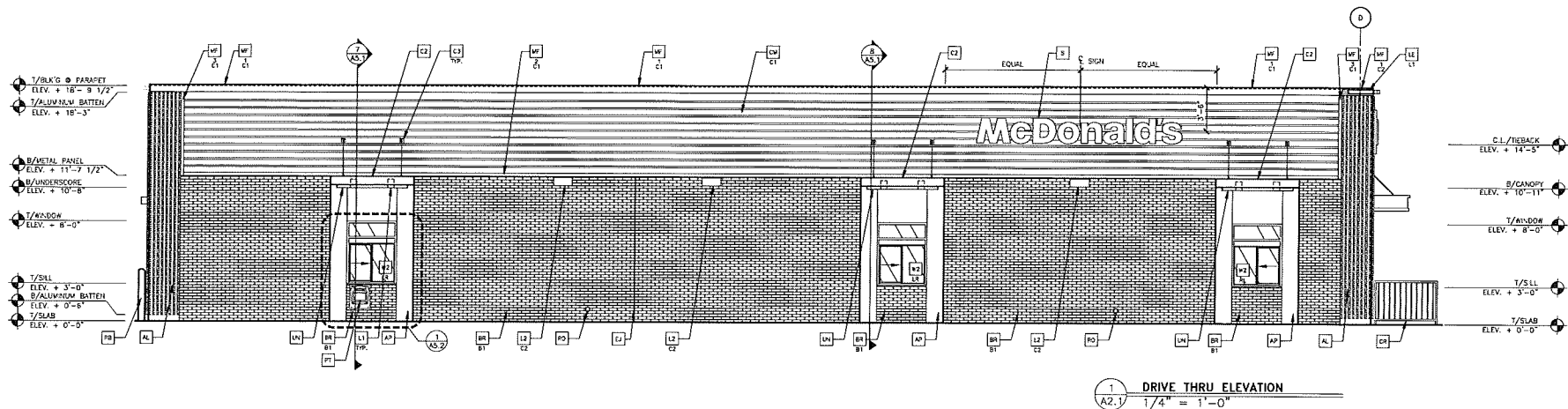
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

STOP!

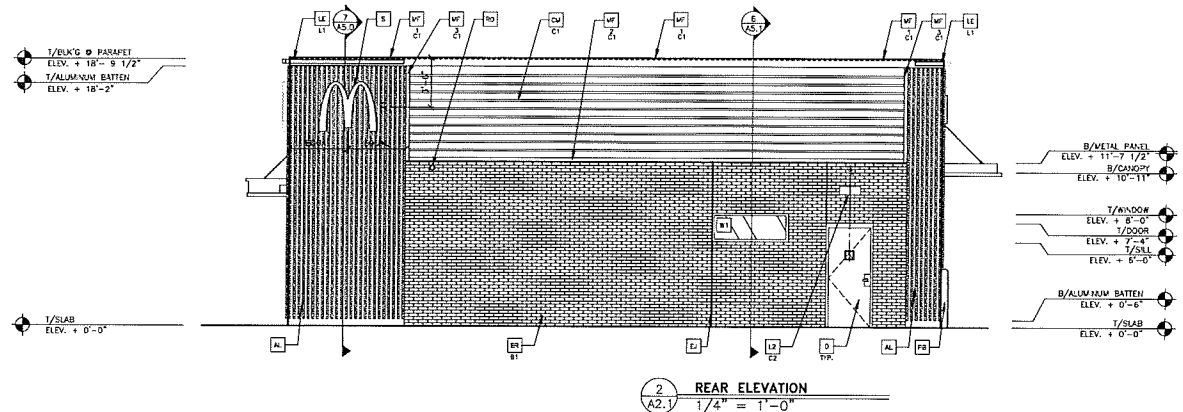


McDonald's USA, LLC

PROJECT NAME 4357 - WEST WING ADDITION	DESCRIPTION 4000 BOARDING WALL WITH 4" BRICK PIER 8000 DOOR FINISHING MATERIALS	CLIENT NAME JERRY WALLING ARCHITECT
DATE 10/10/18	DATE 10/10/18	DATE 10/10/18
BY JAY 2075	BY JAY 2075	BY JAY 2075
DATE 10/10/18	DATE 10/10/18	DATE 10/10/18



1 DRIVE THRU ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
W/FE ANCHORS
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKSAIL UNFINISHED, ENDCAIP PAINTED TO MATCH
SUBSTITUTE: 1/2" UP CHARBONADO
SUBSTITUTE: COLOR: RAL 7022
- WF ALPOLIS METAL PANEL (COLOR: RAL 7022)
- RE MODULAR FACERICK
BT - COLOR: B1 = "DARK GREY" W77 BY GLEN GERY
COLOR: WHITE
- CI ALUMINUM CANOPY SYSTEM W/FASCA
COLOR: WHITE
- CS ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- CS ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GO TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CS CONTROL JOINT
1 - TYPE: 1 = EPS
- CS 3" REXVAL METAL WALL PANEL SYSTEM BY METAL SRA
BT - COLOR: C1 = ZINC
- D INSULATED METAL DOOR
PAINT: "CALANTLEY GREY" SW7019 BY SHERRIN WILLIAMS

- OK DECAL BY GRAPHICS SUPPLIER
SURFACE: ALPHA CO. FIELD INSTALLED, PRE CUT, PRE SPACED
SUPPLIERS:
TODDIA (855) 330-7337, toddia@toddia.com
DEX INTERNATIONAL (847) 543-4500, mcdonalds@dexintl.com
- EX EXTERIOR INSULATION FINISH SYSTEM (EIFS)
COLOR: C1 = RAL 7022
- EZ EXPANSION JOINT, SEE DETAIL 7/A1.1
- FB CO2 = BLK CO2 FILL BOX (ECPM SCHEDULE ITEM 69.02)
BO = BULK OIL FILL BOX (ECPM SCHEDULE ITEM 700.15)

- GL GLAZED RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: RAL 7022
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: D602
- L2 RADIAL SCENE LIGHT FIXTURE - SEE ELECTRICAL
COLOR: C1 = WHITE
C2 = PLATINUM SILVER
- L3 ACCENT LIGHTING - SEE ELECTRICAL
L1 - LED LIGHT
L2 = 24W LED (DOWN ONLY)
L3 = INTERNAL CANOPY FIXTURE
L4 = LED DOWN LIGHT

- WF METAL FASCA
1 - TYPE:
1 = PRE-FAB ANCHOR-TIE FASCA
2 = BOTTOM TRIM AT METAL METAL PANEL
3 = VERTICAL TRIM AT METAL METAL PANEL, CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022
- PF PIPE BOLLARD - PAINTED YELLOW
- PM (PM-C) COIN COLLECTOR
MODEL: 8881 STD
CALL 1-888-743-7435 TO ORDER
- PO ROOF DRAIN OVERFLOW PRE PAINT TO MATCH SURROUNDING MATERIAL

- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- UN METAL UNDERSOKE
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TAMPONED GLASS
COLOR: EXTRA DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL
GREEN ELECTRONIC RELEASE
COLOR: DEEP BRONZE
GLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

McDonald's USA, LLC

PROJECT NAME: 2018 BB20 STANDARD BUILDING

DESIGNER: JERRY WILLIAMS ARCHITECT

DATE: 05/17/19

PROJECT: 2018 BB20 STANDARD BUILDING

DATE: 05/17/19

PROJECT: 2018 BB20 STANDARD BUILDING

DATE: 05/17/19

PROJECT: 2018 BB20 STANDARD BUILDING

DATE: 05/17/19

PROJECT: 2018 BB20 STANDARD BUILDING

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PROJECT: 2018 BB20 STANDARD BUILDING

DATE: 05/17/19

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DATE: 05/17/19

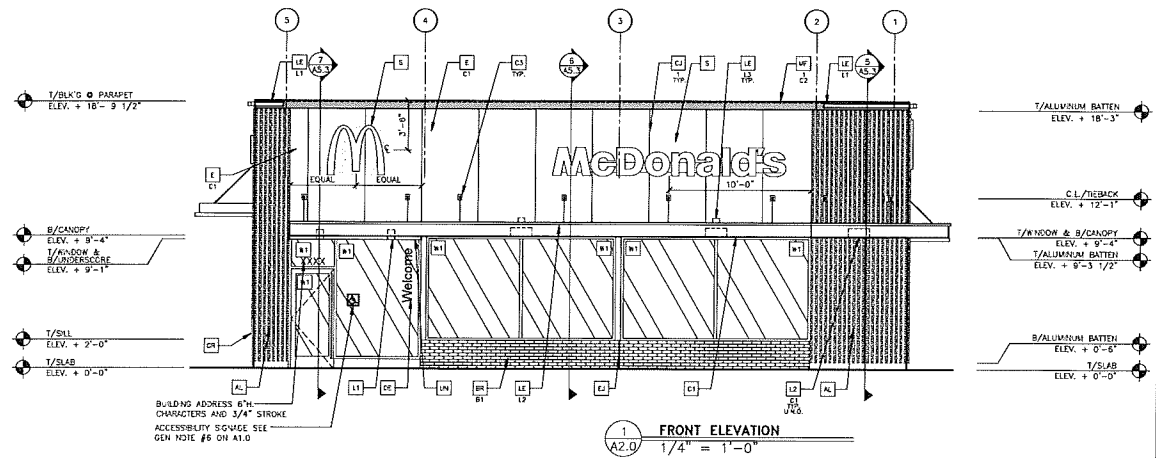
PROJECT: 2018 BB20 STANDARD BUILDING

DATE: 05/17/19

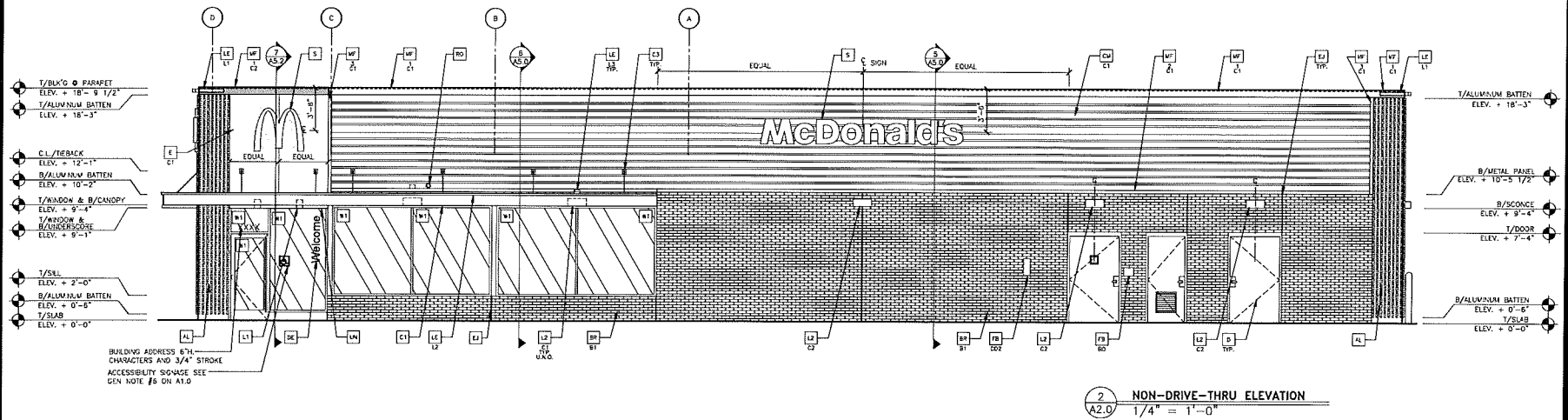
PROJECT: 2018 BB20 STANDARD BUILDING

DATE: 05/17/19

PROJECT: 2018 BB20 STANDARD BUILD



1 FRONT ELEVATION
1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
BYP PANELS
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKSPLASH UNFINISHED, ENDOCAP PAINTED TO MATCH
SUBSTRATE: 1/2" 1/8" SHIMWOODS
SUBSTRATE COLOR: RAL 7022
- AP ALUMINUM METAL PANEL (COLOR: RAL 7022)
- BE ALUMINUM FACEBOOK
- BT = "DARK GREY" M77 BY GLEN GERY
COLOR: WHITE
- CI ALUMINUM CANOPY SYSTEM #77ASCA
- CA ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- CB ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
DO TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CD CONTROL JOINT
1-TYPE: 1 = EPS
- CW 3" REVEAL METAL WALL PANEL SYSTEM BY METAL EKA
CI-COLOR:
C1 = ZINC
C2 = PLATINUM SILVER
- D HOLLOW METAL DOOR
PAINT: "DARK GREY" 547019 BY SHERWIN WILLIAMS
- DE SEAL BY GUARANTEE SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PIPE SPACED.
SOMELA (RHS) 330-7337, 874-8744, 874-8745
SPL. 874-8744, (847) 843-4100, mcdonalds@shimwood.com
- E EXTERIOR INSULATION FINISH SYSTEM (EIFS)
CI-COLOR:
C1 = RAL 7022
EXPANSION JOINT, SEE DETAIL 7/44.1
- F CO2 = BLK CO2 FILL BOX (FORM SCHEDULE ITEM 49.00)
BO = BLK CO. FILL BOX (FORM SCHEDULE ITEM 70.18)
- GA GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: RAL 7022
- LI RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- L2 FACIAL SOURCE LIGHT FIXTURE - SEE ELECTRICAL
CI-COLOR:
C1 = WHITE
C2 = PLATINUM SILVER
- LE LED LIGHTING - SEE ELECTRICAL
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- PA PIPE BOLLARD - PAINTED YELLOW
- PF (PVC) COIN COLLECTOR
MODEL: HAPT 270
CALL 1-888-743-7425 TO ORDER
- PD ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S WOODLAND'S SIGNAGE BY OTHERS - UNDER SEPARATE POINT.
- JH METAL UNDERSCOPE
COLOR: GOLD
- K EXTERIOR WINDOW ASSEMBLY - TINTED GLASS
COLOR: EXTRA DARK BROUZE
- M DRIVE-THRU WINDOW BY READY ACCESS
WOOD: 600 SERIES, 34" SERVICE + 30" WITH TRANSLUCENT MANUAL
COLOR: SEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT



McDonald's USA, LLC

PROJECT NO.	2018-8620 STANDARD BUILDING
DATE	2018-07-19
DESCRIPTION	2018-8620 STANDARD BUILDING
REVISION	1.00
DATE	2018-07-19
BY	WILLIAM W. WILSON
CHECKED BY	WILLIAM W. WILSON
DATE	2018-07-19
BY	WILLIAM W. WILSON
CHECKED BY	WILLIAM W. WILSON
DATE	2018-07-19

A2.0
ELEVATIONS



<u>TREES</u>	<u>CODE</u>	<u>COMMON NAME / BOTANICAL NAME</u>	<u>CONT.</u>	<u>CAL.</u>	<u>SIZE</u>	<u>QTY</u>
	WCM	Drepe Myrtle / Lagerstroemia indica "Watermelon Red" m, 3 cans	CONT.	2'cal	6-10" rt	7
	LQK	Live Oak / Quercus virginiana	CONT.	2'cal	6-10" rt	5
	QTK	Shumard Oak / Quercus shumardi	CONT.	2'cal	6-10" rt	2
<u>SHRUBS</u>	<u>CODE</u>	<u>COMMON NAME / BOTANICAL NAME</u>	<u>SIZE</u>	<u>QTY</u>		
	GA	Glossy Abelia / Abelia grandiflora 36" c.c.	5 gal	42		
	RY	Red Yucca / Yucca rostrata	3 gal	10		
	DY	Dwarf Yaupon / Ilex vomitoria "Nana" 24" c.c.	5 gal	19		
	DWM	Dwarf Wax Myrtle / Myrica pauciflora 36" c.c.	3 gal	46		
<u>SHRUB AREAS</u>	<u>CODE</u>	<u>COMMON NAME / BOTANICAL NAME</u>	<u>CONT.</u>	<u>SPACING</u>	<u>QTY</u>	
	LA	Astro Grass / Linum catharticum "Astro"	1 gal	12" c.c.	750	
<u>GROUND COVERS</u>	<u>CODE</u>	<u>COMMON NAME / BOTANICAL NAME</u>	<u>CONT.</u>	<u>QTY</u>		
	CD	Bermuda Grass / Cynodon dactylon "Bf 412"	sod	16,786 sf		

[illegible]

LANDSCAPING SHALL CONSIST OF A COMBINATION OF SUCH MATERIALS AS GRASSES, GROUND COVER, SHRUBS, VINES, HEDGES, TREES, OR OTHER SUCH MATERIALS. GRASSES AND GROUND COVER ALONE SHALL NOT CONSTITUTE ADEQUATE LANDSCAPING.

SURVEY INFORMATION			
PREPARED BY:		LEGAL DESCRIPTION:	
JPH LAND SURVEYS, INC. 807 BILGEPANETT RD. SUITE C FELLER, TX 76248 PH 817.433.6871		1.927 ACRE (PM5 512.5') PORTION OF LOT 7, BLOCK 2, SHERMAN CROSSROADS PHASE III NST; # 2019-30 O.P.R.G.C.T.	
ADDRESS:			
NEW BUILD			
ADDRESS:			
LOT 1, BLOCK 2 SHERMAN CROSSROADS			
CITY:		STATE:	
SHERMAN		TX	
COUNTY:	SURVEY:	ABSTRACT NO.	
GRAYSON		-	
LIC# M4765		SHEET NAME	
043-3270 LANDSCAPE PLANTING			



PLAN APPROVALS <table><tr><td>REGIONAL MGR</td><td></td></tr><tr><td>CONST MGR</td><td></td></tr><tr><td>OPERATIONS DEPT.</td><td></td></tr><tr><td>INVESTIGATIVE DEPT.</td><td></td></tr><tr><td>CO-SIGN SIGNATURE</td><td></td></tr><tr><td>CONTRACTOR</td><td></td></tr><tr><td>OWNER</td><td></td></tr></table>		REGIONAL MGR		CONST MGR		OPERATIONS DEPT.		INVESTIGATIVE DEPT.		CO-SIGN SIGNATURE		CONTRACTOR		OWNER		<table><tr><td>STATUS</td><td>DATE</td><td>BY</td></tr><tr><td>DATE DRAWN</td><td>5/29/2019</td><td>HCV</td></tr><tr><td>PLAN CHECKED</td><td>5/29/2019</td><td>CLC</td></tr><tr><td>ASBUILT</td><td></td><td></td></tr></table>	STATUS	DATE	BY	DATE DRAWN	5/29/2019	HCV	PLAN CHECKED	5/29/2019	CLC	ASBUILT		
REGIONAL MGR																												
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DATE DRAWN	5/29/2019	HCV																										
PLAN CHECKED	5/29/2019	CLC																										
ASBUILT																												
OFFICE GREATER SOUTHWEST REGION ADDRESS 511 E JOHN CARPENTER TRAIL SUITE 375 IRVING, TX 75052 McDONALD'S THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT FM 1417 & E. US HWY 75 MCDONALD'S LLC, 603-3270 STEWART, TEXAS CLAYMOORE ENG. NO. 2018-116		 5-19-19  1903 CENTRAL DR PHONE 817-381-0572 FAX 817-381-0573 WWW.CLAYMOORE.COM ENGINEERING																										
SHEET NO. IP-1																												

STAFF REVIEW LETTER

July 9, 2019

Sherman Crossroads, LTD
4650 Beltline Road, Ste. 400
Addison, TX 75001

JPH Land Surveying, Inc.
785 Lonesome Dove Trl.
Hurst, TX 76054

ClayMoore Engineering, Inc.
Matt Moore
301 S. Coleman, Ste. 40
Prosper, TX 75078

Rogue Architects
513 Main St., Ste. 300
Ft. Worth, TX 76102

McDonald's
511 E. John Carpenter Frwy., Ste. 375
Irving, TX 75062

Dear Applicants,

The request for site plan approval for McDonald's Restaurant with Drive-thru in the Blalock Industrial Park/ Blalock Commercial Overlay District for the property located at 3612 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the Blalock Industrial Park/Blalock Commercial Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road right-of-way or Crossroads Boulevard right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Parking ratio required for a restaurant - 1 space for every four seats.
7. The drive thru shall provide stacking for eight cars (9'x20').
8. The trash dumpster will need to be located inside the main building area and screened.
9. All lighting shall not produce intensive or excessive light or glare on adjacent property or traffic.
10. 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.
11. The mutual access drive shall be filed at the Grayson County Courthouse by separate instrument before a building permit will be issued.
12. Shall comply with all EPA, City, Federal and State regulations for this use.
13. Review the zoning and development ordinance for additional requirements.

14. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

15. Platting of the property is required.
16. Refer to legal description as Amended Replat and ensure lot and block are correct.
17. Water and sewer pro-rata will be due at the time of development.
18. The location of trash receptors must be approved by the Public Works Department.
19. Verify fire lane requirements with Fire Marshall.
20. Sidewalk required along Crossroads Blvd.
21. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
22. Mutual Access Agreement required for lot-to-lot access.
23. Coordinate Quik Trip drive approach with Quik Trip. Not shown correctly.
24. Civil plans must be submitted to City of Sherman Engineering Department for review and approval.
25. Entrances/Exits off Hwy. 75 Service Road will be Right-in, Right-out only.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 14.

Meeting Date: 07/16/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 3612 SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads, LTD (Owners), ClayMoore Engineering, Inc. (Engineer) and Matt Moore (Representative) Rogue Architects (Architect) and Daniel Reece (Landscape Architect) concerning the property located at 3612 South U. S. Highway 75, being part of Lot 1, Block 2, Sherman Crossroads, Phase 2, containing 1.527 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252, Article IV, Section 410 (2) (j) for McDonald's Restaurant with Drive-thru in the Blalock Industrial Park/ Blalock Commercial Overlay District.

Background:

The property is located at 3612 South U.S. Highway 75, the northwest corner of U.S. Highway 75 and FM 1417 (Heritage Parkway). The property is in the Blalock Industrial Park and Blalock Commercial Overlay District. McDonald's would like to construct a new restaurant with drive-thru at this location. The exterior of the building will be brick with metal fascia. Fifty-seven (57) parking spaces will be provided.

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owners)

ClayMoore Engineering, Inc. (Engineer)

Matt Moore (Representative)

Rogue Architects (Architect)

Daniel Reece (Landscape Architect)

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:

47

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Replat Sherman Crossroads Phase II Lots 1R, 4 & 5, Blk. 2

Site Plan

Building Elevations

Landscape Plan

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.9.

Meeting Date: 08/05/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Sherman Crossroads, Phase II, Lots 1R, 4 and 5, Block 2, a Replat of Lot 1, Block 2, Sherman Crossroads, Phase II, being part of Lot 1, Block 2, Sherman Crossroads, Phase II, containing 13.497 acres in the Preston Kitchen Survey, Abstract No. 667; Sherman Crossroads, LTD, Owners; ClayMoore Engineering, Inc., Engineer; McDonald's USA, LLC, Developer; and JPH Land Surveying, Inc., Surveyor (3200-3600 blocks of South U.S. Highway 75)

Issue:

To consider Replat approval of Sherman Crossroads, Phase II, Lots 1R, 4 and 5, Block 2, a Replat of Lot 1, Block 2, Sherman Crossroads, Phase II, being part of Lot 1, Block 2, Sherman Crossroads, Phase II, containing 13.497 acres in the Preston Kitchen Survey, Abstract No. 667, located in the 3200-3600 blocks of South U.S. Highway 75

Background:

The property is located in the 3200-3600 blocks of South U.S. Highway 75, the northwest corner of U.S. Highway 75 and F.M. 1417 (Heritage Parkway). The property is in the Blalock Industrial Park and Blalock Commercial Overlay District. The owners would like to replat the property into three lots for commercial development.

Origination:

Sherman Crossroads, LTD (Owners)
ClayMoore Engineering, Inc. (Engineer)
McDonald's USA, LLC (Developer)
JPH Land Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

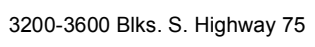
Location Map

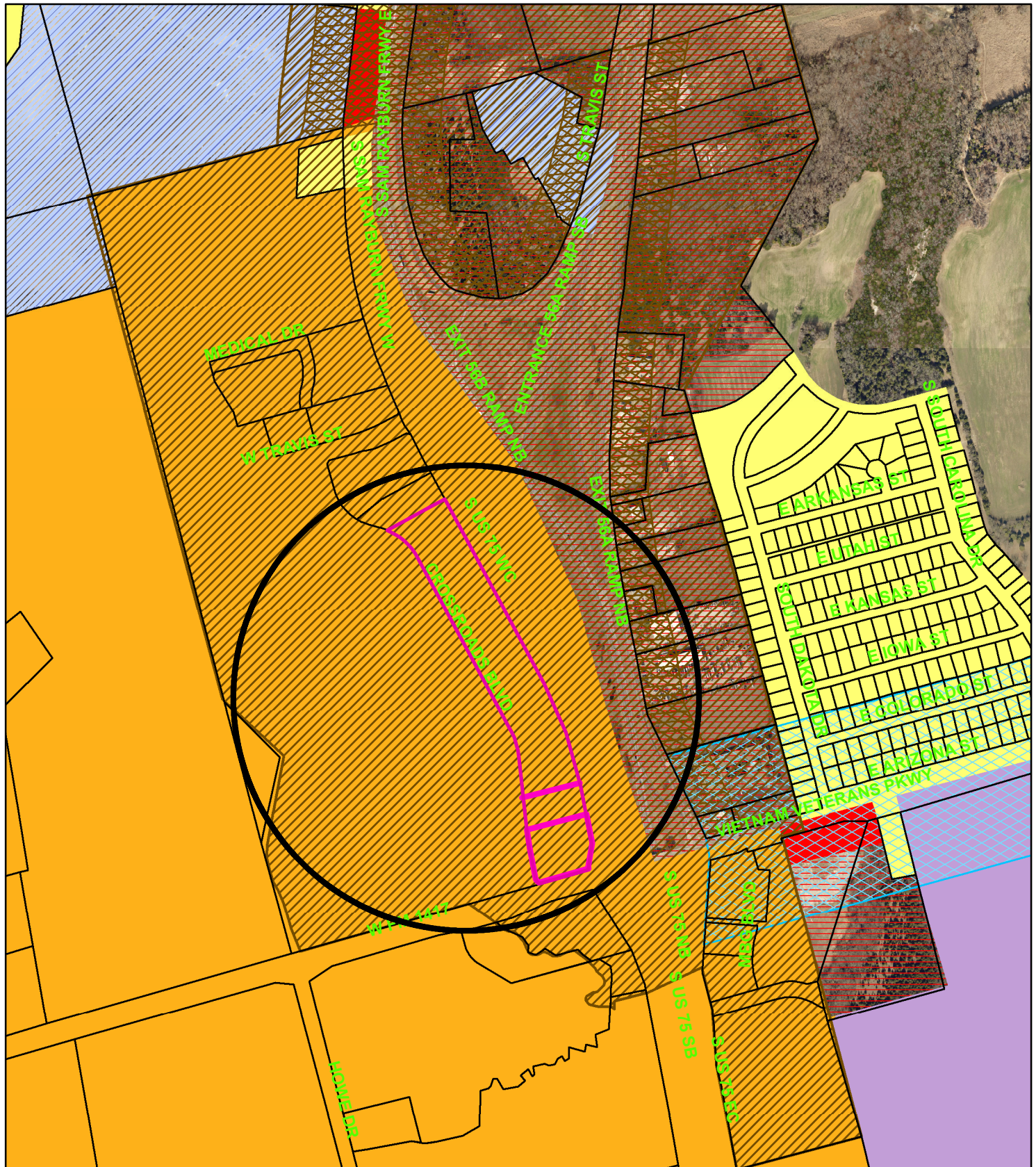
Zoning Map

Replat Sherman Crossroads Phase II, Lots 1R, 4 & 5, Block 2

Staff Review Letter

P&Z Communication


$$1 \text{ in} = 1,111 \text{ ft}$$



Zoning - 3200-3600 Blocks South U.S. Highway 75



City of Sherman, Texas
Developmental Services Department

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

Legend
C-2: General Commercial District
CO: Office District
Lakes
M-1: Light Manufacturing District
M-1.5: Medium Manufacturing District
M-2: Heavy Manufacturing District
MH: Manufacturing Housing District
R-1: One Family Residential District
R-2: Multi-Family Residential District
R-A: Single Family Agricultural District
SF-1: Single Family Residential District



NOT TO SCALE

1 in = 700 ft



STAFF REVIEW LETTER

July 9, 2019

Sherman Crossroads, Ltd.
4455 Lyndon B. Johnson Freeway, Ste. 812
Dallas, TX 75244

JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, TX 76054

McDonald's USA, LLC
511 E. Carpenter Freeway, Ste. 375
Irving, TX 75062

Dear Applicants,

The request for approval of the Final Plat of Sherman Crossroads, Phase II, Lots 1R, 4 & 5, Block 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Indicate is a Replat of the AMENDING PLAT of Lot 1, Block 2, Sherman Crossroads, Phase II.
6. Detention plans must be approved by City of Sherman Engineering Department prior to the filing of this plat.
7. Description of curve referred to in metes and bounds description items 4 & 5; 6 & 7; 8 & 9 incomplete. Please complete on metes and bounds description.
8. Show access easements on plat.
9. Entrances/Exits off Hwy. 75 Service Road will be Right-in, Right-out only.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include

the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 13.

Meeting Date: 07/16/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 3200-3600 BLOCKS SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads, LTD (Owners), ClayMoore Engineering, Inc. (Engineer), McDonald's USA, LLC (Developer) and JPH Land Surveying, Inc. (Surveyor) concerning the property located in the 3200-3600 blocks of South U. S. Highway 75, being part of Lot 1, Block 2, Sherman Crossroads, Phase II, containing 13.497 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Replat approval of Sherman Crossroads, Phase II, Lots 1R, 4 & 5, Block 2, a Replat of Lot 1, Block 2, Sherman Crossroads, Phase II

Background:

The property is located in the 3200-3600 blocks of South U.S. Highway 75, the northwest corner of U.S. Highway 75 and FM 1417 (Heritage Parkway). The property is in the Blalock Industrial Park and Blalock Commercial Overlay District. The owner would like to replat the property into three lots for commercial development.

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owners)

ClayMoore Engineering, Inc. (Engineer)

McDonald's USA, LLC (Developer)

JPH Land Surveying, Inc. (Surveyor)

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:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Replat Sherman Crossroads Phase II Lots 1R, 4 & 5, Blk. 2

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.10.

Meeting Date: 08/05/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Dr. Swamy Addition II, a Replat of Lot 1, Block A of Dr. Swamy Addition, Lots 1-7, Block A, being a part of the William Milligan Survey, Abstract No. 875 and Lot 1, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 1.035 acres; One Ganesha, LTD, Owners; Srinivasa A. and Sudha Reddy, Developer; and Underwood Drafting and Surveying, Inc., Surveyor (6118 Swamy Drive)

Issue:

To consider Replat approval of Dr. Swamy Addition II, a Replat of Lot 1, Block A of Dr. Swamy Addition, Lots 1-7, Block A, being a part of the William Milligan Survey, Abstract No. 875 and Lot 1, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 1.035 acres located at 6118 Swamy Drive

Background:

The property is located at 6118 Swamy Drive, the southeast corner of U.S. Highway 75 North and F.M. 691. The property is zoned a C-2 (General Commercial) District and is located in the O-1 (75 & 82) Overlay District and the O-1.3 (FM Highway 691) Overlay District. The owners would like to replat the property into one lot for commercial development.

Origination:

One Ganesha, LTD (Owners)
Srinivasa A and Sudha Reddy (Developer)
Underwood Drafting and Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Replat Dr. Swamy Addition II, a Replat of Lot 1, Block A, Dr. Swamy Addition, Lots 1-7, Block A

Staff Review Letter

P&Z Communication

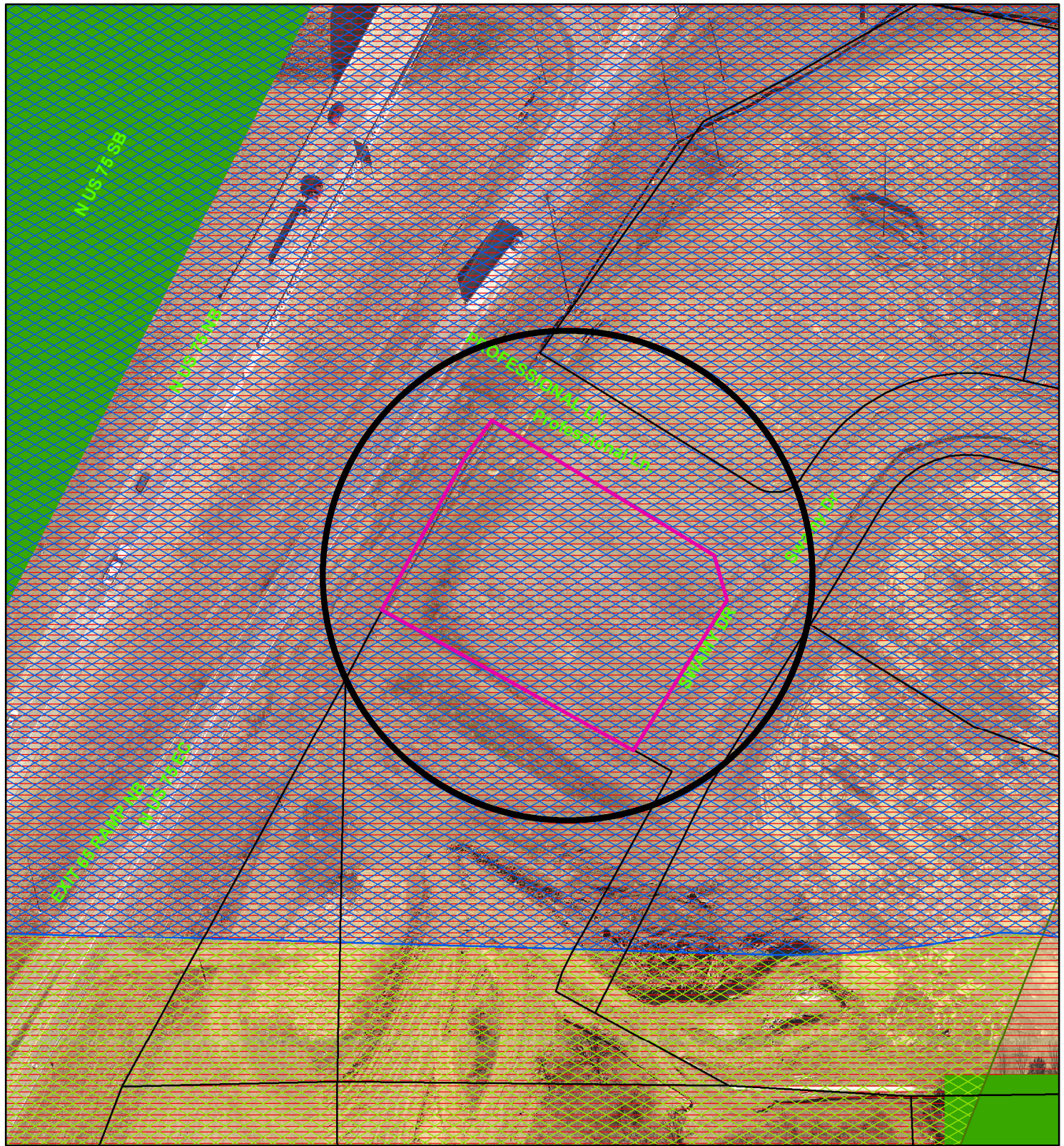


6118 Swamy Drive



NOT TO SCALE

1 in = 476 ft



Zoning - 6118 Swamy Drive

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Bialock 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 Bialock Industrial Park
C-1 Retail Business District

C-2 General Commercial District
CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District
SF-1 Single Family Residential District

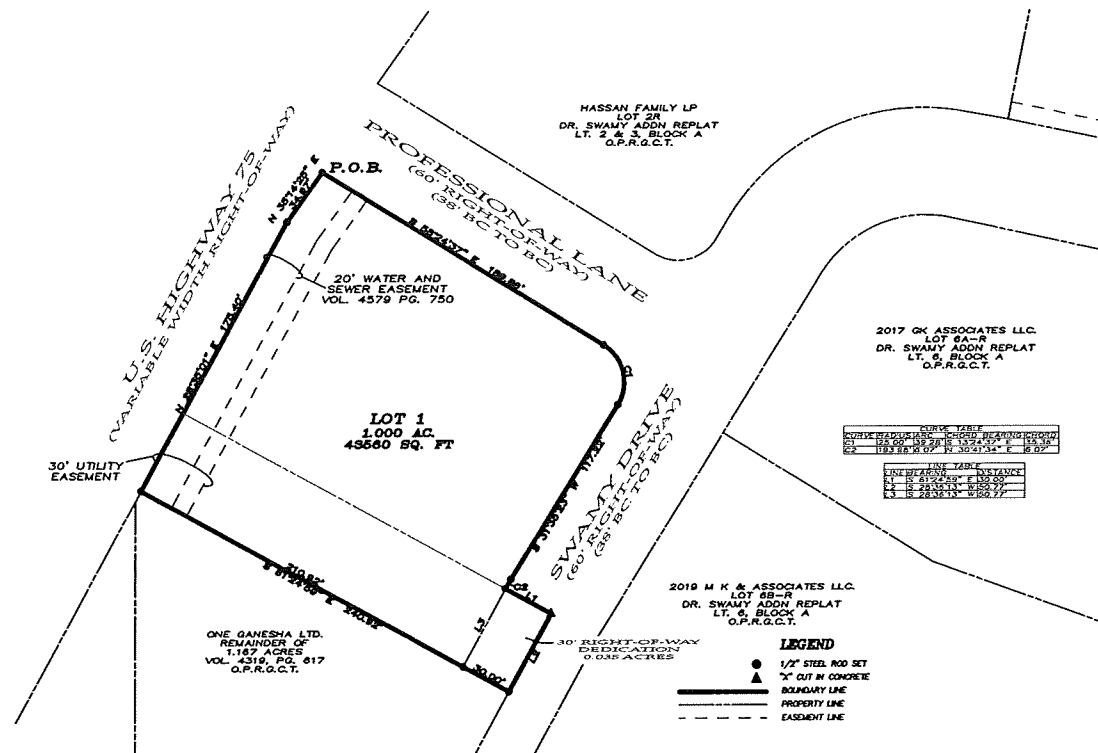


NOT TO SCALE

1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



2019 M K & ASSOCIATES LLC.
LOT 68-R
DR. SWAMY ADDN REPLAT
LT. 6, BLOCK A
O.P.R.G.C.T.

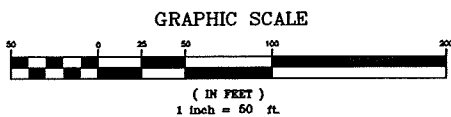
CURVE DATA TABLE		CHORD BEARING		CHORD	
CD	125.00	S 32° 28' 12" E	125.00	S 32° 28' 12" E	125.00
CD	193.86	S 60° 07' 30" E	193.86	S 60° 07' 30" E	193.86

LINE TABLE	
LINE BEARING	DISTANCE
1	S 81° 22' 49" E 130.00
2	S 28° 16' 13" W 150.77
3	S 28° 16' 13" W 150.77

LEGEND
 ● 1/2\"/>

~ BASIS OF BEARINGS ~
 GRID NORTH, NAD 83
 TEXAS STATE PLANE COORDINATE SYSTEM
 NORTH CENTRAL ZONE

FINAL PLAT
DR. SWAMY ADDITON II
 BEING A REPLAT OF LOT 1, BLOCK A OF THE DR.
 SWAMY ADDITION LOTS 1-7 BLOCK A. AS SHOWN IN
 DOC. NO. 2017-3277 P.R.G.C.T. AND PART OF A 1.167
 ACRE TRACT OF LAND RECORDED IN VOL. 4319, PG.
 617 O.P.R.G.C.T. AN ADDITION TO THE CITY OF
 SHERMAN, GRAYSON COUNTY, TEXAS



OWNERS/DEVELOPER
 ONE GANESHA LTD.
 401 CRESENT DRIVE
 POTTSBORO, TEXAS 75076

SURVEYOR
 DOUGLAS W. UNDERWOOD
 R.P.L.S. NO. 4709
 3404 INTERURBAN ROAD
 DENISON, TEXAS



DRAFTING & SURVEYING
 3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the William Milligan Survey, Abstract No. 875, and being a part of the same tract of land described as 1.167 acres conveyed to One Ganesha LTD, by deed recorded in Volume 4319, Page 617, Official Public Records, Grayson County, Texas, and Lot 1, Block A, of the Final Plat, Dr. Swamy Addition, Lots 1-7, Block A, Recorded in Document Number 2017-3277 of said Official Public Records and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2\"/>

Thence South 58°24'37\"/>

Thence with a non-tangent curve to the right having a radius of 25.00 feet, (chord bears South 13°24'37\"/>

Thence South 31°35'23\"/>

Thence with a tangent curve to the left having a radius of 193.98 feet, (chord bears South 30°41'34\"/>

Thence South 61°24'59\"/>

Thence South 28°38'13\"/>

Thence North 61°24'59\"/>

Thence North 28°35'01\"/>

Thence North 35°14'25\"/>

ACCEPTANCE

Approved this _____ day of _____, 2019, 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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, DR. SWAMY ADDITON II, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, 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 herein above subscribed.

Witness my hand this _____ day of _____, 2019.

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
 Registered Professional
 Land Surveyor, No. 4709

Date

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, ONE GANESHA LTD., do hereby adopt this plat designating the hereinabove property as the DR. SWAMY ADDITON II, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2019

DR. P.T. SWAMY

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 P.T. SWAMY 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 _____, 2019.

Notary Public in and for
 the State of Texas
 Commission Expires _____

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owner and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Easements are based on the City of Sherman Central Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

FINAL PLAT
DR. SWAMY ADDITON II
 BEING A REPLAT OF LOT 1, BLOCK A OF THE DR.
 SWAMY ADDITION LOTS 1-7 BLOCK A. AS SHOWN IN
 DOC. NO. 2017-3277 P.R.G.C.T. AND PART OF A 1.167
 ACRE TRACT OF LAND RECORDED IN VOL. 4319, PG.
 617 O.P.R.G.C.T. AN ADDITION TO THE CITY OF
 SHERMAN, GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
 ONE GANESHA LTD.
 401 CRESENT DRIVE
 POTTSBORO, TEXAS 75076

SURVEYOR
 DOUGLAS W. UNDERWOOD
 R.P.L.S. NO. 4709
 3404 INTERURBAN ROAD
 DENISON, TEXAS



DRAFTING & SURVEYING
 3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



STAFF REVIEW LETTER

July 9, 2019

One Ganesha, Ltd.
401 Crescent Drive
Pottsboro, TX 75076

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat for Dr. Swamy Addition II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Metes and bounds description must match drawing.
6. Metes and bounds description and drawing must show a minimum of 3 found monuments.
7. Extend utilities per master plan for the development.
8. Privately owned and maintained detention in accordance with City criteria will be required as the site develops.
9. No drive approaches will be permitted off Hwy. 75 service road.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 9.

Meeting Date: 07/16/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 6118 SWAMY DRIVE**

The request of One Ganesha LTD (Owners), Srinivasa A & Sudha Reddy (Developer) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 6118 Swamy Drive, being a part of the William Milligan Survey, Abstract No. 875 and Lot 1, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 1.035 acres, as follows:

Planning and Zoning Commission

Replat approval of Dr. Swamy Addition II, a Replat of Lot 1, Block A of Dr. Swamy Addition, Lots 1-7, Block A

Background:

The property is located at 6118 Swamy Drive, the southeast corner of U.S. Highway 75 North and FM 691. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District and the O-1.3 (FM Highway 691) Overlay District. The owner would like to replat the property into one lot for commercial development.

Adjacent Zoning:

C-2 (General Commercial) District

SF-1 (Single Family Residential) District

Origination:

One Ganesha LTD (Owners)

Srinivas A & Sudha Reddy (Developer)

Underwood Drafting and Surveying, Inc. (Surveyor)

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:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Replat Dr. Swamy Addition Lot 1, Blk A

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.11.

Meeting Date: 08/05/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Dr. Swamy Addition III, a Replat of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, being all of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 4.044 acres; One Ganesha, LTD, Owners; Areshaya Sherman, LLC, Developer; and Underwood Drafting and Surveying, Inc., Surveyor (2511 Swamy Drive)

Issue:

To consider Replat approval of Dr. Swamy Addition III, a Replat of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, being all of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 4.044 acres located at 2511 Swamy Drive

Background:

The property is located at 2511 Swamy Drive, the southeast corner of U.S. Highway 75 North and F.M. 691. The property is zoned a C-2 (General Commercial) District and is located in the O-1.3 (FM Highway 691) Overlay District. The owners would like to replat the property into two lots for commercial development.

Origination:

One Ganesha LTD (Owners)
Areshaya Sherman, LLC (Developer)
Underwood Drafting and Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

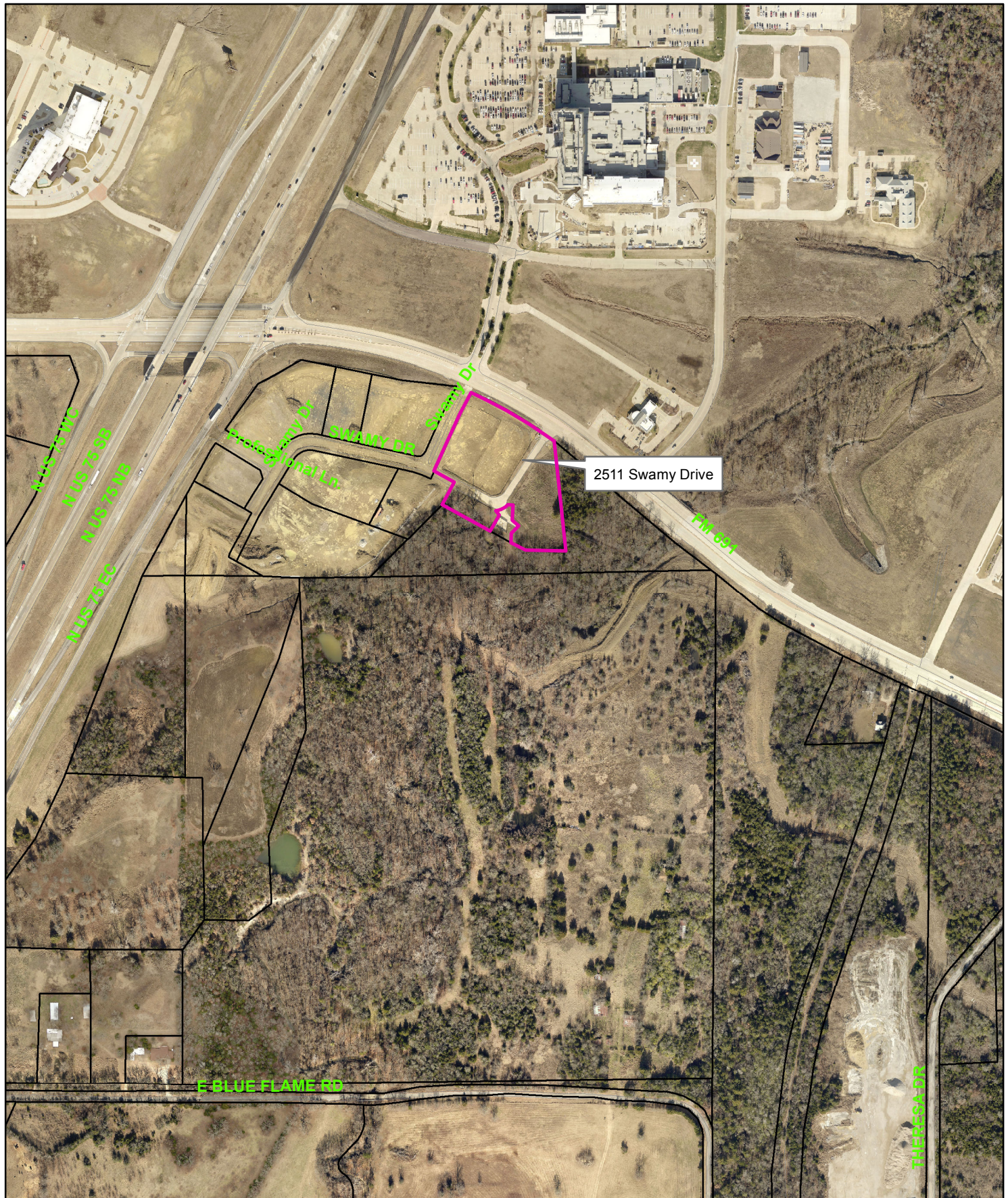
Location Map

Zoning Map

Replat Dr. Swamy Addition III, a Replat of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A

Staff Review Letter

P&Z Communication

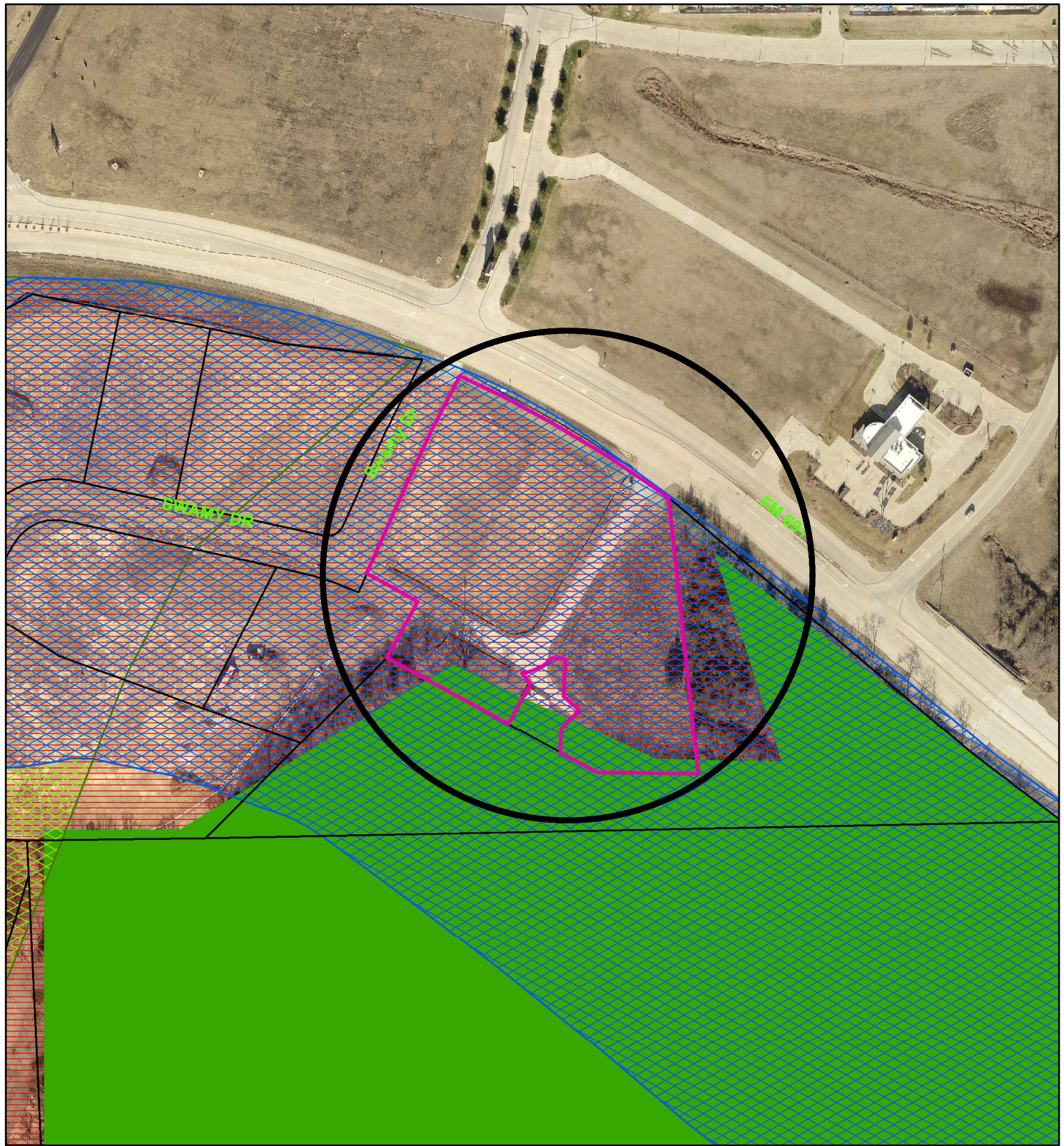


2511 Swamy Drive



NOT TO SCALE

1 in = 476 ft



Zoning - 2511 Swamy Drive

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Bialock 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 Bialock 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
- MH1 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

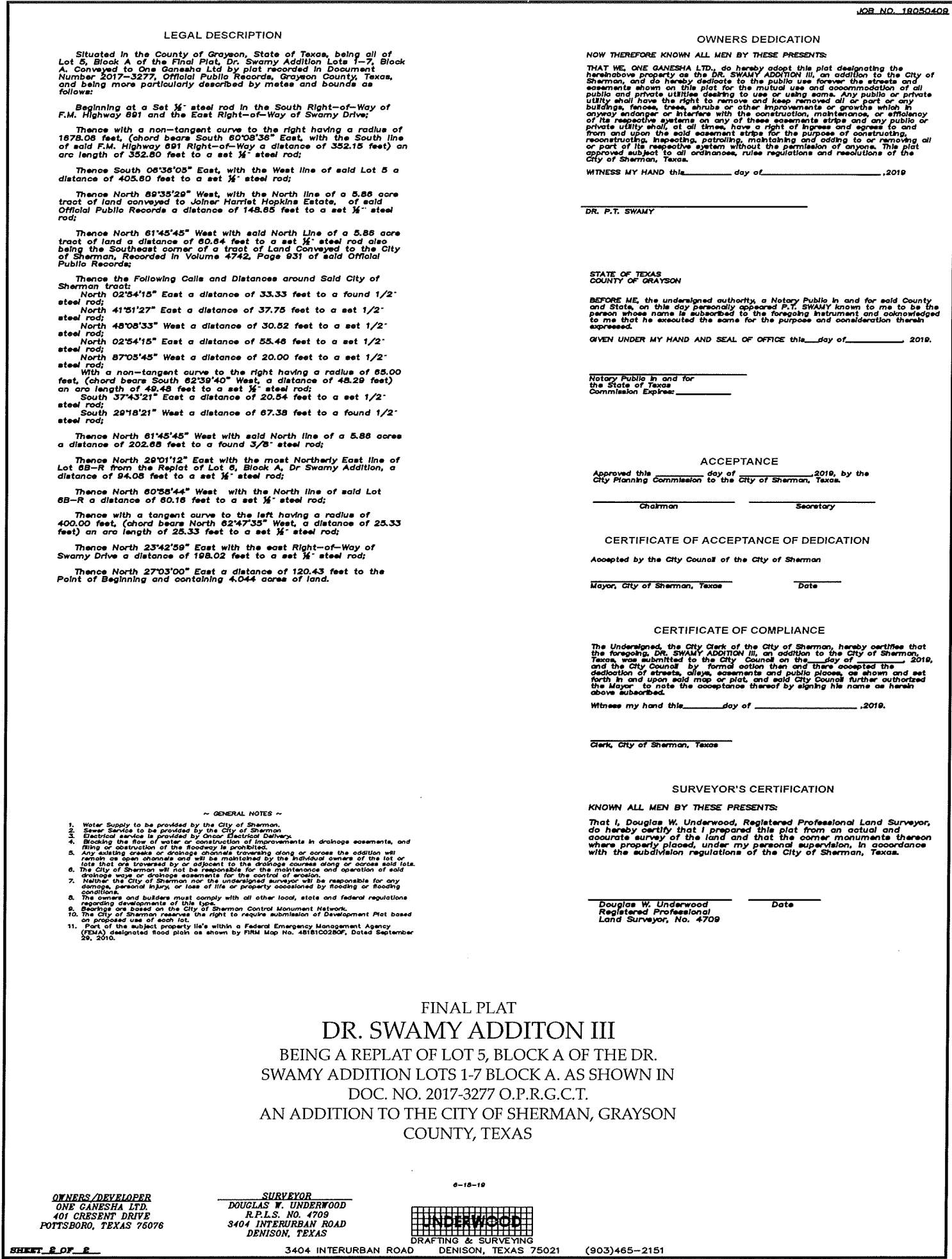
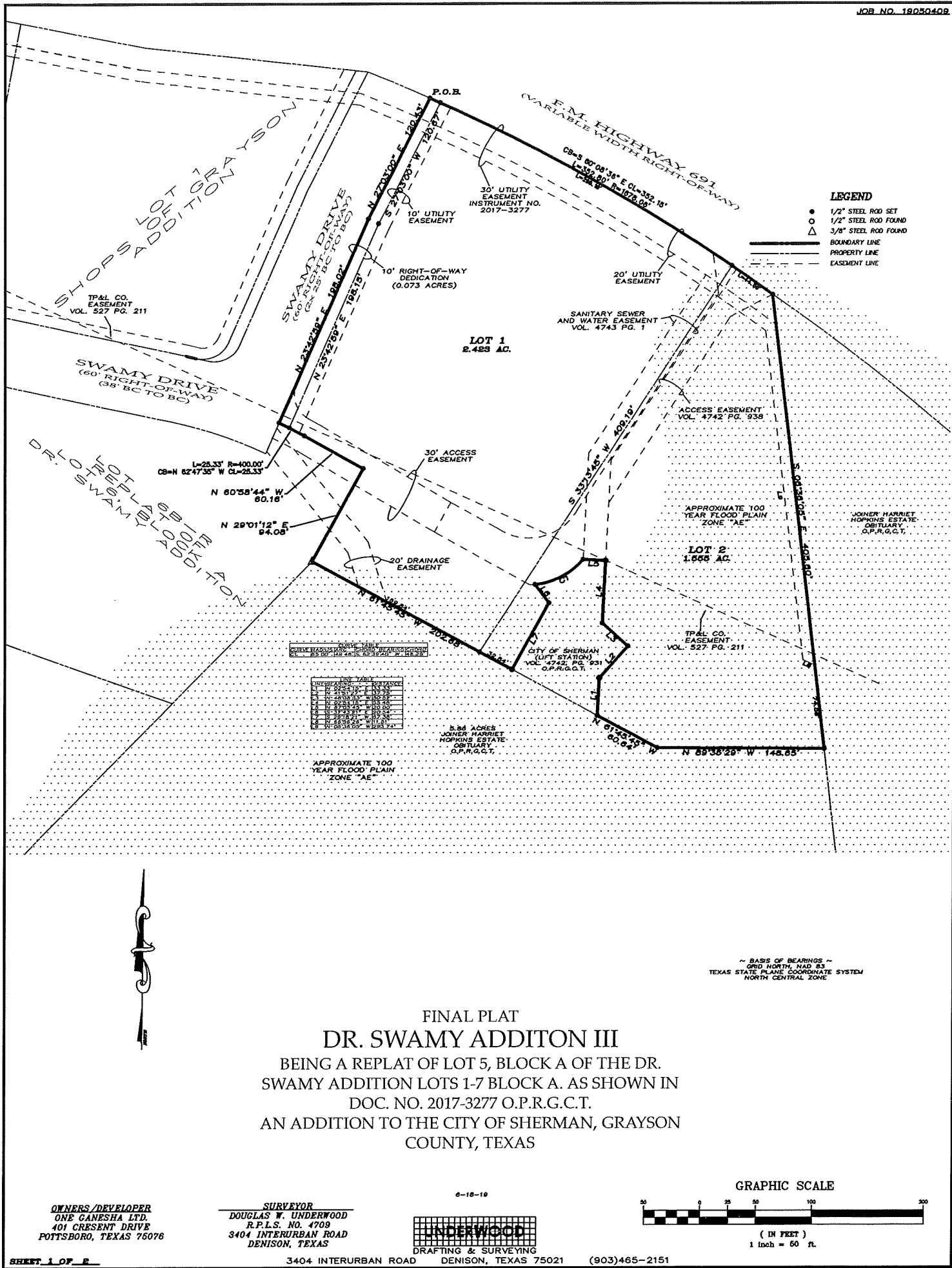


NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department





STAFF REVIEW LETTER

July 9, 2019

One Ganesha, Ltd.
401 Crescent Drive
Pottsboro, TX 75076

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat for Dr. Swamy Addition III has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show surrounding easements on drawing.
6. All requirements of the Floodplain Ordinance should be followed.
7. Privately owned and maintained detention in accordance with City criteria will be required as site develops.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 8.

Meeting Date: 07/16/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2511 SWAMY DRIVE**

The request of One Ganesha LTD (Owners), Areshaya Sherman, LLC (Developer) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2511 Swamy Drive, being all of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 4.044 acres, as follows:

Planning and Zoning Commission

Replat approval of Dr. Swamy Addition III, a Replat of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A

Background:

The property is located at 2511 Swamy Drive, the southeast corner of U.S. Highway 75 North and FM 691. The property is zoned a C-2 (General Commercial) District and located in the O-1.3 (FM Highway 691) Overlay District. The owner would like to replat the property into two lots for commercial development.

Adjacent Zoning:

C-2 (General Commercial) District

SF-1 (Single Family Residential) District

Origination:

One Ganesha LTD (Owners)

Areshaya Sherman, LLC (Developer)

Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

Natural – Natural areas are wooded or vegetated lands which are essentially untouched by development and still retain significant resources.
and

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Replat Lot 5, Blk A Dr. Swamy Addition
Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.12.

Meeting Date: 08/05/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of College Park Addition, Block 7, Lots 10R1 & 10R2, a Replat of part of Lot 9 and all of Lot 10, Block 7, College Park Addition, being part of Lot 9 and all of Lot 10, Block 7, College Park Addition; Oraporn and Kham Sansavath, Owners; and Preston Trail Land Surveying, Surveyor (802 North Cleveland Avenue)

Issue:

To consider Replat approval of College Park Addition, Block 7, Lots 10R1 & 10R2, a Replat of part of Lot 9 and all of Lot 10, Block 7, College Park Addition, being part of Lot 9 and all of Lot 10, Block 7, College Park Addition located at 802 North Cleveland Avenue

Background:

The property is located at 802 North Cleveland Avenue, the northwest corner of North Cleveland Avenue and East Carter Street. The property is zoned an R-1 (One Family Residential) District and is located in the College Park Overlay District. The owners would like to replat the property into two lots for residential development.

Origination:

Oraporn and Kham Sansavath (Owners)
Preston Trail Land Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 16, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat College Park Addition, Block 7, Lots 10R1 & 10R2

Staff Review Letter

P&Z Communication

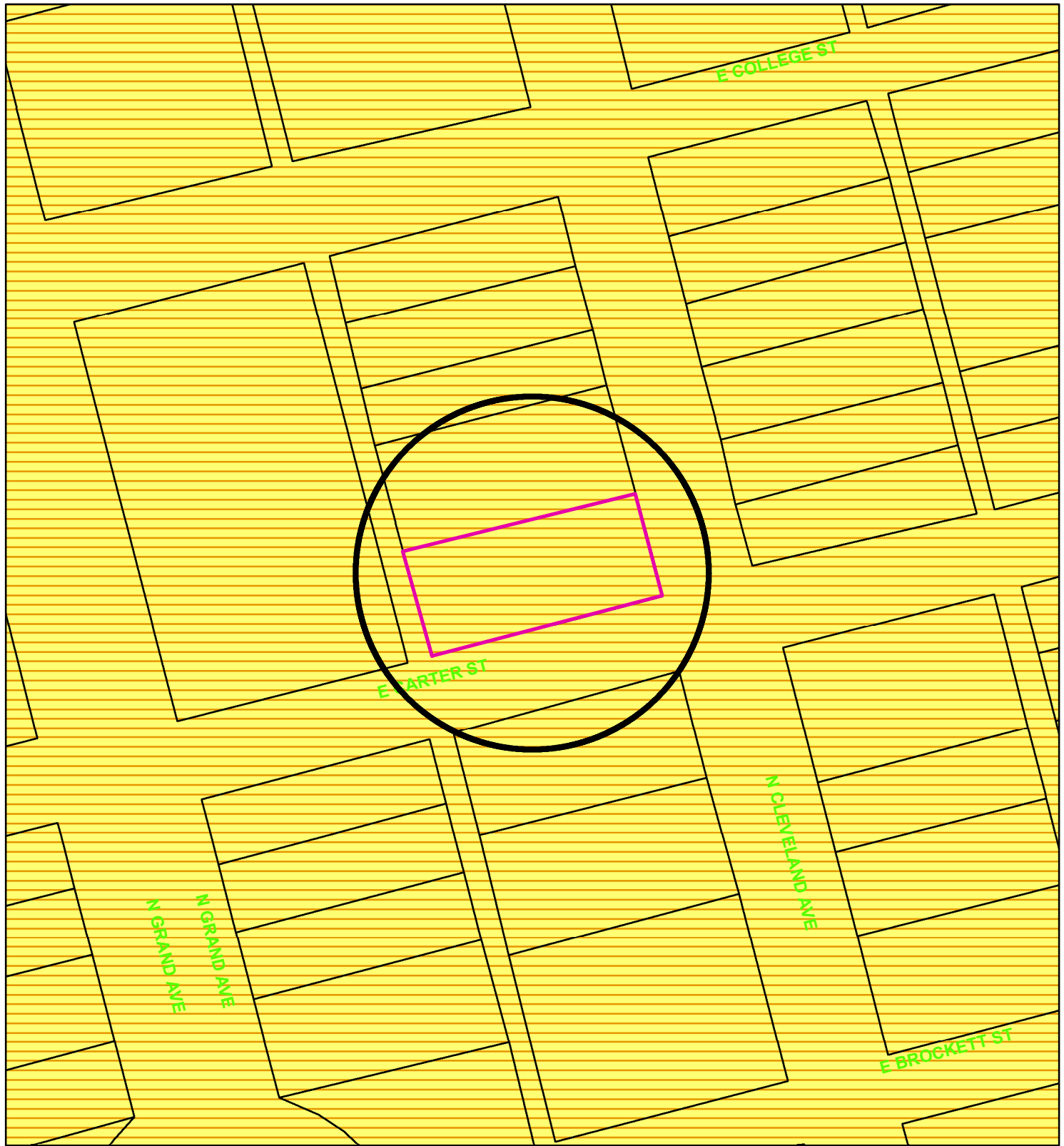


802 North Cleveland Avenue



1 in = 331 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 802 North Cleveland Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 100 ft



802 North Cleveland Avenue



83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.precastconcreteadvertising.com
903-795-6029



STAFF REVIEW LETTER

July 9, 2019

Oraporn Sansavath & Kham Sansavath
554 County Road 1452
Bonham, TX 75418

Preston Trail Land Surveying
83493 N. State Hwy. 289, Ste. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of College Park Addition, Block 7, Lots 10R1 & 10R2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove directions on street names.
6. The existing structures on the lot will need to meet all setback requirements.
7. Private utility easement required to serve Lot 10R1 with sanitary sewer.
8. Private utility easement required to serve Lot 10R2 with water.
9. City of Sherman does not maintain alleys.
10. Drive approaches and parking areas must be approved prior to any construction being done.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 12.

Meeting Date: 07/16/2019

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 802 NORTH CLEVELAND AVENUE**

The request of Oraporn & Kham Sansavath (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 802 North Cleveland Avenue, being part of Lot 9 and all of Lot 10, Block 7, College Park Addition, as follows:

Planning and Zoning Commission

Replat approval of College Park Addition, Block 7, Lots 10R1 & 10R2, a Replat of part of Lot 9 & all of Lot 10, Block 7, College Park Addition.

Background:

The property is located at 802 North Cleveland Avenue, the northwest corner of North Cleveland Avenue and East Carter Street. 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 the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Oraporn & Kham Sansavath (Owners)
Preston Trail Land Surveying (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:

206

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat College Park Addn Blk 7, Lots 10R1 & 10R2

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Meeting Date: 08/05/2019

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2019 Council Calendar

2019

JANUARY						
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DECEMBER						
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1/21/2019	Martin Luther King, Jr. Day/Called City Council Meeting on 1/22/2019
2/27/2019	Called Council Meeting - Training Session for Council Members
4/26/2019	Called Budget Planning Meeting in Council Chambers
6/13/2019	Called Budget Workshop at Schulman's MBG in Sherman
6/14/2019	Called Budget Workshop at Schulman's MBG in Sherman - Cancelled
9/2/2019	Labor Day/Called City Council Meeting on 09/03/2019
9/10/2019	Called Joint Meeting with SEDCO Board in Council Chambers

[illegible]