CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, AUGUST 2, 2021
5:00 P.M.

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

A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER SANDRA MELTON

A. 3. INVOCATION BY COUNCIL MEMBER SANDRA MELTON

A. 4. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JULY 19, 2021.

Special Presentations

B. 1. SPECIAL PRESENTATION
Recognition of Seven Small Businesses Celebrating One Year of Operation in the City of Sherman.

Citizen Comments

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

Consent Agenda

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

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

Public Hearing

E. 1. **PUBLIC HEARING**
First Public Hearing Required by the Charter to Adopt a Budget and Provide for the Appropriation of Funds for Operating and Capital Expenditures for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Declaring that this Budget will Raise More Total Property Taxes than Last Year's Budget by $1,355,000 and 7.6%, and of that Amount $509,000 is Tax Revenue to Be Raised from New Property Added to the Tax Roll this Year; Providing a Savings/Repealing Clause, Severability clause and an Effective Date; Providing for the Publication of the Caption Hereof

Close Public Hearing

Resolutions

F. 1. **RESOLUTION NO. 6758**
Authorizing Approval Of Receipt Of A Petition from Lackland Grayson County Development, LLC to Create a Municipal Utility District Over Approximately 177 Acres of Land in the Extraterritorial Jurisdiction of Sherman, Texas, Acknowledging the Filing of the Same Petition

F. 2. **RESOLUTION NO. 6759**
Consenting to the Creation of Grayson County Municipal Utility District No. 9 which Lies within the Extraterritorial Jurisdiction of the City of Sherman.

F. 3. **RESOLUTION NO. 6760**
Authorizing Execution of a Master Development Agreement Between the City of Sherman and TPJ Properties, LTD, for the Construction of Public Facilities in the Residential Portion of the Mixed-Use Planned Development Known as Heritage Ranch, Being an Approximate 174-Acre Residential Development Along U.S. Hwy 82 and Between Plainview Road and Travis Street in the City of Sherman, Texas

F. 4. **RESOLUTION NO. 6761**
Authorizing the Purchase of a New 2022 Autocar Xpeditor ACX64 Chassis Suitable for Use as a Commerical Front End Loader from Chastang Enterprises for the Solid Waste Department through the Texas Local Government Purchasing Cooperative (BuyBoard)

F. 5. **RESOLUTION NO. 6762**
Authorizing the Purchase of a New 40 cubic yard Frontier Front Loader Body from Bridgeport Manufacturing for the Solid Waste Department through the Houston-Galveston Area Council of Governments (H-GAC).

F. 6. **** RESOLUTION NO. 6763***
Authorizing Execution of an Agreement with M&G Home Builders LLC for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1804 East Alma Avenue within City of Sherman Reinvestment Zone, Number Ten (#10)

Requests to Advertise

G. 1. ****REQUEST TO ADVERTISE***
Water Treatment Plant Facility Improvements

Other Business

H. 1. **OTHER BUSINESS**
Review Notice of Tax Rates as required by the Texas Tax Code

H. 2. **OTHER BUSINESS**
Review of the Draft Capital Improvement Program (CIP) 2021-2026 and Set a Public Hearing for Monday, August 16, 2021

Consider Board/Commission Appointments

I. 1. **APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS**
(a) Animal Control Advisory Committee (2)

J. **MEDIA QUESTIONS**

K. **COUNCIL COMMENTS**

Executive Session

EXECUTIVE SESSION

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

Tex. Gov't Code § 551.071	Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. (a) Receive Legal Advice Regarding *Fuhr v. City of Sherman*, Case No. 4:21-cv-000549-SDJ, in the U.S. District Court for the Eastern District of Texas
Tex. Gov't Code § 551.072	Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

Tex. Gov't Code § 551.073	Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.
Tex. Gov't Code § 551.074	Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing.
Tex. Gov't Code § 551.076	Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.
Tex. Gov't Code § 551.087	Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. (a) Discuss Marilee Water Service Agreement (b) Discuss Economic Development Prospects
Tex. Gov't Code § 551.089	Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

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

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

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 July 30, 2021 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 30th day of July, 2021.
City of Sherman, Texas

_____
City Clerk

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

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

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

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

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

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

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

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SHERMAN CITY COUNCIL
Agenda Communication Form

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

Meeting Date: 08/02/2021

Approved By: Robby Hefton, City Manager

Caption:

APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JULY 19, 2021.

Attachments

July 19, 2021
Shepherds Place Planned Development
Water and Wastewater Rate Study

ORD 6394 SUP FOR PATIO HOMES (2400-2700 BLOCKS SOUTH FM 1417)

Mayor Plyler introduced Ordinance No. 6394 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 200 PATIO HOMES IN THE PROPOSED SHERMAN HEIGHTS ADDITION, BLOCKS 1-8, BEING 43.727 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT IN THE 2400-2700 BLOCKS OF SOUTH FM 1417 (HERITAGE PARKWAY) (ARC STX HOLDINGS, LLC, OWNERS; TESCH DEVELOPMENT & MANAGEMENT CO., LLC, PROSPECTIVE BUYER; ROBERT TESCH, REPRESENTATIVE; PAPE-DAWSON ENGINEERS, CIVIL ENGINEER; AND PIERCE-MURRAY LAND SOLUTIONS, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Rob Rae, Director of Development Services, said this Resolution is for a Specific Use Permit for 200 Patio Homes. The applicant currently has 8.1 acres of open space, and a part of that would be for detention. They are required to have 4.37 acres of open space.

The property was annexed in December 2020, and in June 2121 it was rezoned from R-A and M-1 to R-1. As of July 8, 2021, Mr. Tesch, the applicant, is now the owner of the property.

The Planning and Zoning Commission recommended approval of the Specific Use Permit.

No citizens appeared before the City Council to discuss Ordinance No. 6394.

ORD 6395 SUP FOR EDUCATIONAL FACILITY/PRESCHOOL (106-B NORTH SUNSET BLVD)

Mayor Plyler introduced Ordinance No. 6395 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 EDUCATIONAL FACILITY/PRESCHOOL IN A C-1 (RETAIL BUSINESS) DISTRICT AT 106-B NORTH SUNSET BOULEVARD, BEING LOT 3, BLOCK 1 WESTWOOD VILLAGE SECOND REPLAT PART BLOCK 2 (OWNERS MANUAL FOR LIFE, OWNER; MASTERKEY MINISTRIES OF GRAYSON COUNTY, TENANT; JULIE RICKEY, REPRESENTATIVE; AND DAVID BACA STUDIO, ARCHITECT) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Mr. Rae said the Specific Use Permit was for a preschool in a C-1 District. Masterkey Ministries currently has an afterschool program at this location. They also have a location at 600 S. Dewey Avenue, that they need to relocate. They would like to relocate to the Sunset Boulevard location.

The Planning and Zoning Commission recommended approval of the Specific Use Permit.

No citizens appeared before the City Council to discuss Ordinance No. 6395.

Mayor Plyler introduced Ordinance No. 6396 and called for a public hearing:

ORD 6396 SUP FOR AUTO SALES (1804 NORTH HWY 75)

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 USED AUTOMOBILE SALES IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT AT 1804 NORTH U.S. HIGHWAY 75, BEING PART OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION (SHERMAN PAG 1, LLC, OWNER; MARCUS TRIMBLE, ARCHITECT; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Mr. Rae said this Specific Use Permit is for a used automobile dealership at 1804 North Hwy 75, which site was also previously an automobile dealership.

The Planning and Zoning Commission recommended approval of the Specific Use Permit. The architect for the project was available if the Council had any questions.

No other citizens appeared before the City Council to discuss Ordinance No. 6396.

Mayor Plyler introduced Ordinance No. 6397 and called for a public hearing:

ORD 6397 SUP FOR AUTO SALES (3908 & 3924 TEXOMA PKWY)

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-2 (GENERAL COMMERCIAL) DISTRICT AT 3908 AND 3924 TEXOMA PARKWAY, BEING 0.648 ACRES AND 1.279 ACRES IN THE SAMUEL McGLOTHLIN SURVEY, ABSTRACT NO. 811 AND THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639 (MLJ REAL ESTATE, LP, OWNER; MATTHEW JOHNSON, REPRESENTATIVE AND UNDERWOOD DRAFTING AND SURVEYING AND COX LAND SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Mr. Rae said this Specific Use Permit is for a used automobile dealership in a C-2 District. The site was formally a power sports dealer.

He said there were some challenges about the requests, that were brought up during the Planning and Zoning Commission Meeting. Challenges include the quality of the pavement, an

abandoned sign, and the property isn't platted. He asked Council Members that, if they approved the Specific Use Permit, would they please do so with the stipulations on those conditions.

The Planning and Zoning Commission recommended approval of the Specific Use Permit.

No citizens appeared before the City Council to discuss Ordinance No. 6397.

ORD 6398
SUP FOR AUTO SALES
(5922 TEXOMA PKWY)

Mayor Plyler introduced Ordinance No. 6398 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, GRANTING A SPECIFIC USE PERMIT TO ALLOW USED AUTOMOBILE SALES IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 5922 TEXOMA PARKWAY, BEING 5.52 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO 1085 (PATTERSON INVESTMENT PROPERTIES, LP, OWNER; RONALD DAVIS, DAVIS MOTOR COMPANY, PROPOSED TENANT; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Mr. Rae said this is also a Specific Use Permit for a used automobile dealership in a C-2 District, on Texoma Parkway, where the old Putt Putt Miniature Golf was located.

The Planning and Zoning Commission recommended approval of the Specific Use Permit. A representative for the project was available if the Council had any questions.

No other citizens appeared before the City Council to discuss Ordinance No. 6398.

ORD 6399
ZONE CHANGE
(1229 N. BROUGHTON)

Mayor Plyler introduced Ordinance No. 6399 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 1229 NORTH BROUGHTON STREET, BEING 0.230 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (MORAN DEVELOPMENTS LLC, OWNER; LUIS MORAN, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING, SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this zone change was to rezone from R-1 to R-2, for a four-property townhome.

The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6399.

ORD 6400 ZONE CHANGE FOR PLANNED DEVELOPMENT (100-1200 BLOCKS OF WEST SHEPHERD)

Mayor Plyler introduced Ordinance No. 6400 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.12 SUBSECTION (5)(A), AND SECTION 12, ORDINANCE NO. 2280, SO AS TO REZONE PROPERTY GENERALLY LOCATED IN THE 100-1200 BLOCKS OF WEST SHEPHERD DRIVE, BEING APPROXIMATELY 531.87 ACRES IN THE FRIAR McNEELY SURVEY, ABSTRACT NO. 826, THE BENJAMIN LINDSAY SURVEY, ABSTRACT NO. 733 AND THE M. HUNT SURVEY, ABSTRACT NO. 603, AS A PLANNED DEVELOPMENT DISTRICT SUBJECT TO THIS ORDINANCE AND ORDINANCE NO. 2280 (YONGSHIK KIM, OWNER; SPIARS ENGINEERING, CIVIL ENGINEER; LAUREN HELMBERGER, REPRESENTATIVE; AND J.E. SMITH, SURVEYOR); PROVIDING THAT THE PROPERTY IS REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT; DESCRIBING THE PROPERTY TO BE REZONED; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this is a zone change from an R-1 to a Planned Development District, which is comprised of 531 acres. Approximately 67% of the development will be a mix of single-family and multi-family, 18% will be commercial and retail, and 15% will be open space.

The staff has had multiple meetings with the developer and hired Halff Associates to conduct a Planned Development review, independent of the developer. The Planning and Zoning Commission recommended approval of the Planned Development.

Mr. Rae introduced Charles Hodges, Hodges Architecture, to describe the Planned Development project. Mr. Hodges introduced Mr. and Mrs. Rodney Haggard, from Plano, the developers of the actual project.

He said the project is a 500-acre campus, which includes a portion that retains the commercial character of the Hwy 75 frontage; a transitional area, called "flex-residential" or multi-family; with a predominate area of single-family. The flex-residential area includes a 20-acre senior campus.

He said there are a couple of bridges across Choctaw Creek, but their primary access point is along Shepherd Road. He addressed open space and some of the possibilities with this property, including a trail system that incorporated Choctaw Creek.

He said walkability was very important to the campus plan. He discussed a passive trail, but said it was also important to have a trail system into the commercial area.

He said there would also be a place for the new types of residential homes, such as cottage housing and "zeros." These could be used as transitional residences.

Mr. Hodges said Choctaw Creek would give the development a "spine" for the public spaces, reaching into the residential areas. He felt it was also a very good trail opportunity.

Improvements to Shepherd Parkway would include replacing some of the bridges, and straightening out some of the curvature.

He said they liked small "pocket parks" and there were many opportunities for scale. Pocket parks are a good addition to a residential area. He referenced some of their other developments that used a lot of native grasses. He said there were many amenity areas in their Master Plan, and they will have "programmatic" areas too.

They planned to have a lot of passive walkways, and would mix the character of the parks, since this was a large campus development. He said the small "finger-like" waterways and how they come into the residential area could be maximized, including a non-eroding edge on the creek. They need to consider how they would incorporate outside dining in the commercial area. They planned to use more natural, native rock materials too. He said an urban edge is an active residential street and can be a pedestrian area, but it doesn't have to be 60 feet wide.

No other citizens appeared before the City Council to discuss Ordinance No. 6400.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6394

ORD 6394 SUP FOR PATIO HOMES (2400-2700 BLOCKS SOUTH FM 1417)

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 200 PATIO HOMES IN THE PROPOSED SHERMAN HEIGHTS ADDITION, BLOCKS 1-8, BEING 43.727 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT IN THE 2400-2700 BLOCKS OF SOUTH FM 1417 (HERITAGE PARKWAY) (ARC STX HOLDINGS, LLC, OWNERS; TESCH DEVELOPMENT & MANAGEMENT CO., LLC, PROSPECTIVE BUYER; ROBERT TESCH, REPRESENTATIVE; PAPE-DAWSON ENGINEERS, CIVIL ENGINEER; AND PIERCE-MURRAY LAND SOLUTIONS, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Council Member Steele asked if a detention area could serve as open space. Mr. Rae said he would like the applicant to address that question.

Matt Gilbertson, Pape-Dawson Engineers, said the detention pond portion is only about four acres of detention, and the rest will be used for open space. Mr. Rae said the requirement is 4.37 acres for detention.

Council Member Steele asked if the detention area had to be fenced off. Mr. Rae said he was not aware of that requirement, but the open space must be usable, improved open space.

ACTION TAKEN.

Motion by Council Member Howeth to adopt Ordinance No. 6394, as presented. Second by Council Member Stevenson.

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

Ordinance 6395

ORD 6395 SUP FOR EDUCATIONAL FACILITY/PRESCHOOL (106-B NORTH SUNSET BLVD)

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 EDUCATIONAL FACILITY/PRESCHOOL IN A C-1 (RETAIL BUSINESS) DISTRICT AT 106-B NORTH SUNSET BOULEVARD, BEING LOT 3, BLOCK 1 WESTWOOD VILLAGE SECOND REPLAT PART BLOCK 2 (OWNERS MANUAL FOR LIFE, OWNER; MASTERKEY MINISTRIES OF GRAYSON COUNTY, TENANT; JULIE RICKEY, REPRESENTATIVE; AND DAVID BACA STUDIO, ARCHITECT) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

ACTION TAKEN.

Motion by Council Member Steele to adopt Ordinance No. 6395, as presented. Second by Council Member Stevenson.

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

Ordinance 6396

ORD 6396 SUP FOR AUTO SALES (1804 NORTH HWY 75)

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 USED AUTOMOBILE SALES IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT AT 1804 NORTH U.S. HIGHWAY 75, BEING PART OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION (SHERMAN PAG 1, LLC, OWNER; MARCUS TRIMBLE, ARCHITECT; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Ordinance 6397

ORD 6397 SUP FOR AUTO SALES (3908 & 3924 TEXOMA PKWY)

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-2 (GENERAL COMMERCIAL) DISTRICT AT 3908 AND 3924 TEXOMA PARKWAY, BEING 0.648 ACRES AND 1.279 ACRES IN THE SAMUEL McGLOTHLIN SURVEY, ABSTRACT NO. 811 AND THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639 (MLJ REAL ESTATE, LP, OWNER; MATTHEW JOHNSON, REPRESENTATIVE AND UNDERWOOD DRAFTING AND SURVEYING AND COX LAND SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Council Member Stevenson asked about the three conditions that the Planning and Zoning Commission felt should be considered. Mr. Rae said there is a free-standing sign that is in disrepair. The applicant said they planned to remove the sign, but the City wants to be sure they remove the sign. They would also like to make sure the property is platted, and that the parking lot and the drive aisle pavement are repaired.

Council Member Stevenson expressed concern about the lack of parking and asked what the requirements were for a car lot. Mr. Rae said there are no parking space requirements for car lots. It does require that the cars are parked on an improved surface, either concrete or asphalt.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6397, with the conditions that the sign needs to be removed, the property needs to be platted, and the parking lot needs to be improved, being met as a condition of the Specific Use Permit and prior to the issuance of a Certificate of Occupancy. Second by Council Member Howeth.

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

Ordinance 6398

ORD 6398 SUP FOR AUTO SALES (5922 TEXOMA PKWY)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, GRANTING A SPECIFIC USE PERMIT TO ALLOW USED AUTOMOBILE SALES IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 5922 TEXOMA PARKWAY, BEING 5.52 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO 1085 (PATTERSON INVESTMENT PROPERTIES, LP, OWNER; RONALD DAVIS, DAVIS MOTOR COMPANY, PROPOSED TENANT; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); 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 verified that this was the old Putt Putt Golf location, and asked if the pavement and signage at this location was also a problem. Mr. Rae said it was not in as bad a shape as the other location.

It was discussed at the Planning and Zoning Commission, that they could only have one freestanding sign, per lot. Currently the sign advertises the mini-warehouse. The applicant is aware that they are only allowed to have one sign.

Council Member Melton asked if there was also a problem with the driveway for the storage facility. Mr. Rae said the main entrance is further to the south, but there is an "emergency entrance" that should not become a second entrance for the mini-warehouse. The site plan does not show that as an entrance.

Council Member Teamann said he understood there were State requirements for car lots, requiring them to have repair centers on site. He said if that's true, these car lots will also be making repairs on vehicles. This would require screening to hide the vehicles. He said there was nothing to indicate they were including screening.

Council Member Melton said it specifically said there would be no car repairs made. Mr. Rae said he was not aware of that State requirement, but under these Specific Use Permits, they would not be allowed to do car repair. He said one of the car dealers said they would be doing car repairs, offsite in Whitesboro.

Council Member Howeth expressed concern about parking on the shoulder of the road at both car lot locations. Clint Philpott, Assistant City Manager, said "no parking" signs could be installed. Mayor Plyler said that is a State road and State law precludes parking on the shoulder of a State road, especially adjacent to a lane of traffic.

Mr. Rae said the Staff Review Letter also says that no parking will be allowed except on their site, not on the shoulder, not between the curb and the property line. All parking needs to be on their property.

Deputy Mayor Holland asked how many cars would they have on the lot. Mr. Rae was not aware of a specific number.

Council Member Teamann asked if they were going to make upgrades to either building. Mr. Rae said he understood that they were using the existing buildings and not making any changes to the buildings. If they did, they would need to have Site Plan approval through the Planning and Zoning Commission.

<u>Ordinance 6399</u> **ORD 6399**
ZONE CHANGE
(1229 N. BROUGHTON)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 1229

NORTH BROUGHTON STREET, BEING 0.230 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (MORAN DEVELOPMENTS LLC, OWNER; LUIS MORAN, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance Nos. 6396, 6398, and 6399, as presented. Second by Council Member Melton.

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

Ordinance 6400

ORD 6400 ZONE CHANGE FOR PLANNED DEVELOPMENT (100-1200 BLOCKS OF WEST SHEPHERD)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.12 SUBSECTION (5)(1), AND SECTION 12, ORDINANCE NO. 2280, SO AS TO REZONE PROPERTY GENERALLY LOCATED IN THE 100-1200 BLOCKS OF WEST SHEPHERD DRIVE, BEING APPROXIMATELY 531.87 ACRES IN THE FRIAR McNEELY SURVEY, ABSTRACT NO. 826, THE BENJAMIN LINDSAY SURVEY, ABSTRACT NO. 733 AND THE M. HUNT SURVEY, ABSTRACT NO. 603, AS A PLANNED DEVELOPMENT DISTRICT SUBJECT TO THIS ORDINANCE AND ORDINANCE NO. 2280 (YONGSHIK KIM, OWNER; SPIARS ENGINEERING, CIVIL ENGINEER; LAUREN HELMBERGER, REPRESENTATIVE; AND J.E. SMITH, SURVEYOR); PROVIDING THAT THE PROPERTY IS REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT; DESCRIBING THE PROPERTY TO BE REZONED; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Council Member Teamann said there were some items in the Planned Development plan that were not in line with some of the current ordinances, such as parking, building elevations, and seven story buildings. He asked if the Planned Development document would override current ordinances.

Mr. Rae said it did override the current zoning ordinances. Part of the Planned Development regulations are to allow developers to have some flexibility to do some other things. The other two Planned Developments that were approved, Heritage Ranch and Bel Air Village, both had very similar requirements.

Council Member Teamann suggested that, in the future, the Council look at the multi-family parking. He said Sherman's parking really doesn't "line up" with what other cities are doing. He felt what they are asking for with the Planned Development is more typical of what cities are requiring.

Council Member Melton said it was mentioned that the City paid for another company to review the Planned Development. She asked if the developer paid for that service. Mr. Rae said the review that Halff Associates provided was part of the application fee that is received from the developer. He added that the application fee is a "large sum," and it covers the cost of the consultant.

Council Member Howeth asked about the "senior campus" that was mentioned earlier. She asked what was considered a senior campus. Mr. Hodges said they were "heavily involved" in senior housing, and it could be a mix of senior cottages, assisted living, memory care, independent living, or any type of age-restricted multi-family, all centered around a 20-acre designated campus.

This would include all the senior socialization and recreation uses in the same campus, as well as, different levels of housing opportunities. He said it was intended for, and would attract seniors, but it's not age specific.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6400, as presented. Second by Council Member Howeth.

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

RES 6751
HILRE DRIVE
EXTENSION PROJECT

RESOLUTION NO. 6751 – AUTHORIZING EXECUTION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH JONES/CARTER ENGINEERING FOR THE HILRE DRIVE EXTENSION PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH JONES/CARTER ENGINEERING FOR THE HILRE DRIVE EXTENSION PROJECT.

Wayne Lee, Director of Engineering, said this was an amendment to the professional services agreement with Jones/Carter Engineering for the Hilre Drive Extension Project. A couple of years ago the City entered into a contract with Jones/Carter Engineering for design of the project.

The project included 425 feet of paving, and after starting the design, it was determined that they would need 475 feet of offsite drainage too. That meant that additional off-site surveying, design, and easements were needed to complete the project. Construction of the project was then split into two projects, with one being the drainage portion.

Amendment No. 1 increases the contract amount $32,900, for a total contract amount of $82,400.

Council Member Melton said she "hates" change orders, especially when the contract says "will not exceed" a specific

amount. She said the increase almost doubled the original amount. She asked if they didn't realize there would be a problem when they bid on the project.

Mr. Lee said the scope of services had a certain definition of what was involved, and that's what the pricing was based on. As they began the design of the project, they identified the additional drainage that needed to be done, and that was an additional cost.

Council Member Melton asked if the City could do the additional drainage themselves, in-house, to save the outside cost. Mr. Lee said the engineer already has the survey done on the adjacent property, and it's better to keep the engineering with the same company.

Mr. Philpott said one of the options was to put in a bar ditch instead of a pipe to carry the water to the creek. It was determined that, long term, the pipe would be better than the open ditch to carry the water to the creek. He verified that the City could have done the project in-house. However, Mr. Hefton, said the City needed to be selective about what projects were completed in-house. They could be done, but does the City have the "capacity" to do the project in-house.

Council Member Melton was still upset that the original contract said "not to exceed," and additional work was being added to the project and the cost was almost doubling. Mayor Plyler said sometimes there are different conditions that you don't see when you start a project. He said if they were to split up engineering projects, there would be a question of liability, and engineering companies don't like sharing the liability for design projects.

Council Member Melton questioned how that would affect the liability. Mayor Plyler said if the City did part of the project and Jones/Carter did part of the project, and there was a problem in the future, there would be a question as to who was liable for the situation.

ACTION TAKEN.

Motion by Council Member Steele to adopt Resolution No. 6751, as presented. Second by Council Member Stevenson.

VOTING AYE: Holland, Howeth, Steele, Stevenson, Teamann.
VOTING NAY: Melton.
MOTION CARRIED.

RES 6752
GRAYSON COUNTY MITIGATION PLANNING TEAM

RESOLUTION NO. 6752 – AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH GRAYSON COUNTY FOR SHERMAN'S PARTICIPATION IN THE GRAYSON COUNTY COMMUNITY MITIGATION PLANNING PROGRAM; APPOINTING MEMBERS TO SERVE ON THE GRAYSON COUNTY COMMUNITY MITIGATION PLANNING TEAM

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH GRAYSON COUNTY FOR SHERMAN'S PARTICIPATION IN THE GRAYSON COUNTY COMMUNITY MITIGATION PLANNING

PROGRAM; APPOINTING MEMBERS TO SERVE ON THE GRAYSON COUNTY COMMUNITY MITIGATION PLANNING TEAM.
CONSENT AGENDA.

RESOLUTION NO. 6753 – AUTHORIZING SUBMISSION OF A JOINT GRANT APPLICATION WITH THE CITY OF DENISON AND GRAYSON COUNTY FOR, AND THE ACCEPTANCE OF, A GRANT AWARDED UNDER THE 2021 JUSTICE ASSISTANCE GRANT PROGRAM-CFDA #16.738

RES 6753 APPLICATION FOR JAG GRANT FUNDING

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING SUBMISSION OF A JOINT GRANT APPLICATION WITH THE CITY OF DENISON AND GRAYSON COUNTY FOR, AND THE ACCEPTANCE OF, A GRANT AWARDED UNDER THE 2021 JUSTICE ASSISTANCE GRANT PROGRAM – CFDA #16.738.
CONSENT AGENDA.

RESOLUTION NO. 6754 – AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF SHERMAN, THE CITY OF DENISON, AND GRAYSON COUNTY FOR GRANT FUNDING TO BE AWARDED BY THE U.S. DEPARTMENT OF JUSTICE UNDER THE 2021 JUSTICE ASSISTANCE GRANT PROGRAM – CFDA #16.738

RES 6754 INTERLOCAL AGREEMENT FOR JAG GRANT FUNDING

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF SHERMAN, THE CITY OF DENISON, AND GRAYSON COUNTY FOR GRANT FUNDING TO BE AWARDED BY THE U.S. DEPARTMENT OF JUSTICE UNDER THE 2021 JUSTICE ASSISTANCE GRANT PROGRAM – CFDA #16.738.
CONSENT AGENDA.

RESOLUTION NO. 6755 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 917 NORTH MONTGOMERY STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10)

RES 6755 RESIDENTIAL TAX ABATEMENT (917 N. MONTGOMERY)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 917 NORTH MONTGOMERY STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10).
CONSENT AGENDA.

RESOLUTION NO. 6756 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH JOSE AND MARIA LARA FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 509 SOUTH GRIBBLE STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10)

RES 6756 RESIDENTIAL TAX ABATEMENT (509 S. GRIBBLE)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN

AGREEMENT WITH JOSE AND MARIA LARA FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 509 SOUTH GRIBBLE STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10).
CONSENT AGENDA.

RESOLUTION NO. 6757 -- AUTHORIZING EXECUTION OF AN AGREEMENT WITH TOBAR'S PROPERTIES, LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCT AT 411 EAST WILSON AVENUE WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10)

RES 6757 RESIDENTIAL TAX ABATEMENT (411 E. WILSON)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH TOBAR'S PROPERTIES, LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 411 EAST WILSON AVENUE WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10).
CONSENT AGENDA.

REQUEST TO ADVERTISE WASTEWATER TREATMENT PLANT FENCE REPLACEMENT PROJECT

REQUEST TO ADV WWTP FENCE REPLACEMENT

The City Council approved the request to advertise for the Wastewater Treatment Plant Fence Replacement Project, which will replace 42% of the total fencing at the plant.

These portions of the fence have experienced heavy corrosion and need to be replaced as soon as possible. The project is estimated to cost $64,000, which is included in their maintenance budget for FY 2021.
CONSENT AGENDA.

OTHER BUSINESS

RECEIVE PRESENTATION FROM DAN JACKSON OF WILLDAN ON THE UPDATED WATER AND WASTEWATER RATE STUDY

WATER & WASTEWATER RATE STUDY

Dan Jackson, Vice President at Willdan, presented the final results of the Water and Wastewater Rate Study. About a month ago, he presented the results of the Rate Study to Council Members. He said the Council sets policy and goals for the City, and setting the water and wastewater rates are a means to achieve those goals.

He said Sherman has a "remarkably low" water and wastewater rate, and there have been no rate adjustments since 2017. Across the United States, the average utility has been increasing their rates 5% to 6% each year. Because of this, Sherman's rates are among the lowest in the Dallas-Fort Worth Metroplex.

Sherman has been able to keep their rates low because they have a very well run and very efficient facility, and because they have a number of wholesale customers. Mr. Jackson said most of the costs of producing water are "fixed costs" and the costs of the water are incidental. The wholesale customers are buying large

amounts of water and are therefore paying enough money to allow the benefits to be spread to the Sherman citizens. He said that was good financial management and good operational management.

Even though things have been good, Mr. Jackson said Sherman is now faced with some challenges. Operating costs continue to increase, and the City needs to fund $95 million in capital improvements to repair, expand, replace, and improve the quality of service. This money is an investment into the future of Sherman, but the City needs to find a way to finance this money.

He compared Sherman's residential cost of water and wastewater with other local markets. Sherman's rates are $22 below the State average, and he said he couldn't find a City with a lower water and sewer rate than Sherman.

Currently the City has 20,000 water accounts, but by 2030, Sherman is predicted to have as many as 26,797 accounts. That's a growth rate of 3% percent, or 600 to 775 accounts per year.

He said growth is very beneficial for water and wastewater rates because every new customer is a new monthly bill, and is revenue that can be used to offset the increase in cost of services.

Mr. Jackson said the principal factor that is driving the need for the rate plan that he was going to present, is the capital improvement needs. The City has identified almost $95 million in future funding needs.

He said these improvements would be funded through a combination of ways, including the Improvement Fund, Impact Fees, and some Grant money. However, most of the funding, $77.8 million, will come from long-term debt.

The money can be borrowed in stages, over the next several years, and as it's borrowed, the water and wastewater rates will be slowly "ratcheted" up, to ensure the payment of principal and interest on the financing. This means the cost of services will increase over the next 10 years.

The current cost of service for water and sewer utilities, is about $16 million. By 2030, that amount is expected to exceed $20 million and be close to $25 million. The debt service will also become a greater percentage of the total cost.

Mr. Jackson presented two Rate Adjustment Scenarios for the City, based on feedback he received from the Council at the Budget Workshop.

The rate proposals assume no basic change in the rate structure, which is very sound. The proposal is a five-year rate plan, with one single ordinance, that calls for five rate adjustments, in

October of each year, starting in 2021. He presented two scenarios for these rate adjustments.

The first scenario would call for higher adjustments in 2021 through 2023 to cover the expected additional debt and operating expenses, then lower adjustments for the remainder of the years. The second scenario would provide for uniform percentage increases for each year from 2021 through 2025. Both scenarios are "revenue neutral" and will get the City the same amount of money.

He outlined actual charges for both scenarios. Under the first scenario, the water rate would increase 4% for the first three years, 2021, 2022, and 2023; by 3% in 2024; and 2% in 2025. The rate would increase from $3.27 for 1,000 gallons, to eventually $3.86 per 1,000 gallons.

For wastewater rates, the increase would be 8% for 2021 and 2022; 9% for 2023; 5% for 2024; and 2% for 2025. Mr. Jackson said the wastewater rate is higher because there are some very significant capital improvement needs, and there aren't as many wastewater "billing units." There are a lot of large water wholesale customers that don't use sewer service. With more water billing units, the cost can be spread out.

He also discussed the impact that the rate adjustment would have on the ratepayer's bill. The average customer in Sherman uses about 6,000 gallons of water and wastewater per month. Currently, a citizen using 6,000 gallons pays $16.37 per month for water and sewer. This amount does not include garbage service or taxes. Under the Scenario I plan, their bill would increase $3.41 in October 2021, of 5.1%. He also presented the increase for the other years.

He addressed rate increases for the wholesale water or wastewater customers. They would also receive the same adjustments. Wholesale customers include Knollwood, Gunter-Marilee, and Dorchester. Panda-Sherman is a raw water customer. Wholesale wastewater customers are Howe and Knollwood.

Mr. Jackson said, if this plan is adopted, a current 5,000 gallon customer, who is paying $54.62 per month now, would be paying $68.21 per month by 2025. Even with that increase, the Sherman customer in 2025 would still have about the lowest rate in the Metroplex, and that's assuming the other cities don't increase their rate at all during that five-year period.

He said rates and costs are increasing and these other cities will be increasing their rates too. Even with this rate adjustment plan, in 2025, Sherman will still have one of the lowest rates in the Metroplex.

If the Council decides to use Scenario II, and do an equal percentage adjustment of 3% for water rates for the next five

years. The increase for wastewater would be 6% in 2021, and 7% for the other four years.

This would be about the same impact over the entire five-year period, but the 6,000 gallon per month water rate payer would have a smaller increase over the initial years, but a slightly larger increase over the later years, but they would end about the same place at the end of the five-year period. The wholesale customers would pay the same percentage increase.

Mr. Jackson said they understood that no one wants to increase rates, but they looked for different alternatives that would minimize the impact on the ratepayers, while still getting the City the revenue they need to properly manage and operate their utilities.

The City of Sherman has always invested the money that was needed to invest in the system. Either of the proposed rate plans will get the City the money needed to continue to invest in the water and wastewater system. It will also assure that no subsidies are needed from the General Fund to run the system, and it will cover the increased costs.

He said the City's utility is very financially healthy right now, and either of these two rate proposals will continue to maintain that. It will also ensure that ratepayers only pay what it costs the City to provide that service. The City's not making a profit, but only asking ratepayers to cover the cost of service. It also allows the City to invest $95 million in the future of the City of Sherman.

Council Member Stevenson asked Mr. Jackson if he had one plan that he "leaned toward" more than the other. He felt it was better to increase the rates earlier, rather than later, to ensure the financial integrity of the utility. He added that, for the City of Sherman, the rates are so low, even a slightly higher percentage increase, is still less of a dollar increase. He said Scenario I would help the City achieve their financial goals quicker than Scenario II would.

Council Member Teamann said from 2022 versus 2021, there is substantially no change to the cost of the system. Therefore, a rate increase this year, would be "jumping ahead" instead of waiting until 2022 or later. Mr. Jackson said ratepayers don't like increases, especially big ones. They will ultimately ask why the City didn't do smaller increases, if they knew the expenses were coming.

This plan provides for a series of modest adjustments, even before they are required, to ensure that when the debt is issued, the City will not only have sufficient funds to pay the debt service, but the impact on the ratepayers will be minimal.

Council Member Melton said she liked the 3% increase across all years, because Mr. Jackson said there was also 3% growth coming. New revenue will be coming in from that growth.

Council Member Howeth said Mr. Jackson said Sherman's rates were the lowest in the Metroplex, but she asked if they ever recommended lowering rates to any City during the Rate Study. Mr. Jackson said, yes, he will be recommending that one City this year lower their rates. He said they have achieved an extraordinary amount of growth, more than double what they projected. He said forecasting is not a guarantee, it is a prediction, based on a series of reasonable assumptions.

Mr. Jackson also recommended that, even if the City does implement this five-year plan, that it is reviewed annually to see where the City is, as compared to where they thought they would be. If growth does exceed expectations, then the plan can be modified.

Mr. Hefton said no action is required tonight, other than direction to the staff as to what to bring back in a resolution. The resolution would formally adopt the results of the Rate Study, at the same meeting that the Annual Budget is adopted.

He asked the Council which scenario they wanted to include in the Budget, the "smooth" version that is a 4.2% increase for the first year, or the "unsmooth" version, which starts with a higher percentage of about 5.6%, and then goes lower. At the Budget Workshop, Council Members indicated they wanted to include language to review the Rate Plan annually.

Mayor Plyler said he thought most of the Council wanted to use the smooth plan, with the consistent percentage.

Council Member Teamann recommended no increase for next year, and said the City hasn't needed a rate increase prior to this.

Council Member Melton said there was a need for a rate increase last year because there was a problem with the utility budget.

Council Member Teamann said Mr. Jackson said the City's Utility Fund is healthy and strong, and he said he felt confident in the past decisions.

Council Member Stevenson said there are many places where the City can save money, but recent events have shown the importance of water systems and their health. This is for the long-term, financial health of the City. He said the two plans are different "by pennies" and the City paid for this well-informed Rate Study, and they should take the advice. He felt the "unsmooth" version is the one that should be used, and said the water system was too important to risk.

In order to give the staff direction, Council Members indicated their preference for which scenario to use in the Budget.

Mayor Plyler asked which Council Members would like the "unsmooth," front-end loaded version. Council Member Stevenson indicated he would like that version.

Mayor Plyler asked which Council Members would like the "smooth," consistent version. Council Members Melton, Howeth, Holland, and Steele indicated they would like that version. Council Member Teamann did not want any rate increase.

The "smooth" version will be included in the Annual Budget.

PREVIEW OF THE 2021-2022 DRAFT BUDGET **DRAFT BUDGET**

Mary Lawrence, Director of Finance, presented the Draft Budget, and said they have made a few changes since the Budget Workshop. They have also updated the revenue, since they received the sales tax numbers, and adjusted the utility revenue to compensate for a very wet June.

They lowered the property tax estimate after they received the values, however sales tax numbers were increased. Certified totals for the property tax were recently received, and they lowered the property tax estimate. Property tax levy has increased by about 9% the past two years. This year it increased by 7.5%.

The personnel budget was increased to include a 3%, across-the-board increase for employees, instead of a 2% that was included at the Budget Workshop.

There was also some additional funding for capital projects, including the MLK Restrooms and some major street rebuild projects from bond money, that were included in the Budget.

She said there are also two Utility Fund Statements for Council to review. The first is the "recommended" version, which is the 5.6%. The other is the "smooth" version, which is 4.2%. The main difference is the percentage increase in the utility rate. The fund is also being "propped up" with $280,000 from the General Fund, to restore the fund and get the fund balance back to 60 days.

Ms. Lawrence said there was a Commercial Solid Waste truck that was severely damaged. It was not totaled for insurance purposes, but since it is a front-line truck, the staff does feel like it needs to be replaced. The Solid Waste Fund will be funding about half of the cost of a new truck, and insurance paid about half. Money from the General Fund will be used to prop up the Solid Waste Fund to get it back to about 60 days of fund balance.

Council Member Melton asked about authorizing shading at the Animal Shelter. Zach Flores, Police Chief, said he thought the money for shading was available in the PRIDE donation fund.

Deputy Mayor Holland asked if the damaged Solid Waste truck would be used as a backup truck. Ms. Lawrence said it would be "repurposed" into something that is not on the road every day. He asked what the turn-around time on the new truck would be. Kevin Winkler, Public Works Manager, said the three trucks that are ordered, are scheduled to arrive by the end of August 2021.

Council Member Melton asked about covering a washer and dryer for the Animal Shelter out of the donation money. Chief Flores said there would not be enough donation money to cover that cost too.

APPROVE SITE PLAN & EXCEPTION OUTDOOR STORAGE AT BUSINESS (4318 S. HWY 75)

SITE PLAN APPROVAL AND EXCEPTION UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2)(J), (2)(G)(2) AND (2)(K) TO ALLOW OUTDOOR STORAGE IN THE FRONT AND REAR OF THE BUILDING SUBJECT TO THE SITE PLAN AS PRESENTED IN LIEU OF THE REQUIRED REAR ½ OF THE PROPERTY AND SHALL NOT BE PLACED ON THAT HALF OF THE PROPERTY ADJACENT TO AN EXISTING STREET (DORSETT DRIVE) IN THE BLALOCK INDUSTRIAL PARK AT 4318 SOUTH U.S. HIGHWAY 75

Mr. Rae said any Site Plan recommendations, approvals, or exceptions are required to go to the City Council for consideration. ABC Supply Company would like to relocate to an empty Kaiser Aluminum building. They have submitted their application for Site Plan approval and an Exception, to allow outdoor storage, within the front half of the property, facing Hwy 75 and Dorsett Drive.

The Blalock Industrial Park requires that any outdoor storage needs to be in the back half of the property. Their Site Plan shows they would like to put their outdoor storage, a little bit forward of that 50% line.

He said they also plan to build an 8' fence, with vinyl inserts to screen the materials they would be storing behind it.

The Planning and Zoning Commission recommended approval of the Exception and the Site Plan.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the Site Plan and Exception to allow outdoor storage in the front and rear of the building, subject to the Site Plan as presented in lieu of the required rear ½ of the property, in the Blalock Industrial Park, at 4318 South U.S. Highway 75, as presented. Second by Council Member Howeth.

VOTING AYE: Holland, Howeth, Steele, Stevenson, Teamann.
VOTING NAY: Melton.
MOTION CARRIED.

APPROVE FINAL PLAT SHERMAN HEIGHTS ADDITION (2400-2700 BLOCKS S. FM 1417)

FINAL PLAT APPROVAL OF SHERMAN HEIGHTS ADDITION, BEING 43.727 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (ARC STX HOLDINGS, LLC, OWNER; TESCH DEVELOPMENT & MANAGEMENT CO., LLC, PROSPECTIVE BUYER; ROBERT TESCH, REPRESENTATIVE; PAPE-DAWSON ENGINEERS, CIVIL ENGINEER; AND PIERCE-MURRAY LAND SOLUTIONS, SURVEYOR (2400-2700 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)

Mr. Rae said a Final Plat is typically on the Consent Agenda. However, since the applicant had an agenda item earlier in the meeting for Patio Homes, the Final Plat needed to be removed from the Consent Agenda, so it wouldn't be approved prematurely.

This Final Plat is for the 200 Patio Homes, located on FM 1417, north of O.B. Groner Road.

Council Member Teamann said usually streets are not dead ended into other property unless they are planned for subdivisions. This development does have some dead ends. He asked if there were additional plans for future expansion at this location.

Mr. Rae said he thought there were plans for future expansion. The applicant and property owner has attempted to purchase some of the adjacent property.

Mr. Philpott said there are no roads close to this location, and he felt creating some east-west connections would be important. He said they tried to take advantage of developers by encouraging the east-west roads.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the Final Plat of Sherman Heights Addition, located in the 2400 to 2700 blocks of South FM 1417, as presented. Second by Council Member Teamann.

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

FINAL PLAT APPROVAL OF AUSTIN LANDING, PHASE IV, BEING 40.840 ACRES IN THE ALEXANDER AND RICHARDS SURVEY, ABSTRACT NO. 42 (LEO JOSEPH BOWLER, III, OWNER; AND WINDROSE LAND SURVEYING, SURVEYOR (700 BLOCK WEST NORTHCREEK DRIVE & 4900 BLOCK NORTH TRAVIS STREET)

APPROVE FINAL PLAT AUSTIN LANDING, PHASE IV (700 BLOCK OF W. NORTHCREEK & 4900 BLOCK OF N. TRAVIS ST.) DENIED

Mr. Rae said this was for a Final Plat of Austin Landing, Phase IV. He said there are a number of lots in this proposed Plat that don't meet the City's ordinance, as it's written. Therefore, the staff recommends denial of this Final Plat.

Council Member Stevenson asked which lots specifically didn't meet the ordinance. Mr. Rae said there are a number of corner lots that don't meet the required 60' front setback.

Typically, the applicants would request a variance from the Board of Adjustments, for the lots, prior to the acceptance of the Plat.

Council Member Stevenson said the Council would deny the request and it would go to the Board of Adjustments, and they would approve it.

ACTION TAKEN.

Motion by Council Member Melton to deny approval of the Final Plat of Austin Landing, Phase IV, located in the 700 block of West Northcreek Drive and the 4900 block of North Travis Street. Second by Council Member Howeth.

VOTING AYE: Holland, Howeth, Melton, Steele.
VOTING NAY: Stevenson.
ABSTAIN: Teamann.
MOTION CARRIED TO DENY.

QUARTERLY INVESTMENT REPORT

APPROVE QUARTERLY INVESTMENT REPORT FOR QUARTER ENDED JUNE 30, 2021

The City Council approved the Quarterly Investment Report for the quarter ended June 30, 2021. The reports were given to the Investment Committee prior to submittal to the City Council.

As of June 30, 2021, the portfolios were in compliance with applicable State laws and the Investment Policy. The operating investment portfolio had a book value of about $18.8 million, an increase of about $3.6 million from the prior quarter of $15.2 million. This increase is due to deposits of $3.1 million in the FDIC insured investment account and $0.5 million of net U.S. Agency security purchases over maturities. A Certificate of Deposit, two U.S. Agency securities, and a Texas political subdivision security matured and replaced with same.

The underlying investments were adequately diversified among six different types of securities. This portfolio is appropriately liquid, and its weighted-average maturity was about 468 days, up from 439 days from last quarter. The portfolio yield of 0.44% is 37 basis points above the benchmark yield of 0.07%. Market value approximates book value.

The debt proceeds portfolio balance of $40.3 million was invested in Local Government Investment Pools, an FDIC insured investment account and U.S. Agency securities. Transactions in this portfolio include a deposit of $30 million in debt proceeds, payments for capital projects and the receipt of interest income. The yield of 0.03% was below the benchmark yield of 0.05%. Market value approximated book value.
CONSENT AGENDA.

APPROVE REPLAT CORNERSTONE ADDITION (301, 305, 309 CORNERSTONE DR.)

REPLAT APPROVAL OF CORNERSTONE ADDITION, BLOCK 2, LOT 9R, BEING A REPLAT OF LOTS 8, 9 & 10, BLOCK 2, CORNERSTONE ADDITION, BEING LOTS 8, 9 AND 10, BLOCK 2, CORNERSTONE ADDITION; P&N SHERMAN, LLC, OWNER; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (301, 305 & 309 CORNERSTONE DRIVE)

The City Council approved the Replat of the Cornerstone Addition, Block 2, Lot 9R, located at 301, 305, and 309 Cornerstone Drive.

The property is zoned a C-1 (Retail Business) District and is also located in the O-1 (75 & 82) Overlay District. The owner would like to replat three lots into one lot for commercial development.

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

FINAL PLAT APPROVAL OF JARAMILLO ADDITION ON LESLIE LANE IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 14.492 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61 (ANGEL M. JARAMILLO & MARTHA LOPEZ, OWNERS; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (3400 BLOCK EAST LESLIE LANE)

APPROVE FINAL PLAT JARAMILLO ADDITION IN ETJ (3400 BLOCK E. LESLIE LANE)

The City Council approved the Final Plat of the Jaramillo Addition on Leslie Lane, in the City's Extra Territorial Jurisdiction. The 14.492 acre tract is located in the 3400 block of East Leslie Lane. The owner would like to plat the property into four lots.

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

REPLAT APPROVAL OF LOTS 6A & 6B, BLOCK 31, HLLTOP ESTATES, BEING 0.760 ACRES IN THE J. HENDRIX SURVEY, ABSTRACT NO. 503, ALSO BEING LOT 6, BLOCK 31, HILLTOP ESTATES SUBDIVISION; TOBAR PROPERTIES, OWNER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (2701 DRIPPING SPRINGS ROAD AND 4200 BLOCK OF COX STREET)

APPROVE REPLAT HILLTOP ESTATES (2701 DRIPPING SPRINGS & 4200 BLOCK OF COX ST.)

The City Council approved the Replat of Lots 6A and 6B, Block 31, Hilltop Estates, located at 2701 Dripping Springs Road and in the 4200 block of Cox Street.

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

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

REPLAT APPROVAL OF LOT 1, OYAIL ESTATES IN THE CITY OF SHERMAN EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 0.326 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667; RUSSELL ROGERS, OWNER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (388 BENNETT ROAD)

APPROVE REPLAT OYAIL ESTATES IN ETJ (388 BENNETT RD.)

The City Council approved the Replat of Lot 1, Oyail Estates, located at 388 Bennett Road, in the City's Extra Territorial Jurisdiction. The owner would like to replat the 0.326 acre tract into two lots.

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

REPLAT APPROVAL OF LOTS 8 & 9, BLOCK 49, SOUTH SIDE ADDITION, BEING 0.326 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667; RICKY D. COOPER, OWNERS; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (2113 SOUTH EAST STREET)

APPROVE REPLAT SOUTH SIDE ADDITION (2113 S. EAST ST.)

The City Council approved the Replat of Lots 8 and 9, Block 49, of South Side Addition, located at 2113 South East Street.

The 0.326 acre tract is zoned an R-1 (One Family Residential) District, and the owner would like to replat two lots into one lot for residential development.

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

REPLAT APPROVAL OF LIBERTY LIGHTHOUSE ADDITION, BEING A PART OF LOTS 1-3 AND 8, BLOCK B, T.J. SHANNON SUPPLEMENT, BEING 0.67 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING PART OF LOTS 1-3 AND 8, BLOCK B OF THE T.J. SHANNON SUPPLEMENT; TEXOMA LIBERTY LIGHTHOUSE, OWNERS; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (110 & 120 WEST MULBERRY STREET)

APPROVE REPLAT LIBERTY LIGHTHOUSE ADDITION (110 & 120 W. MULBERRY ST.)

The City Council approved the Replat of Liberty Lighthouse Addition, located at 110 and 120 West Mulberry Street.

The property is zoned a C-1 (Retail Business) District and located in the Central Business District. The owners would like to replat the property into two lots to sell one of the lots.

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

REPLAT APPROVAL OF LOT 1R, BLOCK 4, CHAFFIN'S FIRST ADDITION, BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6 & 7, BLOCK 4, CHAFFIN'S FIRST ADDITION, BEING 0.959 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOTS 1-7, BLOCK 4, CHAFFIN'S FIRST ADDITION; SAM A. LORIA, OWNER; VILBIG & ASSOCIATES, PLLC, CIVIL ENGINEER; AND COPLEY LAND SURVEYING, SURVEYOR (609 EAST PECAN STREET)

APPROVE REPLAT CHAFFIN'S FIRST ADDITION (609 E. PECAN ST.)

The City Council approved the Replat of Lot 1R, Block 4, Chaffin's First Addition, located at 609 East Pecan Street.

The property is zoned an M-2 (Heavy Manufacturing) District, and the owners would like to replat into one lot for an addition to the existing building.

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

REPLAT APPROVAL OF LOTS 5 & 6, BLOCK 16, W. ELLIOTT'S ADDITION, BEING LOTS 5 & 6, BLOCK 16, W. ELLIOTT'S ADDITION; GROW MORE INVEST, LLC, OWNER; CHARLIE SHEARER, DEVELOPER; AND COPLEY LAND SURVEYING, SURVEYOR (809 SOUTH WILLOW STREET)

APPROVE REPLAT ELLIOTT'S ADDITION (809 S. WILLOW ST.)

The City Council approved the replat of Lots 5 and 6, Block 16, of W. Elliott's Addition, located at 809 South Willow Street.

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

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

FINAL PLAT APPROVAL OF M.P.Y. HOMES SECOND ADDITION, BEING 0.239 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (MPY HOMES LLC, OWNER; CHARLIE SHEARER, DEVELOPER; AND COPLEY LAND SURVEYING, SURVEYOR (214 EAST COLLEGE STREET)

APPROVE FINAL PLAT M.P.Y. HOMES SECOND ADDITION (214 E. COLLEGE ST.)

The City Council approved the Final Plat of M.P.Y. Homes Second Addition, a 0.239 acre tract located at 214 East College Street.

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

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

MEDIA QUESTIONS

MEDIA QUESTIONS

There were no media questions.

COUNCIL COMMENTS

COUNCIL COMMENTS

There were no Council comments.

ANNOUNCEMENTS

ANNOUNCEMENTS

Mayor Plyler announced the following:

- **There are two Hot Summer Nights concerts left this summer. July 22, 2021, Fleetwood X, a great Fleetwood Mac cover band will play. Then on July 29, 2021, Spin Doctors will finish up this season's concerts.**

- **The 40th Annual Sherman Arts Fest will be held on September 18, 2021, on the Municipal Building grounds.**

- **The Sherman Celtic Festival will be held September 25 and 26, 2021, at Pecan Grove Park. There will be Highland Games, a bagpipe competition, live music on two stages, a Viking Village, and much more.**

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

EXECUTIVE SESSION

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

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

(A) RECEIVE LEGAL ADVICE REGARDING WASTEWATER TREATMENT AGREEMENT NOVEMBER 2, 2009

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

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

TEX. GOV'T CODE § 551.074 --
DELIBERATING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE; OR TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE UNLESS THE OFFICER OR EMPLOYEE WHO IS THE SUBJECT OF THE DELIBERATION OR HEARING REQUESTS A PUBLIC HEARING

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

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

(A) ECONOMIC DEVELOPMENT PROSPECT

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

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 6:34 p.m.

On Motion duly made and carried, the Executive Session recessed at 7:19 p.m. and reconvened in Open Meeting.

OPEN MEETING **OPEN MEETING**

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

ADJOURNMENT **ADJOURNMENT**

On Motion duly made and carried, the meeting adjourned at 7:20 p.m.

MAYOR

CITY CLERK

Shepherd's Place

Sherman, Texas

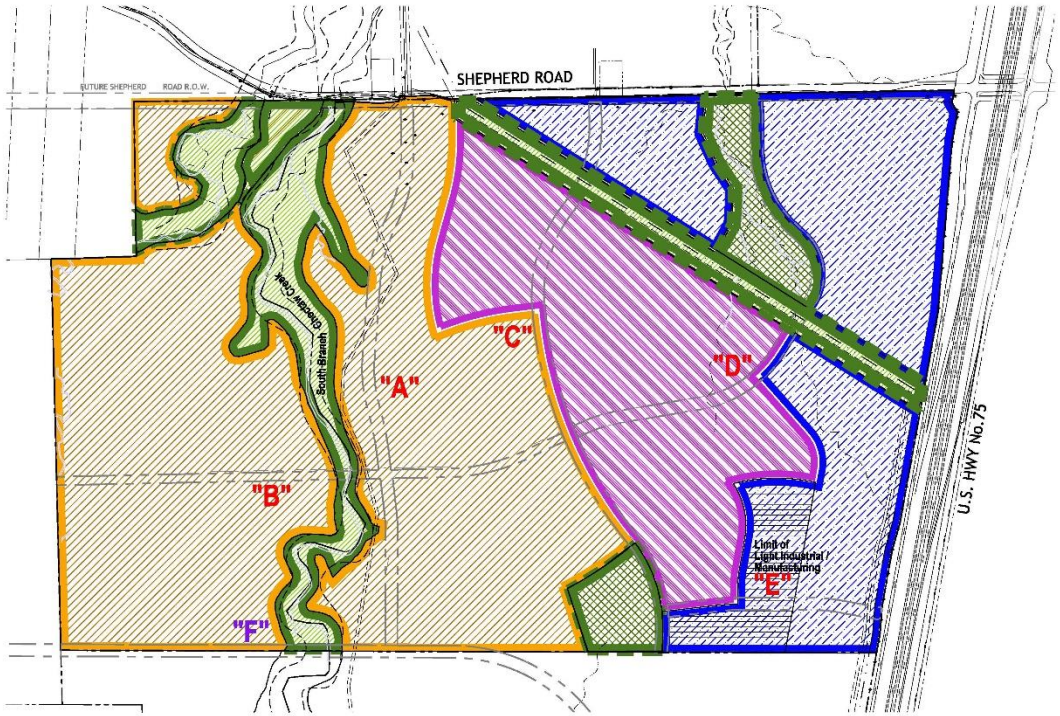
Development Plan

Fairview Farm Land Company

SPIARS ENGINEERING & SURVEYING

HODGES Architecture

EXHIBIT "A" - CONCEPTUAL PLAN



Development Areas

- Residential ±247 ac
- Flex Residential /Multi-Family ±110 ac
- Commercial / Retail / Restaurant / Entertainment ±95 ac
- Open space / Park ±52 ac
- Potential Open space / Developable Area ±28 ac

(Maximum of 50% to be developed, pending final determination of engineering aspects of the area)

TOTAL LAND AREA 531.87 Ac

GENERAL NOTES:

- 1. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes only and does not set the alignment. The alignment is determined on final plat.
- 2. All roads, sidewalks, fire lanes, drive aisles and intersections will comply with the City Design Standards.
- 3. Any easements to be established will be identified and provided at time of platting.
- 4. Acreages, lot counts, and tabulations are subject to change as a result of further engineering and are considered approximate.
- 5. Graphic illustrations in the open spaces are not intended to communicate, show, or represent actual program elements, layout, or detailed landscape design.
- 6. Distances between property lines, street lines, alley lines; and driveway configurations will be established at time of platting. Design criteria for these distances will follow those standards outlined within the Planned Development (PD) for this project.

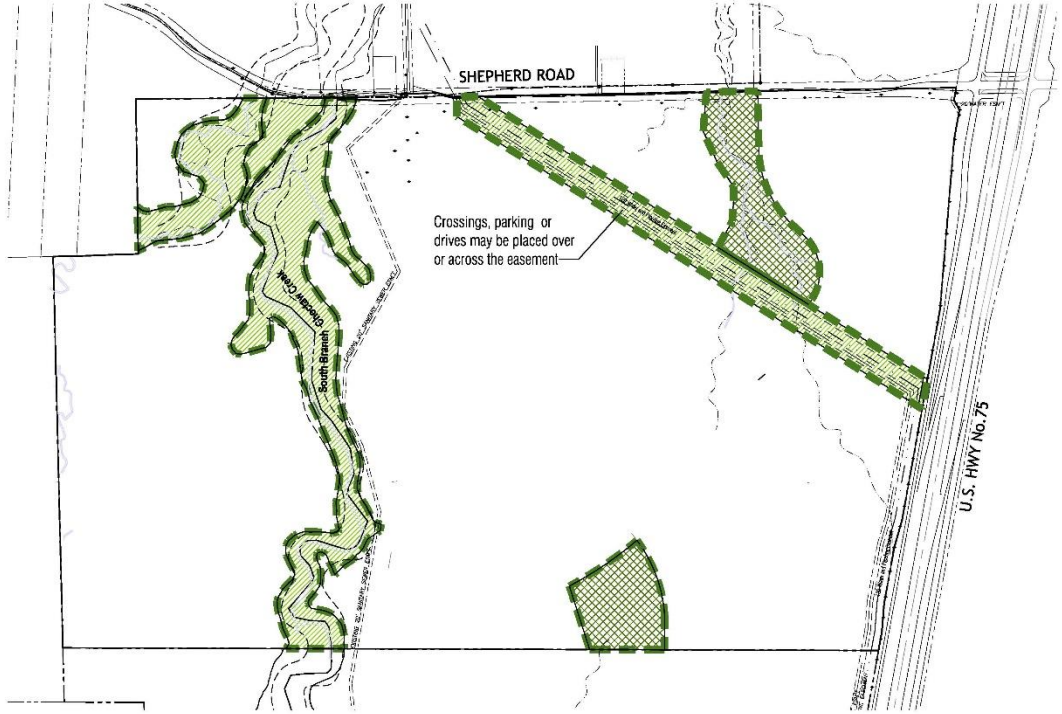
north

Shepherd's Place SHERMAN, TEXAS

Hodges Architecture planning

SCHEME

EXHIBIT "B" - OPEN SPACE GUIDELINE PLAN



Open space / Park
±52 ac

Potential Open space / Developable Area
±28 ac

(Maximum of 50% to be developed, pending final determination of engineering aspects of the area)

north

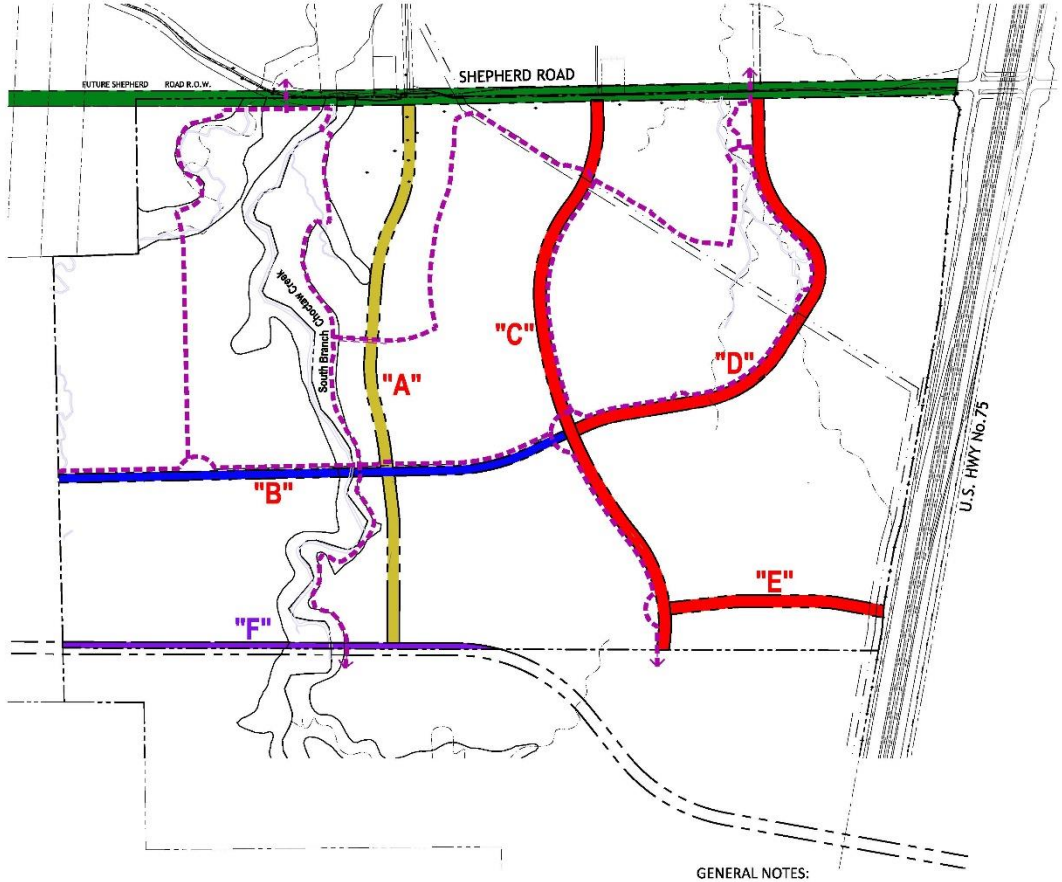
Shepherd's Place SHERMAN, TEXAS

HODGES Architecture architecture planning
19042 Omega Dallas, Texas 75244-4014
phone: 972.387.1736 fax: 972.960.1126
www.hodgesusa.com

project no. 20102
drawn KD
date 6.21.21

SCHEME

EXHIBIT "C" - TRANSPORTATION MASTER PLAN



RESIDENTIAL COLLECTOR	60' R.O.W	per Exhibit E.2
COMMERCIAL COLLECTOR	65' R.O.W	per Exhibit E.3
MINOR ARTERIAL	86' R.O.W	per Exhibit F.1
MAJOR ARTERIAL	110' R.O.W	per Exhibit F.2
MINOR ARTERIAL (50% of 86' ROW Dedication Only)	86' R.O.W	

Proposed Trail System

GENERAL NOTES:

- 1. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes only and does not set the alignment. The alignment is determined on final plat.
- 2. All roads, sidewalks, fire lanes, drive aisles and intersections will comply with the City Design Standards.
- 3. Any easements to be established will be identified and provided at time of platting.
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- 5. Graphic illustrations in the open spaces are not intended to communicate, show, or represent actual program elements, layout, or detailed landscape design.
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north

Shepherd's Place SHERMAN, TEXAS

HODGES Architecture architecture planning

SCHEME

120 Meter Gas Pipeline Easement

VICINITY PLAN
SITE PLAN

north

Shepherd's Place SHERMAN, TEXAS

HODGES Architecture
architecture planning
12642 Omega Dallas, Texas 75244-4514
phone: 972 387-1020 fax: 972 980-1129
www.hodgesusa.com

project no. 20102 | drawn KC | date 7-19-21

SCHEME
SP-10

freshair

ASHTON
301
ASHTON
apartments
NOW LEASING
415.467.2683

CORIX

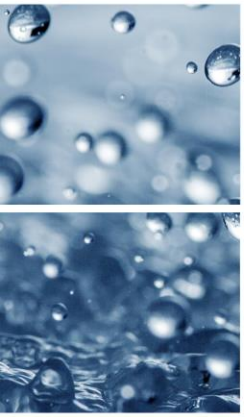
CAPITOL 650
LEASING
650

City Council Presentation – City of Sherman

Water and Wastewater Rate Study

Sherman
CLASSIC TOWN. BROAD HORIZON.

July 2021



WILLDAN

Facts about Water and Wastewater Rates in the 21st Century

- Average utility has been increasing rates 5-6% per year, trend expected to continue
- AWWA forecasts that water and wastewater rates across the U.S. will triple in the next 15 years
- 30-40% of utilities charge rates that do not cover their costs
- Rate adjustments are primarily due to reasons beyond a utility's control – inflation, Capital Improvement Plans, etc.

City of Sherman
Water and Wastewater Rate Background

- City has not adjusted its rates since 2017
- Rates are among the lowest in the DFW metroplex
- Wholesale customers and account growth have benefited utility by adding more customers over which to spread costs
- Combination of increasing operating expenses and need to fund $95 million in capital improvements is fueling the need to adjust rates in 2021 and beyond

Current Water and Wastewater Rate Structure Effective October 2017

Sherman
CLASSIC TOWN. BROAD HORIZON.

Water Rates

Service Charge -- 1st 1,500 Gallons

Meter Size	Inside City
5/8 X 3/4"	$ 22.80
1"	44.97
1 1/2"	90.36
2"	153.94
3"	335.62
4"	589.92
6"	1,316.58
8"	2,333.88
10"	3,641.84

Consumption Charge -- Per 1,000 Gallons

	Inside City
Retail:	
Residential	$ 3.27
Commercial	3.27
Multi-Family	3.27
Hydrants	3.27
Industrial	3.27
Wholesale:	
Knollwood	3.27
Gunter-Marilee	3.43
Dorchester	1.53
Panda-Sherman Raw Water	0.72

NOTE: Outside City assessed 100% Premium

Wastewater Rates

Service Charge -- 1st 1,500 Gallons

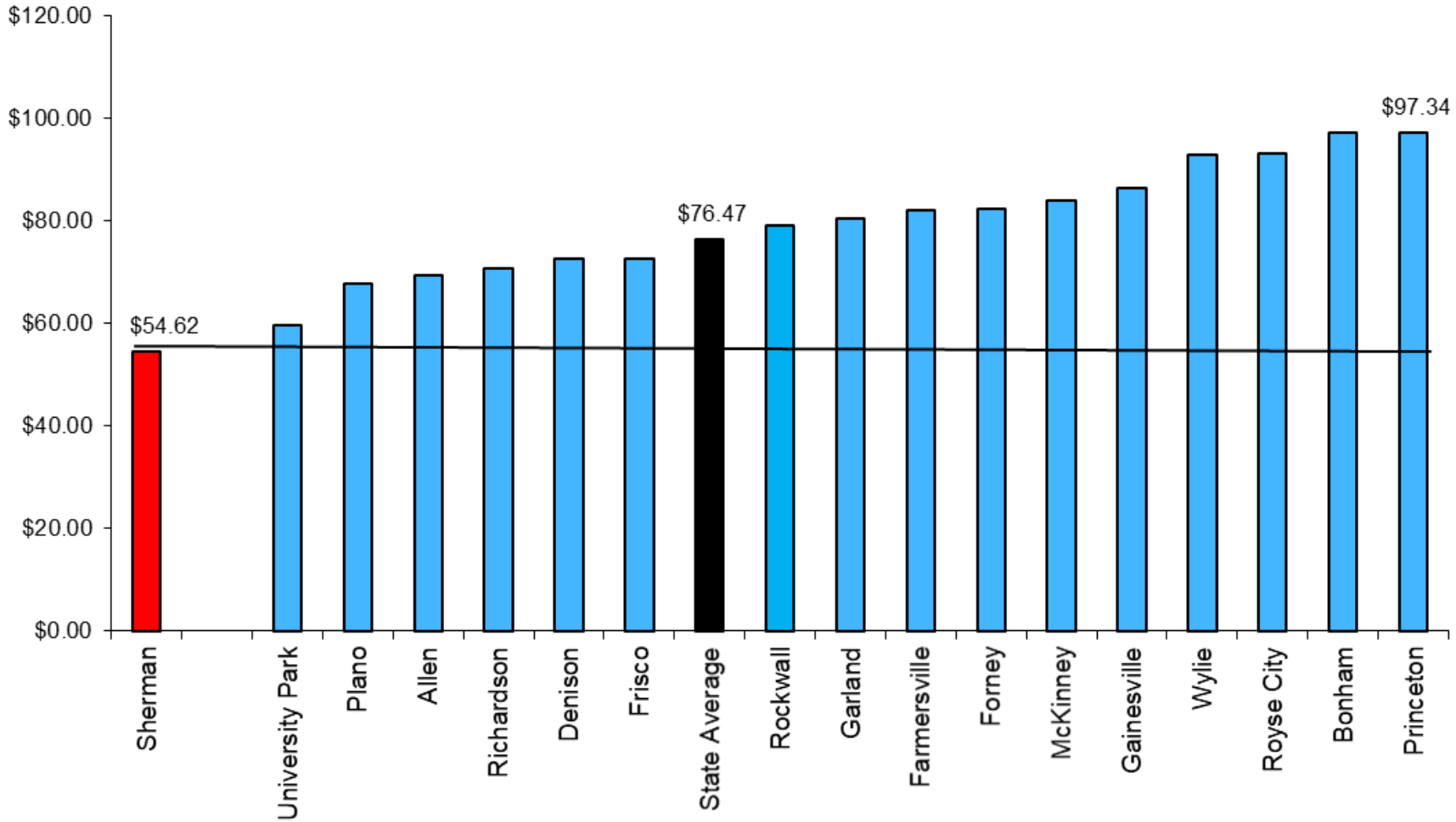
	Inside City
Service Charge (All Meters)	$ 8.19

Consumption Charge -- Per 1,000 Gallons

	Inside City
Retail:	
** Residential	3.48
Commercial	3.48
Multi-Family	3.48
Industrial	3.48
Wholesale:	
Howe	3.48
Knollwood	3.48

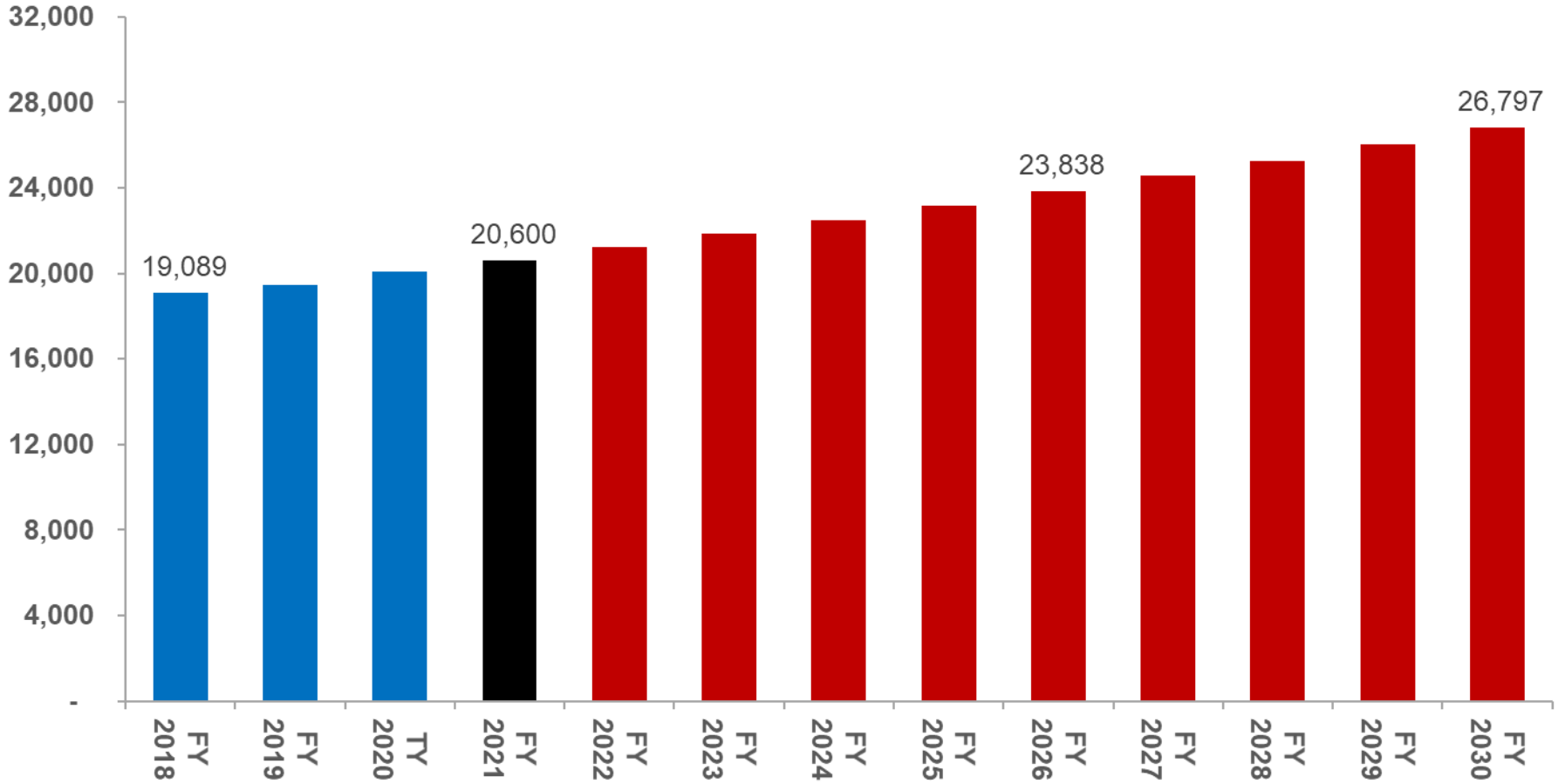
** Capped at 9,000 Gallons

Monthly Residential Charge Comparison
5,000 Gallons Water and Wastewater



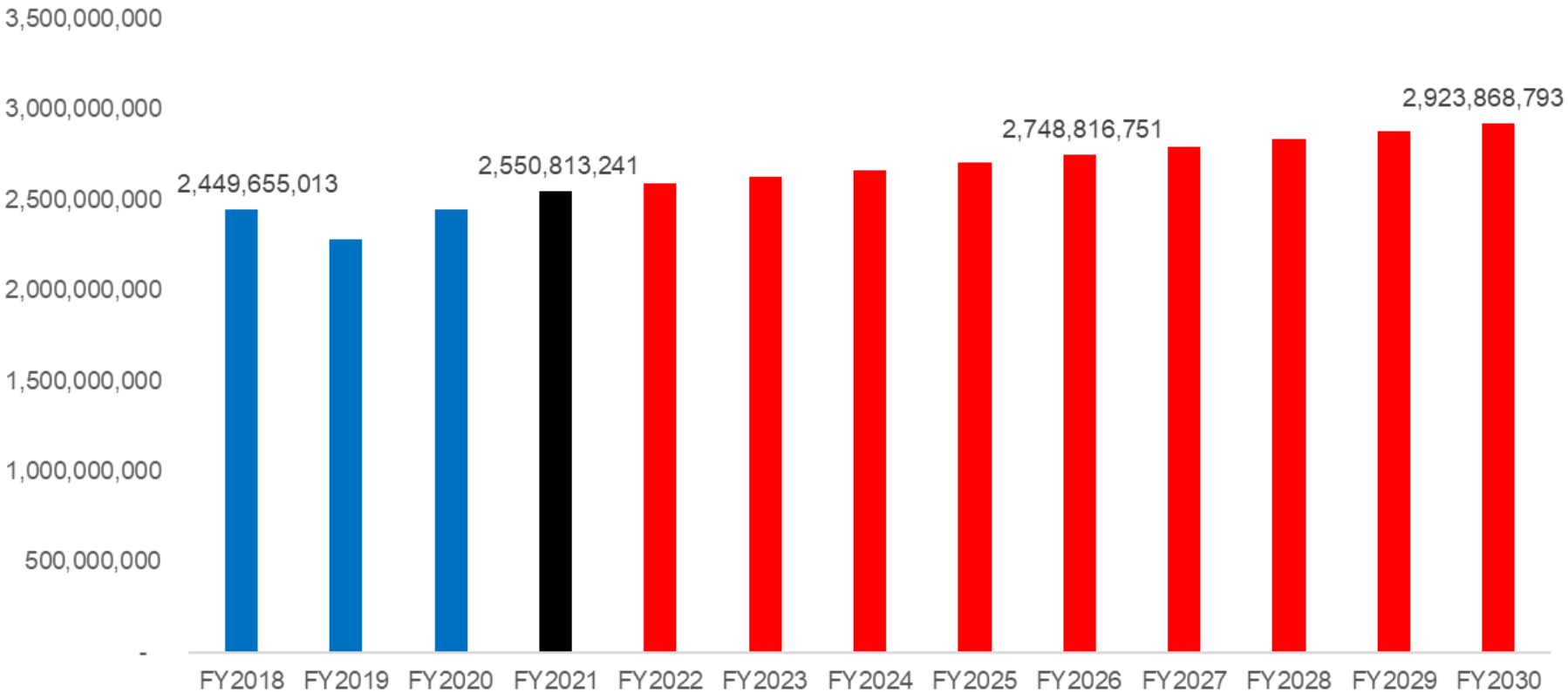
Actual and Forecast Water Accounts

Annual Growth ≈ 3.0%, 600–775 Accounts



Wastewater Accts	19,102	25,299

Actual and Forecast Water Billed Consumption Retail and Wholesale

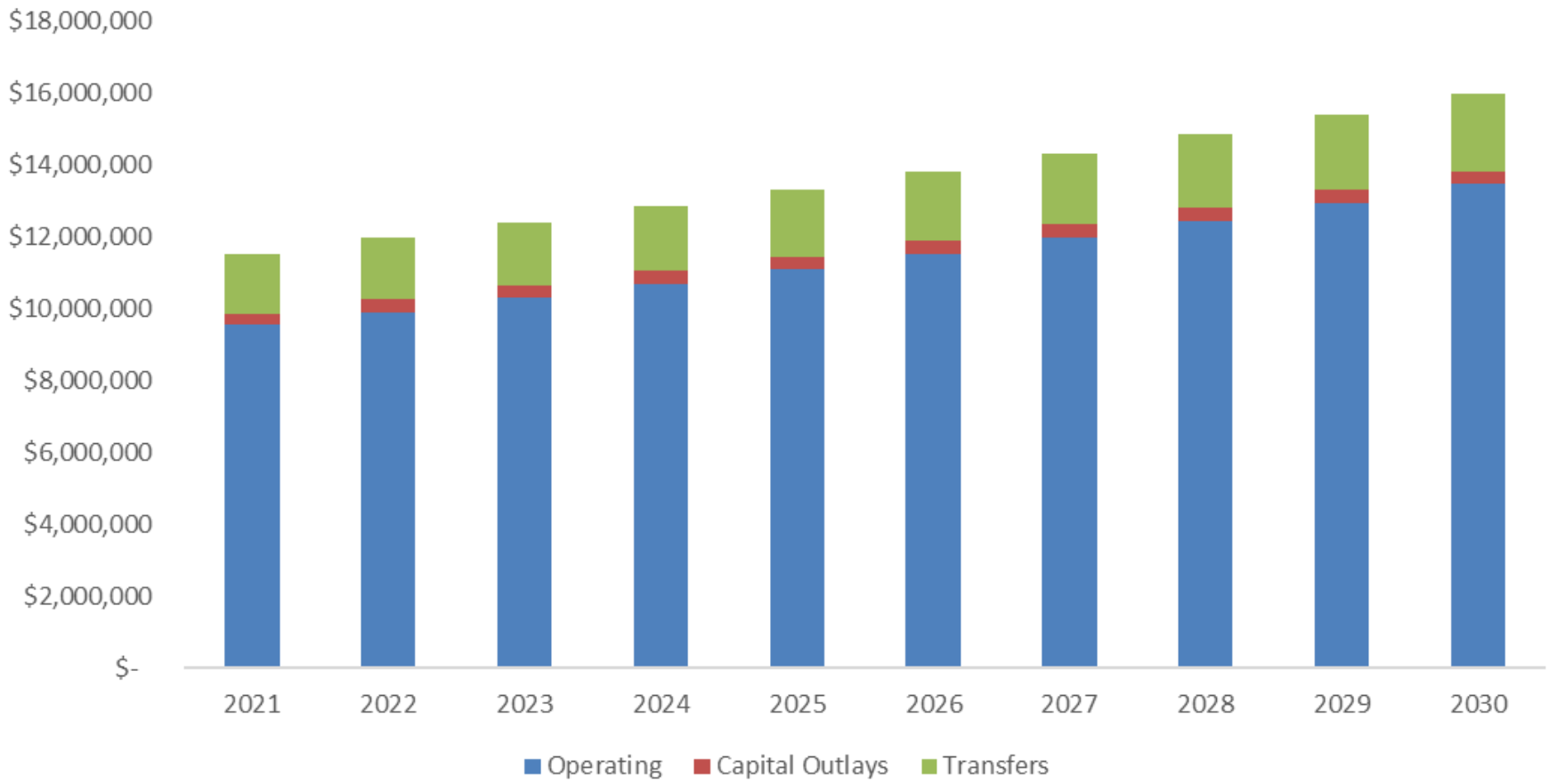


Key Assumptions Driving Forecast Financial and Rate Plan

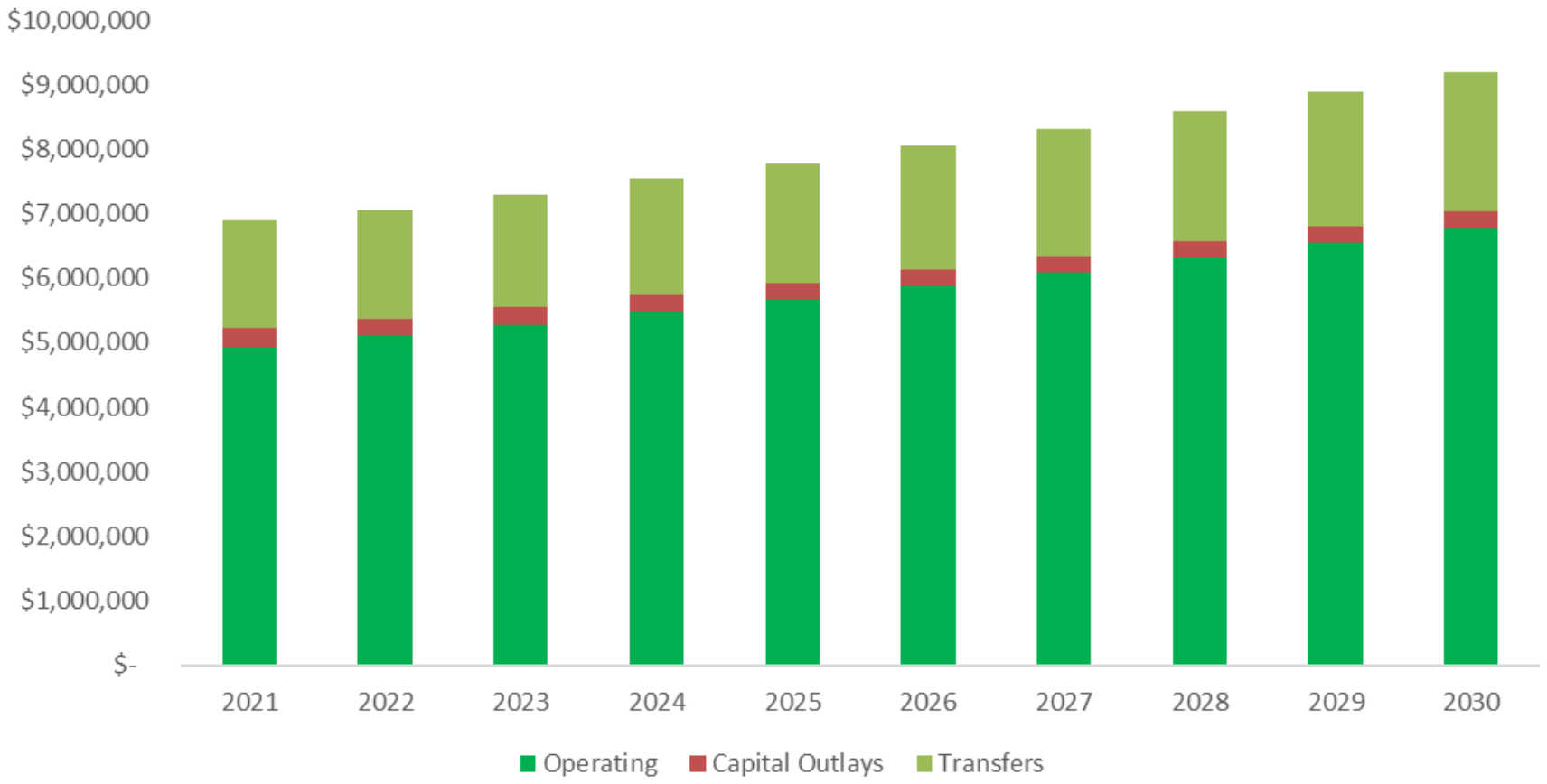
- Most personnel and operating expenses increase 3% per year
- Certain expenses increase at higher rates and/or are tied to increases in accounts/volumes
- TWDB surplus funding of $1.5 million offsets portion of debt service

- **Biggest impact on rate plan**: how $95 million CIP is to be funded:
  - Existing Reserves
  - Rates
  - Long-term Debt

Forecast Water Operating Expenses, Capital Outlays and Transfers



Forecast Wastewater Operating Expenses, Capital Outlays and Transfers



Capital Improvement Plan: FY 2021 – FY 2030

		TOTAL
Total Projects	**$**	**94,667,000**
Projected Funding Sources		
Improvement Fund		1,939,967
Impact Fees		8,380,033
Grants		6,500,000
Long-Term Debt		**77,847,000**
Total Projected Funding Sources		94,667,000

* FY 2021 – FY 2026 from City CIP, FY 2027 – FY 2030 from City preliminary planning documents

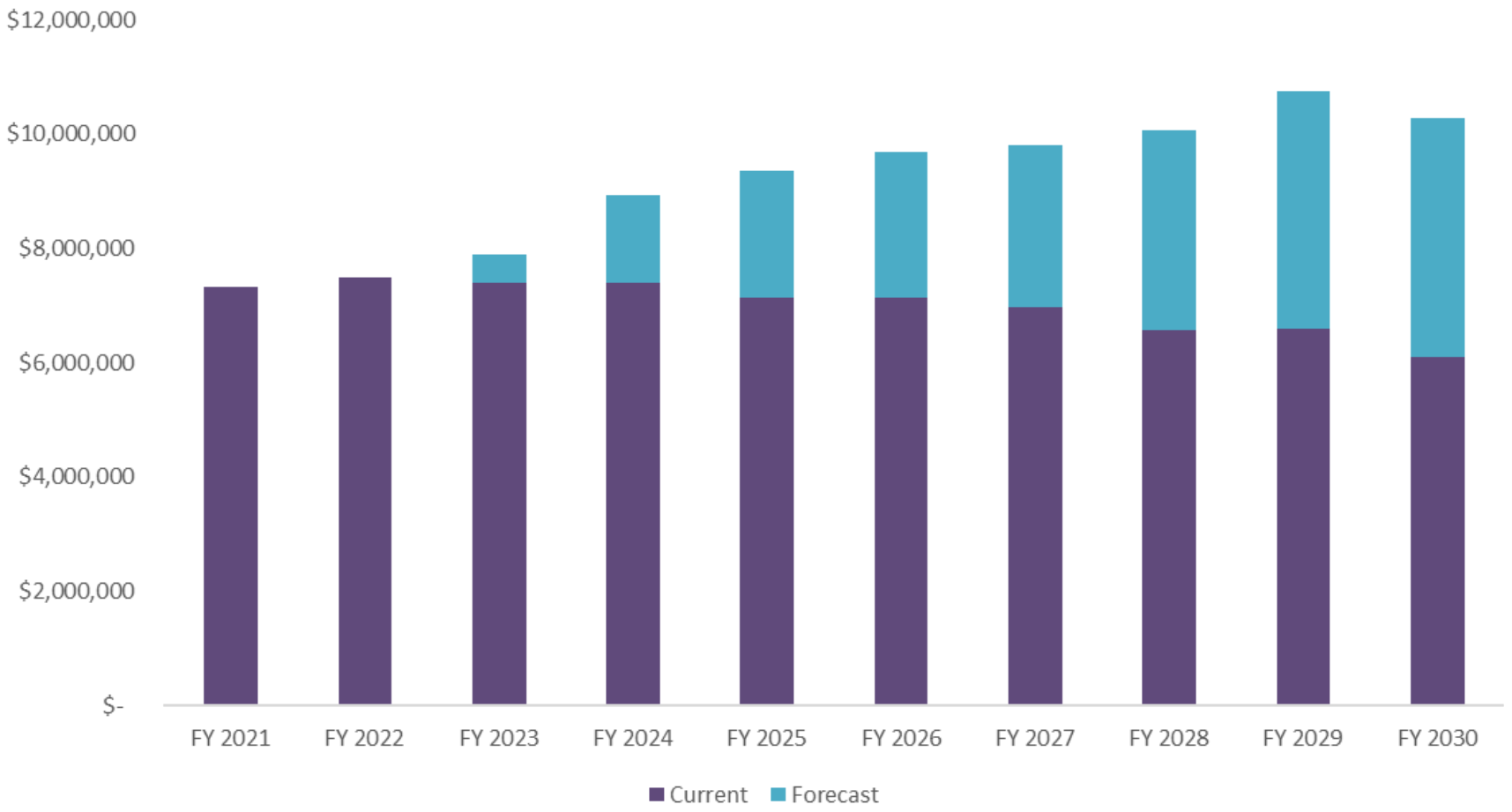
Long-Term Financing
Forecast Water and Wastewater Bond Issues

Year	Water	Wastewater	Total
FY 2021	$ 5,540,000	$ 4,212,000	$ 9,752,000
FY 2022	7,345,000	665,000	8,010,000
FY 2023	6,625,000	10,400,000	17,025,000
FY 2024	5,200,000	6,150,000	11,350,000
FY 2025	3,510,000	1,700,000	5,210,000
FY 2026	3,500,000	1,000,000	4,500,000
FY 2027	11,000,000	-	11,000,000
FY 2028	11,000,000	-	11,000,000
FY 2029	-	-	-
FY 2030	-	-	-
Total	**53,720,000**	**24,127,000**	**77,847,000**

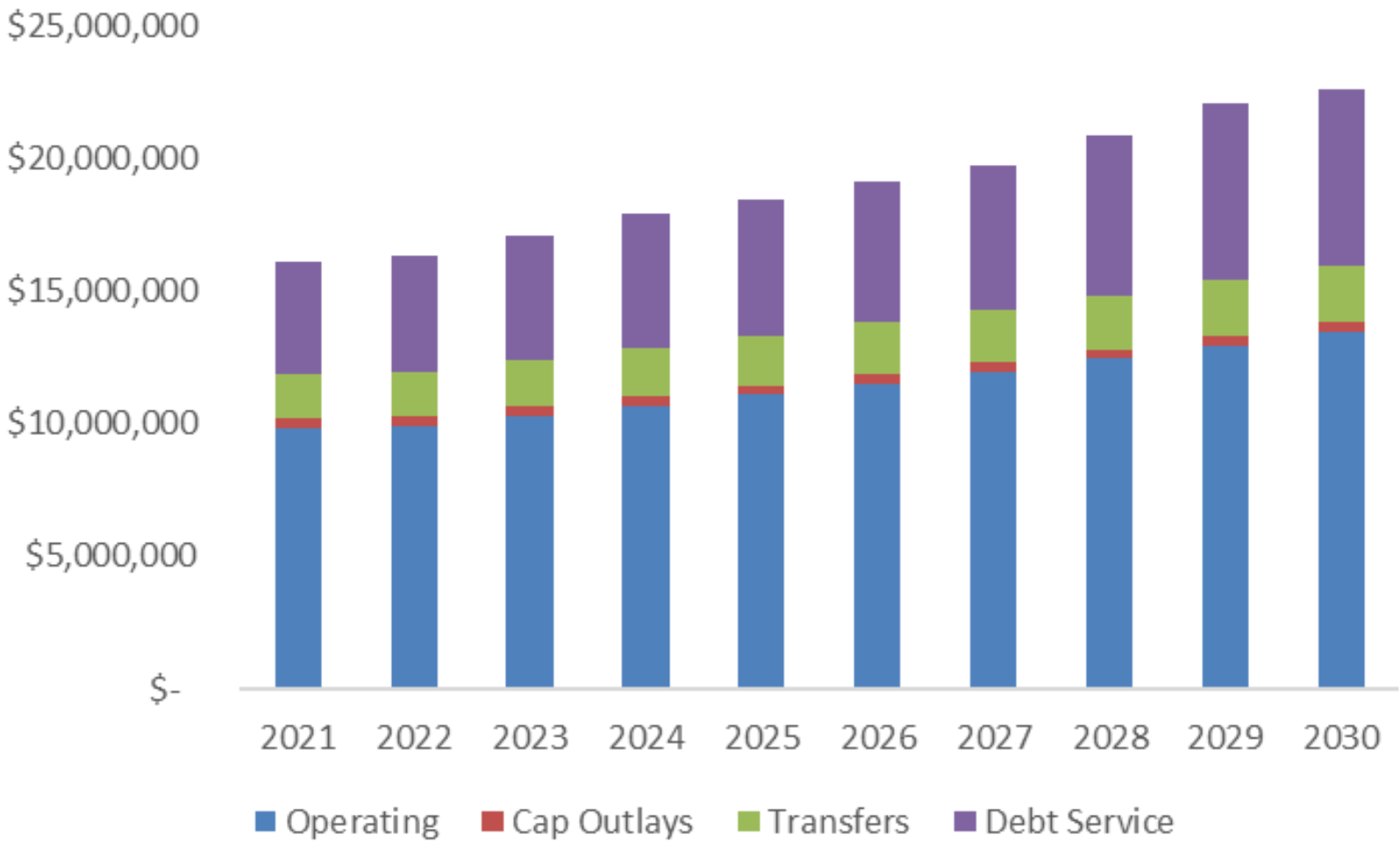
Term = 25 Years
Interest = 3.5%
Fixed P&I payments

NOTE: FY 2021 debt already issued

Current and Forecast Debt Service



Forecast Cost of Service and Net Revenue Requirement



Notes on Rate Proposals

- Assumes no change in rate structure; uniform percentage adjustments for base and volume charges
- 5-year rate plan with adjustments effective October 2021 through October 2025
- Two Rate Adjustment Scenarios
  - **Scenario I** – higher adjustments in 2021-2023 to cover expected additional debt and operating expenses
  - **Scenario II** – uniform percentage increases 2021-2025

Water Rate Plan Scenario I – Retail Rates
FY 2021 – FY 2025

		Current	Effective Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
Residential							
Customer Service Charge							
5/8 X 3/4"		$ 22.80	**$ 23.71**	$ 24.66	$ 25.65	$ 26.42	$ 26.94
1"		44.97	**46.77**	48.64	50.59	52.10	53.14
1 1/2"		90.36	**93.97**	97.73	101.64	104.69	106.79
Volume Rate Per 1,000 Gal							
1,500	Above	3.27	3.40	3.54	3.68	3.79	3.86
Percent Change			**4.0%**	4.0%	4.0%	3.0%	2.0%
Non-Residential							
Customer Service Charge							
5/8 X 3/4"		22.80	**23.71**	24.66	25.65	26.42	26.94
1"		44.97	**46.77**	48.64	50.59	52.10	53.14
1 1/2"		90.36	**93.97**	97.73	101.64	104.69	106.79
2"		153.94	**160.10**	166.50	173.16	178.36	181.92
3"		335.62	**349.04**	363.01	377.53	388.85	396.63
4"		589.92	**613.52**	638.06	663.58	683.49	697.16
6"		1,316.58	**1,369.24**	1,424.01	1,480.97	1,525.40	1,555.91
Volume Rate Per 1,000 Gal							
1,500	Above	3.27	**3.40**	3.54	3.68	3.79	3.86
Percent Change			**4.0%**	4.0%	4.0%	3.0%	2.0%

Wastewater Rate Plan Scenario I – Retail Rates
FY 2021 – FY 2025

		Current	Effective Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
Residential							
Customer Service Charge							
All Meters		$ 8.19	**$ 8.85**	$ 9.55	$ 10.41	$ 10.93	$ 11.15
Volume Rate Per 1,000 Gal							
1,500	9,000	3.48	**3.76**	4.06	4.42	4.65	4.74
Percent Change			**8.0%**	8.0%	9.0%	5.0%	2.0%
Non-Residential							
Customer Service Charge							
All Meters		$ 8.19	**$ 8.85**	$ 9.55	$ 10.41	$ 10.93	$ 11.15
Volume Rate Per 1,000 Gal							
1,500	Above	3.48	**3.76**	4.06	4.42	4.65	4.74
Percent Change			**8.0%**	8.0%	9.0%	5.0%	2.0%

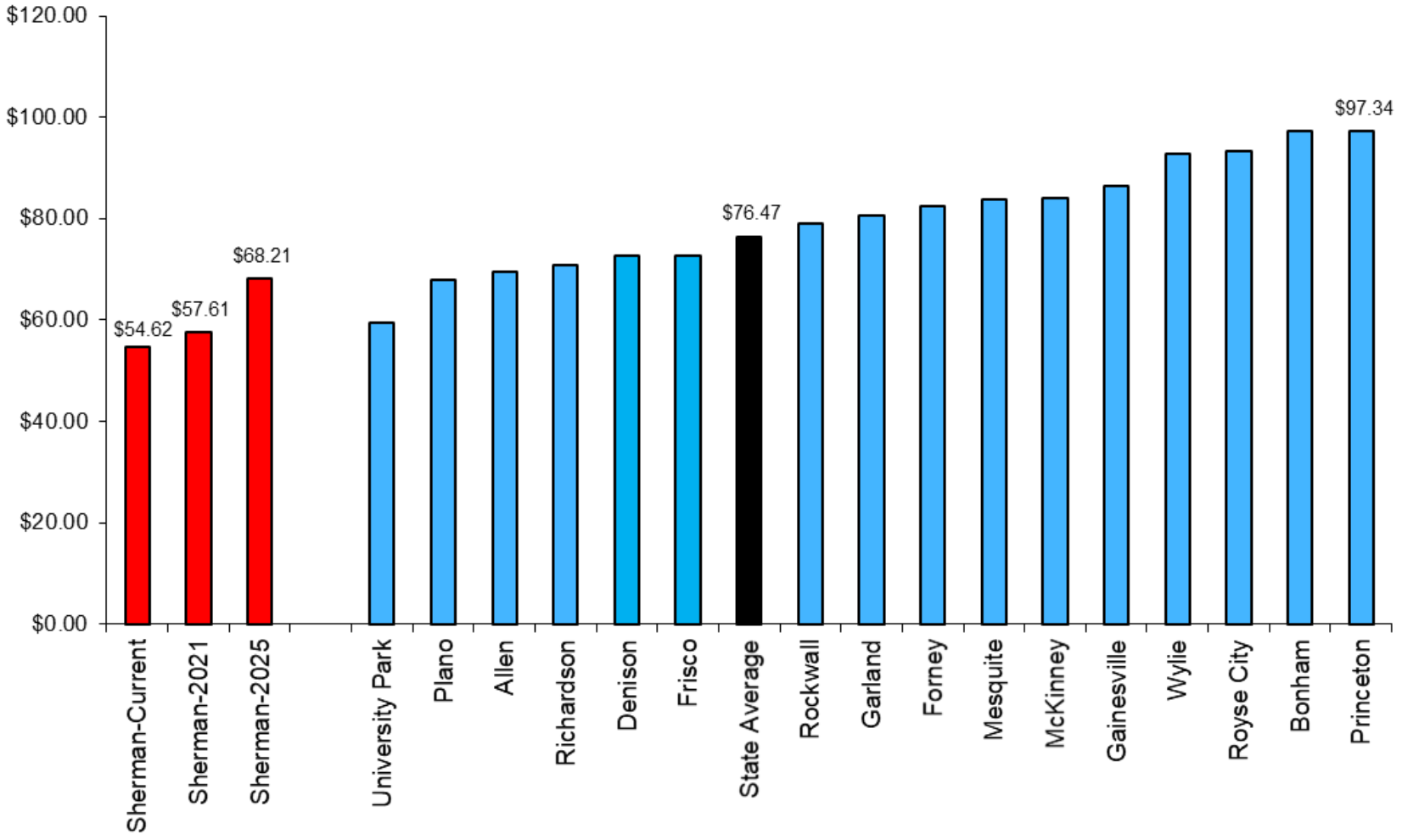
Rate Plan Scenario I -- Impact on Ratepayers
FY 2021 – FY 2025

		Current	Effective Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
Residential Monthly Charges Inside -- 3/4"							
1,500 Water	Total	$ 30.99	**$ 32.56**	$ 34.21	$ 36.06	$ 37.35	$ 38.10
1,500 WW	Increase -- $		**1.57**	1.66	1.85	1.29	0.75
	Increase -- %		**5.1%**	5.1%	5.4%	3.6%	2.0%
6,000 Water	Total	61.37	**64.77**	68.39	72.52	75.30	76.81
6,000 WW	Increase -- $		**3.41**	3.62	4.13	2.78	1.51
	Increase -- %		**5.6%**	5.6%	6.0%	3.8%	2.0%
10,000 Water	Total	84.89	**89.65**	94.72	100.51	104.40	106.48
9,000 WW	Increase -- $		**4.77**	5.07	5.79	3.89	2.09
	Increase -- %		**5.6%**	5.7%	6.1%	3.9%	2.0%
Commercial Monthly Charges Inside -- 2"							
20,000 Water	Total	$ 287.01	**$ 301.39**	$ 316.58	$ 333.47	$ 345.32	$ 352.23
20,000 WW	Increase -- $		**14.38**	15.19	16.90	11.85	6.91
	Increase -- %		**5.0%**	5.0%	5.3%	3.6%	2.0%
40,000 Water	Total	422.01	**444.57**	468.50	495.53	514.01	524.29
40,000 WW	Increase -- $		**22.57**	23.92	27.03	18.48	10.28
	Increase -- %		**5.3%**	5.4%	5.8%	3.7%	2.0%

Rate Plan Scenario I -- Wholesale Rates

	Current	Effective Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
Wholesale Volume Rates						
Knollwood	$ 3.27	**$ 3.40**	$ 3.54	$ 3.68	$ 3.79	$ 3.86
Gunter-Marilee	3.43	**3.57**	3.71	3.86	3.98	4.06
Dorchester	1.53	**1.59**	1.65	1.72	1.77	1.81
Raw Water Rate						
Panda-Sherman Raw Water						
Monthly Charge	$ 24,448	**$ 25,181**	$ 25,937	$ 26,715	$ 27,516	$ 28,342
Volume Rate/1,000 Gallons	0.723	**0.745**	0.767	0.790	0.814	0.838
Wholesale Wastewater Rates						
Howe						
Knollwood						
Monthly Charge	$ 8.19	**$ 8.85**	$ 9.55	$ 10.41	$ 10.93	$ 11.15
Volume Rate/1,000 Gallons	3.48	**3.76**	4.06	4.42	4.65	4.74

Monthly Residential Charge Comparison
5,000 Gallons Water and Wastewater



Water Rate Plan Scenario II – Retail Rates
FY 2021 – FY 2025

		Current	Effective Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
Residential							
Customer Service Charge							
5/8 X 3/4"		$ 22.80	**$ 23.48**	$ 24.19	$ 24.91	$ 25.66	$ 26.43
1"		44.97	**46.32**	47.71	49.14	50.61	52.13
1 1/2"		90.36	**93.07**	95.86	98.74	101.70	104.75
Volume Rate Per 1,000 Gal							
1,500	Above	3.27	3.37	3.47	3.57	3.68	3.79
Percent Change			**3.0%**	3.0%	3.0%	3.0%	3.0%
Non-Residential							
Customer Service Charge							
5/8 X 3/4"		22.80	**23.48**	24.19	24.91	25.66	26.43
1"		44.97	**46.32**	47.71	49.14	50.61	52.13
1 1/2"		90.36	**93.07**	95.86	98.74	101.70	104.75
2"		153.94	**158.56**	163.31	168.21	173.26	178.46
3"		335.62	**345.69**	356.06	366.74	377.74	389.08
4"		589.92	**607.62**	625.85	644.62	663.96	683.88
6"		1,316.58	**1,356.08**	1,396.76	1,438.66	1,481.82	1,526.28
Volume Rate Per 1,000 Gal							
1,500	Above	3.27	**3.37**	3.47	3.57	3.68	3.79
Percent Change			**3.0%**	3.0%	3.0%	3.0%	3.0%

Wastewater Rate Plan Scenario II – Retail Rates
FY 2021 – FY 2025

		Current	Effective Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
Residential							
Customer Service Charge							
All Meters		$ 8.19	**$ 8.68**	$ 9.29	$ 9.94	$ 10.64	$ 11.38
Volume Rate Per 1,000 Gal							
1,500	9,000	3.48	**3.69**	3.95	4.22	4.52	4.84
Percent Change			**6.0%**	7.0%	7.0%	7.0%	7.0%
Non-Residential							
Customer Service Charge							
All Meters		$ 8.19	**$ 8.68**	$ 9.29	$ 9.94	$ 10.64	$ 11.38
Volume Rate Per 1,000 Gal							
1,500	Above	3.48	**3.69**	3.95	4.22	4.52	4.84
Percent Change			**6.0%**	7.0%	7.0%	7.0%	7.0%

Rate Plan Scenario II -- Impact on Ratepayers
FY 2021 – FY 2025

		Current	Effective Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
Residential Monthly Charges Inside -- 3/4"							
1,500 Water	Total	$ 30.99	**$ 32.17**	$ 33.48	$ 34.85	$ 36.30	$ 37.81
1,500 WW	Increase -- $		**1.18**	1.31	1.38	1.44	1.51
	Increase -- %		**3.8%**	4.1%	4.1%	4.1%	4.2%
6,000 Water	Total	61.37	**63.92**	66.85	69.94	73.19	76.63
6,000 WW	Increase -- $		**2.56**	2.93	3.09	3.26	3.43
	Increase -- %		**4.2%**	4.6%	4.6%	4.7%	4.7%
10,000 Water	Total	84.89	**88.46**	92.57	96.90	101.47	106.30
9,000 WW	Increase -- $		**3.58**	4.11	4.33	4.57	4.83
	Increase -- %		**4.2%**	4.6%	4.7%	4.7%	4.8%
Commercial Monthly Charges Inside -- 2"							
20,000 Water	Total	$ 287.01	**$ 297.79**	$ 309.80	$ 322.39	$ 335.58	$ 349.42
20,000 WW	Increase -- $		**10.79**	12.01	12.59	13.19	13.84
	Increase -- %		**3.8%**	4.0%	4.1%	4.1%	4.1%
40,000 Water	Total	422.01	**438.93**	458.13	478.32	499.57	521.94
40,000 WW	Increase -- $		**16.93**	19.20	20.19	21.25	22.37
	Increase -- %		**4.0%**	4.4%	4.4%	4.4%	4.5%

Rate Plan Scenario II -- Impact on Ratepayers
FY 2021 – FY 2025

		Current	Effective Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
Residential Monthly Charges Inside -- 3/4"							
1,500 Water	Scen I	$ 30.99	$ 32.56	$ 34.21	$ 36.06	$ 37.35	$ 38.10
1,500 WW	Scen II	30.99	32.17	33.48	34.85	36.30	37.81
	Difference		**(0.39)**	**(0.74)**	**(1.21)**	**(1.05)**	**(0.29)**
6,000 Water	Scen I	61.37	64.77	68.39	72.52	75.30	76.81
6,000 WW	Scen II	61.37	63.92	66.85	69.94	73.19	76.63
	Difference		**(0.85)**	**(1.54)**	**(2.58)**	**(2.11)**	**(0.18)**
10,000 Water	Scen I	84.89	89.65	94.72	100.51	104.40	106.48
9,000 WW	Scen II	84.89	88.46	92.57	96.90	101.47	106.30
	Difference		**(1.19)**	**(2.15)**	**(3.61)**	**(2.92)**	**(0.19)**

Rate Plan Scenario II -- Wholesale Rates

	Current	Effective Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
Wholesale Volume Rates						
Knollwood	$ 3.27	**$ 3.37**	$ 3.47	$ 3.57	$ 3.68	$ 3.79
Gunter-Marilee	3.43	**3.54**	3.64	3.75	3.86	3.98
Dorchester	1.53	**1.58**	1.62	1.67	1.72	1.77
Raw Water Rate						
Panda-Sherman Raw Water						
Monthly Charge	$ 24,448	**$ 25,181**	$ 25,937	$ 26,715	$ 27,516	$ 28,342
Volume Rate/1,000 Gallons	0.723	**0.745**	0.767	0.790	0.814	0.838
Wholesale Wastewater Rates						
Howe						
Knollwood						
Monthly Charge	$ 8.19	**$ 8.68**	$ 9.29	$ 9.94	$ 10.64	$ 11.38
Volume Rate/1,000 Gallons	3.48	**3.69**	3.95	4.22	4.52	4.84

Presentation Summary
Benefits of Proposed Rate Plans

- Will enable utility to continue operating on a stand-alone basis and independent of general fund assistance
- Will cover estimated increased cost of requisite labor, services and materials
- Will result in financially-healthy utility that has ability to fund operations and capital needs
- Ensures that ratepayers pay only what it costs to provide water and wastewater service
- Will allow $95 million of capital investment to improve quality of service and provide a well-functioning system for future generations

Questions and Discussion

Sherman
CLASSIC TOWN. BROAD HORIZON.

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **B. 1.**

Meeting Date: 08/02/2021
Prepared By: Teri Fine, Assistant to the City Manager
Approved By: Robby Hefton, City Manager

Caption:

SPECIAL PRESENTATION
Recognition of Seven Small Businesses Celebrating One Year of Operation in the City of Sherman.

Issue:

Recognition of Seven Small Businesses Celebrating One Year of Operation in the City of Sherman.

Background:

The following businesses are celebrating their one year anniversary of operation in the City of Sherman.

Premier Baby Imaging
Mizzica Salon
Angel O'Brien Design
CBC Creative
Planet Fitness
Heart Of A Matter Ministries
RPM Staffing

Origination:

Assistant City Manager Terrence Steele
Sherman Chamber of Commerce President Eddie Brown

Financial Consideration:

None

Staff Recommendation:

To recognize the businesses celebrating one year of operation

Alternatives:

As directed by Council

SHERMAN CITY COUNCIL
Agenda Communication Form

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

Meeting Date: 08/02/2021

Approved By: Robby Hefton, City Manager

Caption:

CONSENT AGENDA

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

Issue:

F. 6. **** RESOLUTION NO. 6763***

Authorizing Execution of an Agreement with M&G Home Builders LLC for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1804 East Alma Avenue within City of Sherman Reinvestment Zone, Number Ten (#10)

G. 1. ****REQUEST TO ADVERTISE***

Water Treatment Plant Facility Improvements

SHERMAN CITY COUNCIL
Agenda Communication Form

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

Meeting Date: 08/02/2021

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

PUBLIC HEARING

First Public Hearing Required by the Charter to Adopt a Budget and Provide for the Appropriation of Funds for Operating and Capital Expenditures for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Declaring that this Budget will Raise More Total Property Taxes than Last Year's Budget by $1,355,000 and 7.6%, and of that Amount $509,000 is Tax Revenue to Be Raised from New Property Added to the Tax Roll this Year; Providing a Savings/Repealing Clause, Severability clause and an Effective Date; Providing for the Publication of the Caption Hereof

Issue:

To hold the public hearing on the proposed budget for the 2021-2022 fiscal year as required by Local Government Code Chapter 102

Background:

The proposed budget is based on the direction given by the Council at the Budget Workshop held on June 17-18, 2021. The draft budget contains about $125.1 million in appropriations, which is about $28.1 million more than the prior year's original budget of $97.0 million, due to an increase in General Fund operations and capital expenses. Staffing levels for full-time positions increased from 473 to 482, including six in the General Fund, one each in the Utility, Equipment Service Center and Information Technology Funds. Fund balances for the General, Utility and Solid Waste Funds are within the targeted range of 60 to 90 days. The draft budget proposes funding for new and improved streets, a new Police Headquarters, Utility Fund projects, and a three percent (3%) across-the-board increase for staff. An expected distribution from the Texoma Area Solid Waste Authority (TASWA) in FY 2022 is critical for the support of the Solid Waste Fund. The property tax rate is unchanged at $.489/$100 valuation. As recommended by a rate study, Utility rates will increase about 4.2%. Tax Notes will be used to finance about $1.8 million in fleet and equipment with repayment made from property tax revenues. More detailed information is available on the attachments.

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

Origination:
Director of Finance

Financial Consideration:
The proposed budget contains appropriations of $125.1 million for the 2021-2022 fiscal year.

Staff Recommendation:
Staff recommends that the Council hold the required public hearing.

Alternatives:
Any changes to the proposed budget would have to come through a budget amendment after final adoption of the budget and related tax rate as required postings have already been made.

Attachments

Ordinance For Review
Draft Budget FY2022

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A BUDGET AND PROVIDING FOR THE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; DECLARING THAT THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $1,355,000 AND 7.6%, AND OF THAT AMOUNT $509,000 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; 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, pursuant to the laws of the State of Texas and Sherman's Home Rule Charter, the City Manager has submitted to the City Council the proposed budget of the revenues and expenditures for conducting the affairs of Sherman and providing a complete financial plan for the fiscal year beginning October 1, 2021, and ending September 30, 2022, and has filed the same with the City Secretary (the "budget"). A copy of the budget is attached hereto as Exhibit A and incorporated herein for all purposes; and

WHEREAS, public hearings were held by the City Council on said budget on August 2, 2021, and August 16, 2021, at which time said budget was fully considered, and interested taxpayers were given the opportunity to be heard by the City Council; and

WHEREAS, the City Council has studied the budget and listened to the comments of the taxpayers at the public hearings and has investigated and determined that adoption of the budget is in the best interest of the City; and

WHEREAS, the City Council finds that all legal notices, hearings, procedures and publishing requirements for the adoption of the budget have been performed or completed in the manner and form set forth by law.

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

SECTION 1. That, pursuant to Article V of the City Charter, there is hereby appropriated for Operating Expenditures the sums of money as established in the approved Operating Budget Document, attached as Exhibit A hereto, for fiscal year beginning October 1, 2021, and ending September 30, 2022.

SECTION 2. That, pursuant to Article V of the City Charter, there is hereby appropriated for Capital Expenditures the sums of money as established in the approved Capital Budget Document, attached as Exhibit A hereto, for fiscal year beginning October 1, 2021, and ending September 30, 2022.

SECTION 3. That specific authority is hereby given to the City Manager to transfer appropriations budgeted from one account classification or activity to another within any individual department or activity, and to transfer appropriations from designated appropriations to any individual department or activity.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. Any remaining portions of conflicting ordinances shall remain in full force and effect.

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

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

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

INTRODUCED on this the _____ day of _____, 2021.

ADOPTED on this the _____ day of _____, 2021.

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

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

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

Dates of Publication:_____, *Sherman Herald Democrat*

Exhibit A

[*50 pages attached hereto*]

This budget will raise more total property taxes than last year's budget by $1,355,000 and 7.6%, and of that amount $509,000 is tax revenue to be raised from new property added to the tax roll this year.

PROPOSED BUDGET FOR THE CITY OF SHERMAN
FOR FISCAL YEAR 2021
August 2, 2021

SUMMARY

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

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

GENERAL FUND

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

UTILITY FUND

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

SOLID WASTE FUND

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

CAPITAL IMPROVEMENT FUNDS

The proposed budget of about $30.6 million in the **General Improvement Fund** primarily consists of funding for a new police headquarters ($17.2 million), street projects funded by debt and impact fees, and smaller projects for parks and other departments funded by the General Fund and by the sale of city property in FY2021. Major projects include Moore Street, Bel Air Boulevard, right-of-way and design of FM 1417 south of Hwy 56, a match for a federal grant for a new bridge on South Travis Street, and a match for a Texas Department of Transportation grant for airport improvements. Reserves of about $3.0 million are expected at the end of FY 2022 primarily consisting of unspent debt proceeds.

The **Utility Improvement Fund** proposed budget includes projects that will be funded by debt issued by the Greater Texoma Utility Authority on behalf of the City, existing reserves and impact fees. Projects totaling $17.4 million include the continuation of the construction of the northwest sewer lift station near the intersection of Highway 82 and Highway 289, a waterline to service Legacy Village/Bel Air developments, a waterline that will enable the City to sell to Marilee Special Utility District, a wastewater line for concentrate disposal from the water treatment plant, the last phase of a water line replacement on Texoma Parkway, major rehabiliatation of the Ida Road ground storage tank, backup generators at the water and wastewater treatment plants, water and sewer line replacements and other system improvements. Utility Improvement Fund reserves are expected be about $127,000 at the end of FY 2022.

MAJOR IMPACTS

Tax Revenues

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

Wage Increase

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

Fleet, Equipment and Buildings

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

SUMMARY SCHEDULES, DETAILED FUND STATEMENTS, AND OTHER INFORMATION

The following pages include a schedule that summarizes the draft FY2022 budget, eliminating double counting for internal service funds and inter-fund transfers. Also included are statements of revenues and expenditures/expenses for each fund and a schedule of transfers, a property tax historical summary, and a debt schedule.

City of Sherman
ALL FUNDS
2021-2022 Annual Budget

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

City of Sherman
GENERAL FUND
2021-2022 Annual Budget

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

City of Sherman
ENTERPRISE FUNDS
2021-2022 Annual Budget

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

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2021-2022 Annual Budget

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

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2021-2022 Annual Budget

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

City of Sherman
SPECIAL REVENUE FUNDS
2021-2022 Annual Budget

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

City of Sherman
INTERNAL SERVICE FUNDS
2021-2022 Annual Budget

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

City of Sherman
DEBT SERVICE FUNDS
2021-2022 Annual Budget

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

City of Sherman
PERPETUAL CARE FUND
2021-2022 Annual Budget

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

City of Sherman
UTILITY FUND
2021-2022 Annual Budget

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

City of Sherman
SOLID WASTE FUND
2021-2022 Annual Budget

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

City of Sherman
GENERAL IMPROVEMENT FUND

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

City of Sherman
GENERAL IMPROVEMENT FUND

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

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

City of Sherman
UTILITY IMPROVEMENT FUND
2021-2022 Annual Budget

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

City of Sherman
UTILITY IMPROVEMENT FUND
2021-2022 Annual Budget

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

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

City of Sherman
STREET REVOLVING FUND
2021-2022 Annual Budget

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

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

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

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

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

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

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

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

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

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

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

City of Sherman
UTILITY IMPACT FEES
2021-2022 Annual Budget

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

City of Sherman
DEBT SERVICE FUND
2021-2022 Annual Budget

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

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

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

City of Sherman
STORMWATER FUND
2021-2022 Annual Budget

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

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

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

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

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

City of Sherman
PARKS PRIDE FUND
2021-2022 Annual Budget

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

City of Sherman
POLICE PRIDE FUND
2021-2022 Annual Budget

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

City of Sherman
DONATIONS FUND
2021-2022 Annual Budget

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

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

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

City of Sherman
DRUG ENFORCEMENT FUND
2021-2022 Annual Budget

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

City of Sherman
MUNICIPAL AIRPORT FUND
2021-2022 Annual Budget

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

City of Sherman
EMPLOYEE INSURANCE FUND
2021-2022 Annual Budget

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

City of Sherman
INFORMATION TECHNOLOGY FUND
2021-2022 Annual Budget

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

City of Sherman
EQUIPMENT SERVICES FUND
2021-2022 Annual Budget

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

City of Sherman
FLEET REPLACEMENT FUND
2021-2022 Annual Budget

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

BUDGETED FY21/22

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

City of Sherman

Property Tax Historical Summary

Fiscal Year	Estimated Taxable Value (in 000)	Tax Levy (in 000)	Total Collections (in 000)	Property Tax Rate (per $100)
2004	$ 1,515,989	$ 6,064	$ 6,059	$ 0.400
2005	$ 1,590,950	$ 6,364	$ 6,359	$ 0.400
2006	$ 1,735,457	$ 6,942	$ 6,938	$ 0.400
2007	$ 1,886,876	$ 7,548	$ 7,543	$ 0.400
2008	$ 1,979,001	$ 7,921	$ 7,916	$ 0.400
2009	$ 2,077,074	$ 6,647	$ 6,642	$ 0.320
2010	$ 2,201,611	$ 7,045	$ 7,038	$ 0.320
2011	$ 2,268,236	$ 7,258	$ 7,241	$ 0.320
2012	$ 2,201,611	$ 7,045	$ 7,032	$ 0.320
2013	$ 2,268,236	$ 7,258	$ 7,246	$ 0.320
2014	$ 2,257,117	$ 7,855	$ 7,840	$ 0.348
2015	$ 2,383,049	$ 8,865	$ 8,848	$ 0.372
2016	$ 2,530,048	$ 9,412	$ 9,392	$ 0.372
2017	$ 2,781,252	$ 10,966	$ 10,939	$ 0.394
2018	$ 2,898,248	$ 12,384	$ 12,337	$ 0.427
2019	$ 3,129,411	$ 12,924	$ 12,798	$ 0.427
2020	$ 3,481,853	$ 16,273	$ 15,864	$ 0.489
2021	$ 3,819,840	$ 17,816	$ 17,348	$ 0.489

Total Collections as of 6/30/2021

City of Sherman, Texas

Bonded Debt as of 7/31/20

	(1)				(2)			
	$2,840,000				***$6,970,000***			
	Combination Tax & Tax Increment Revenue				***Tax & Waterworks & Sewer System (Limited Pledge)***			
	2004 Series TIF Zone#1, Certificates of Obligation				***Revenue Certificates of Obligation Series 2016***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**	**TOTAL**	**Coupon**	**Principal**	**Interest**	
2022	4.44%	230,000.00	20,868.00	250,868.00	3.000%	320,000.00	149,012.50	469,012.50
2023	4.44%	240,000.00	10,656.00	250,656.00	3.000%	330,000.00	139,412.50	469,412.50
2024		-	-	-	3.000%	340,000.00	129,512.50	469,512.50
2025		-	-	-	3.000%	350,000.00	119,312.50	469,312.50
2026		-	-	-	2.000%	360,000.00	108,812.50	468,812.50
2027		-	-	-	2.000%	370,000.00	101,612.50	471,612.50
2028		-	-	-	2.250%	375,000.00	94,212.50	469,212.50
2029		-	-	-	2.250%	385,000.00	85,775.00	470,775.00
2030		-	-	-	2.375%	390,000.00	77,112.50	467,112.50
2031		-	-	-	2.375%	400,000.00	67,850.00	467,850.00
2032		-	-	-	2.500%	410,000.00	58,350.00	468,350.00
2033		-	-	-	2.500%	420,000.00	48,100.00	468,100.00
2034		-	-	-	2.500%	430,000.00	37,600.00	467,600.00
2035		-	-	-	3.000%	440,000.00	26,850.00	466,850.00
2036		-	-	-	3.000%	455,000.00	13,650.00	468,650.00
2037		-	-	-		-	-	-
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		470,000.00	31,524.00	501,524.00		5,775,000.00	1,257,175.00	7,032,175.00

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

(2) These bonds were issued to fund street improvements, library renovation and a new fire station.

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

	(3)				(4)			
	$7,776,530				***$474,557***			
	General Obligation				***TIF #1***			
	Refunding Bonds Series 2017				***Refunding Bonds Series 2017***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2022	2.50%	694,412.34	203,772.69	898,185.03	2.50%	58,109.02	12,436.84	70,545.86
2023	3.00%	716,341.97	186,535.50	902,877.47	3.00%	61,336.98	11,384.80	72,721.78
2024	3.00%	736,341.97	165,103.23	901,445.20	3.00%	61,336.98	10,076.73	71,413.71
2025	4.00%	758,113.05	143,172.53	901,285.58	4.00%	64,565.90	8,738.24	73,304.14
2026	4.00%	795,200.26	113,100.90	908,301.16	4.00%	67,793.86	6,902.88	74,696.74
2027	4.00%	793,151.70	86,333.97	879,485.67		-	-	-
2028	4.00%	828,151.70	54,955.83	883,107.53		-	-	-
2029	4.00%	436,933.75	22,343.71	459,277.46		-	-	-
2030	3.00%	-	1,718.75	1,718.75		-	-	-
2031		-	-	-		-	-	-
2032		-	-	-		-	-	-
2033		-	-	-		-	-	-
2034		-	-	-		-	-	-
2035		-	-	-		-	-	-
2036		-	-	-		-	-	-
2037		-	-	-		-	-	-
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		5,758,646.74	977,037.11	6,735,683.85		313,142.74	49,539.49	362,682.23

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

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

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

	(5)				(6)			
	$1,108,913 Auditorium Refunding Bonds Series 2017				***$8,760,000 Combination Tax & Revenue Certificates of Obligation Series 2017***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2022	2.50%	77,478.64	29,090.47	106,569.11	5.00%	350,690.23	297,246.25	647,936.47
2023	3.00%	82,321.05	26,629.70	108,950.75	5.00%	367,620.10	279,711.73	647,331.83
2024	3.00%	82,321.05	23,570.04	105,891.09	5.00%	386,968.53	261,330.73	648,299.25
2025	4.00%	82,321.05	20,439.23	102,760.28	5.00%	406,316.95	241,982.30	648,299.25
2026	4.00%	92,005.88	16,146.22	108,152.10	5.00%	425,665.38	221,666.45	647,331.83
2027	4.00%	96,848.30	11,616.03	108,464.33	4.00%	447,432.36	200,383.19	647,815.54
2028	4.00%	96,848.30	7,394.17	104,242.47	4.00%	466,780.78	182,485.89	649,266.68
2029	4.00%	101,690.71	3,006.29	104,697.00	3.00%	483,710.66	163,814.66	647,525.32
2030	3.00%	111,375.54	231.25	111,606.79	3.00%	498,221.98	149,303.34	647,525.32
2031		-	-	-	3.13%	512,733.30	134,356.68	647,089.98
2032		-	-	-	3.25%	529,663.17	118,333.77	647,996.94
2033		-	-	-	3.38%	546,593.04	101,119.71	647,712.76
2034		-	-	-	3.38%	565,941.47	82,672.20	648,613.67
2035		-	-	-	3.58%	585,289.90	63,571.67	648,861.57
2036		-	-	-	3.50%	604,638.32	43,086.53	647,724.85
2037		-	-	-	3.50%	626,405.30	21,924.19	648,329.49
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		823,210.52	138,123.40	961,333.92		7,804,671.45	2,562,989.29	10,367,660.74

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

(6) These certificates were issued to fund new street development and construction and improvements to city facilities.

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

	(7)				(8)			
	$3,900,000 TIRZ #5 Certificates of Obligation Series 2017				***$3,050,000 TIRZ #6 Certificates of Obligation Series 2017***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2022	5.00%	156,129.21	132,335.66	288,464.87	5.00%	122,101.05	103,493.27	225,594.32
2023	5.00%	163,666.48	124,529.20	288,195.68	5.00%	127,995.58	97,388.22	225,383.80
2024	5.00%	172,280.51	116,345.87	288,626.38	5.00%	134,732.19	90,988.44	225,720.63
2025	5.00%	180,894.53	107,731.85	288,626.38	5.00%	141,468.80	84,251.83	225,720.63
2026	5.00%	189,508.56	98,687.12	288,195.68	5.00%	148,205.41	77,178.39	225,383.80
2027	4.00%	199,199.34	89,211.69	288,411.03	4.00%	155,784.10	69,768.12	225,552.22
2028	4.00%	207,813.36	81,243.72	289,057.08	4.00%	162,520.71	63,536.75	226,057.46
2029	3.00%	215,350.64	72,931.18	288,281.82	3.00%	168,415.24	57,035.93	225,451.17
2030	3.00%	221,811.15	66,470.67	288,281.82	3.00%	173,467.70	51,983.47	225,451.17
2031	3.13%	228,271.67	59,816.33	288,088.00	3.13%	178,520.15	46,779.44	225,299.59
2032	3.25%	235,808.95	52,682.84	288,491.79	3.25%	184,414.69	41,200.68	225,615.37
2033	3.38%	243,346.22	45,019.05	288,365.27	3.38%	190,309.22	35,207.21	225,516.43
2034	3.38%	251,960.24	36,806.12	288,766.36	3.38%	197,045.83	28,784.27	225,830.10
2035	3.58%	260,574.27	28,302.46	288,876.73	3.58%	203,782.44	22,133.97	225,916.41
2036	3.50%	269,188.29	19,182.36	288,370.65	3.50%	210,519.05	15,001.59	225,520.64
2037	3.50%	278,879.07	9,760.77	288,639.84	3.50%	218,097.74	7,633.42	225,731.16
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		3,474,682.50	1,141,056.87	4,615,739.37		2,717,379.90	892,364.99	3,609,744.89

(7) These certificates were issued to fund infrastructure improvements in Sherman Crossroads (TIRZ #5) development. Debt service is paid from property tax increment generated by the zone.

(8) These certificates were issued to fund infrastructure improvements in Sherman Landing on the south side of the Hwy 75 and Hwy 691 intersection (TIRZ #6). Debt

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

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

(9) These certificates were issued to fund infrastructure improvements on the south east corner of the Hwy 75 and Hwy 1417 intersection (TIRZ #7). Debt service is

(10) These certificates were issued to fund projects from the City's Stormwater Management Plan. Debt service is paid from the stormwater utility fee added to utility bills.

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

	(11)				(12)			
	$18,980,000 General Obligation Certificates of Obligation Series 2018				***$19,130,000 General Obligation Certificates of Obligation Series 2019***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2022	5.00%	520,000.00	676,006.26	1,196,006.26	5.00%	480,000.00	683,362.50	1,163,362.50
2023	5.00%	545,000.00	650,006.26	1,195,006.26	5.00%	505,000.00	659,362.50	1,164,362.50
2024	5.00%	570,000.00	622,756.26	1,192,756.26	5.00%	530,000.00	634,112.50	1,164,112.50
2025	5.00%	600,000.00	594,256.26	1,194,256.26	5.00%	555,000.00	607,612.50	1,162,612.50
2026	5.00%	630,000.00	564,256.26	1,194,256.26	5.00%	585,000.00	579,862.50	1,164,862.50
2027	5.00%	660,000.00	532,756.26	1,192,756.26	5.00%	610,000.00	550,612.50	1,160,612.50
2028	5.00%	695,000.00	499,756.26	1,194,756.26	5.00%	645,000.00	520,112.50	1,165,112.50
2029	3.00%	730,000.00	465,006.26	1,195,006.26	3.00%	675,000.00	487,862.50	1,162,862.50
2030	3.00%	750,000.00	443,106.26	1,193,106.26	4.00%	710,000.00	454,112.50	1,164,112.50
2031	3.00%	775,000.00	420,606.26	1,195,606.26	4.00%	735,000.00	425,712.50	1,160,712.50
2032	3.13%	795,000.00	397,356.26	1,192,356.26	4.00%	765,000.00	396,312.50	1,161,312.50
2033	3.25%	820,000.00	372,512.50	1,192,512.50	4.00%	795,000.00	365,712.50	1,160,712.50
2034	3.25%	850,000.00	345,862.50	1,195,862.50	3.00%	830,000.00	333,912.50	1,163,912.50
2035	3.38%	875,000.00	318,237.50	1,193,237.50	3.00%	855,000.00	309,012.50	1,164,012.50
2036	3.38%	905,000.00	288,706.26	1,193,706.26	3.00%	880,000.00	283,362.50	1,163,362.50
2037	3.50%	935,000.00	258,162.50	1,193,162.50	3.00%	905,000.00	256,962.50	1,161,962.50
2038	3.50%	970,000.00	225,437.50	1,195,437.50	3.00%	935,000.00	229,812.50	1,164,812.50
2039	3.50%	1,005,000.00	191,487.50	1,196,487.50	3.13%	960,000.00	201,762.50	1,161,762.50
2040	3.50%	1,040,000.00	156,312.50	1,196,312.50	3.25%	990,000.00	171,762.50	1,161,762.50
2041	3.50%	1,075,000.00	119,912.50	1,194,912.50	3.25%	1,025,000.00	139,587.50	1,164,587.50
2042	3.63%	1,115,000.00	82,287.50	1,197,287.50	3.25%	1,055,000.00	106,275.00	1,161,275.00
2043	3.63%	1,155,000.00	41,868.86	1,196,868.86	3.25%	1,090,000.00	71,987.50	1,161,987.50
2044		-	-	-	3.25%	1,125,000.00	36,562.50	1,161,562.50
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		18,015,000.00	8,266,656.48	26,281,656.48		18,240,000.00	8,505,750.00	26,745,750.00

(11) These certificates were issued to fund new street and park development, and construction and improvements to city facilities.

(12) These certificates were issued to fund new streets and improvements to existing streets.

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

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

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

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

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

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

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **F. 1.**

Meeting Date: 08/02/2021
Prepared By: Clint Philpott, Assistant City Manager
Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6758
Authorizing Approval Of Receipt Of A Petition from Lackland Grayson County Development, LLC to Create a Municipal Utility District Over Approximately 177 Acres of Land in the Extraterritorial Jurisdiction of Sherman, Texas, Acknowledging the Filing of the Same Petition

Issue:

Consider and act upon acceptance of a petition to create a municipal utility district over an approximate 177-acre tract of land located in the extraterritorial jurisdiction of Sherman Texas

Background:

This development is a 177 acre rural residential development along Harrell Road, about 2 miles east of US 75 and about 2 miles north of FM 902 within the extraterritorial jurisdiction of the City of Sherman.

Lackland Grayson County Development, LLC, ("Petitioner") has submitted to the Mayor and City Council of the City of Sherman, Texas this valid Petition ("Petition") for Consent to Create Grayson County Municipal Utility District ("MUD") No. 9 of Grayson County. The Petition, along with the separate Consent Resolution to support the creation of the MUD on this agenda, are requested in order for the Petitioner to take the next steps in creation of the MUD through action of the Texas State Legislature. This MUD will allow the developer to recoup certain costs related to the development of public infrastructure improvements within the Development.

The City Clerk has received a valid petition (the "MUD Petition") from Lackland Grayson County Development, LLC (the "Petitioner") to create a Municipal Utility District over approximately 177 acres of land located in the extraterritorial jurisdiction of Sherman Texas (the "MUD").

Origination:

Lackland Grayson County Development, LLC
City Manager

Financial Consideration:

There is no financial impact related to receipt of this Petition. All costs related to the Petition and creation of the MUD will be paid by the Petitioner.

Staff Recommendation:

City Staff recommends that City Council approve this Resolution acknowledging receipt of the valid MUD Petition by motion and order.

Alternatives:

As may be directed by the Council.

Attachments

Resolution No. 6758

Petition for Consent to Create MUD

Aerial Location Map

RESOLUTION NO. 6758

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING APPROVAL OF RECEIPT OF A PETITION FROM LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC TO CREATE A MUNICIPAL UTILITY DISTRICT OVER APPROXIMATELY 177 ACRES OF LAND IN THE EXTRATERRITORIAL JURISDICTION OF SHERMAN, TEXAS, ACKNOWLEDGING THE FILING OF THE SAME PETITION; 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 Clerk has received a valid petition (the "MUD Petition") from Lackland Grayson County Development LLC (the "Petitioner") to create a Municipal Utility District over approximately 177 acres of land in the extraterritorial jurisdiction of Sherman Texas (the "MUD").

SECTION 2. That the City Council acknowledges and approves the receipt of the MUD Petition, and acknowledges and approves filing of the same by the City Secretary.

SECTION 3. That the City Manager be and is hereby authorized and directed to take all required action to support creation of the MUD by the Petitioner.

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

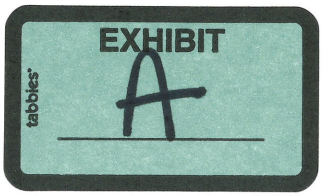
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

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

BY: _____

NAME: _____
CITY ATTORNEY



PETITION FOR CONSENT TO CREATION OF
GRAYSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF SHERMAN:

The undersigned (the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Section 42.042 of the Texas Local Government Code, respectfully petition this Honorable Council for its consent to the creation of a municipal utility district, and for cause would respectfully show the following:

I.

The name of the proposed District shall be "Grayson County Municipal Utility District No. 9" (the "District").

II.

The District shall be organized under the terms and provisions of Article III, Section 52, and Article XVI, Section 59, of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto.

III.

The District shall contain a total area of approximately 177 acres of land (the "Property"), situated within Grayson County, Texas, described by metes and bounds in Exhibit "A," attached hereto and incorporated herein. The Property is located wholly within the extraterritorial jurisdiction of the City of Sherman, Grayson County, Texas, and is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village.

IV.

The undersigned constitutes a majority in value of the holders of title to the Property, as shown by the tax rolls and conveyances of record since the date or preparation of said county tax rolls.

V.

The proposed District shall be organized for the following purposes:

(1) provide a water supply for the District for municipal and domestic uses;
(2) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state;

(3) gather, conduct, divert and control local storm water or other local harmful excesses of water in the District;

(4) construct, acquire, improve, maintain and operate macadamized, graveled, or paved roads and turnpikes, or other improvements in aid of those roads; and

(5) such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized.

The aforementioned purposes may be accomplished by any mechanical and chemical means and processes incident, necessary or helpful to such purposes, to the extent authorized by law and the creation of the District, to the end that public health and welfare may be conserved and promoted, and the purity and sanitary condition of the State's waters protected, effected and restored.

VI.

The general nature of the work anticipated to be done by the District at the present time is: (i) the construction of a water distribution system for domestic purposes; (ii) the construction of a sanitary sewer system; (iii) the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District; (iv) the constriction and financing of macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (v) such other construction, installation, maintenance, purchase and operation of such other facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized, all to the extent authorized by law from time to time.

VII.

There is a necessity for the improvements above described because the District is located within an area which will experience a substantial and sustained residential growth within the foreseeable future, is urban in nature and is not supplied with adequate water, sanitary sewer, drainage facilities and services, and roads. The health and welfare of the future inhabitants of the District require the provision of adequate water, storm and sanitary sewer facilities and services, and roads.

The provisions of such water, storm and sanitary sewer facilities and services, and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters, and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the organization of said District.

The property cannot be developed without the creation of the District to finance the water, sanitary sewer, and drainage facilities and services, and roads; therefore, a public necessity exists.

VIII.

The proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the proposed District is of such nature that water, storm and sanitary sewer facilities and services, and roads can be constructed or provided at a reasonable cost; and said territory will be rapidly developed for residential use.

IX.

A preliminary investigation has been instituted to determine the cost of the proposed improvements to be constructed by the District on the Property, and it is now estimated by those filing this petition, from such information as they have at this time, that the ultimate cost of such improvements will be approximately $4,790,000.

X.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of Sherman, Texas, adopt a resolution giving its written consent to the creation of the District to include the Property.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

RESPECTFULLY SUBMITTED this the 8 day of June, 2021.

PETITIONER:

LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC, a Texas limited liability company

By: _____
Name: Tim H. Fleet
Its: President

STATE OF TEXAS §
§
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 8 day of June, 2021, by Tim H. Fleet, President of Lackland Grayson County Development, LLC, a Texas limited liability company

, on behalf of said entity.

_____
Notary Public, State of Texas

(SEAL)

TINA MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 06-16-2025
Notary ID 125179689

EXHIBIT "A"
The "Property"

Copley Land Surveying

Legal Description
CLS Job# 21010050

Situated *in the County of Grayson, State of Texas, being a part of the Charles Lynenburg Survey, Abstract No. 730, and being a part of a 237.230 acre tract of land conveyed to William Levi Smith and wife Bonnie Jean Smith and Robert Shane Cavender and wife Paula Ann Cavender by deed of record in Volume 5842, Page 150, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a p/k nail found in the center of a Harrell Road maintaining the southwest corner of a 60.000 acre tract of land conveyed to John Fasolino and wife Stephanie Fasolino by deed of record in Volume 5984, Page 109 of said Official Public Records and being in the east line of said 237.230 acre tract;*

Thence ***South 00°09'56" West****, along the east line of said 237.230 acre tract, a distance of* ***1,654.74 feet*** *to a mag nail set in a concrete bridge with an aluminum washer marked COPLEY RPLS 6720 in the west edge of said Harrell Road for a southeast corner of said 237.230 acre tract and the northeast corner of a 3.00 acre tract of land conveyed to Natalie Tschacher and Brian Tschacher by deed of record in Document No. 2020-23762 of said Official Public Records;*

Thence ***North 89°52'21" West****, continuing along a south line of said 237.230 acre tract and the north line of said 3.00 acre tract passing the northwest corner of said 3.00 acre tract and continuing along the north line of a 26.85 acre tract of land conveyed to Gil Kent Akins by deed of record in Volume 5543, Page 74 of said Official Pubic Records, for a total distance of* ***1,670.58 feet*** *to a 5/8" steel rod found maintaining an ell corner in the east line of said 237.230 acre tract and the northwest corner of said 26.85 acre tract;*

Thence ***South 00°13'31" West****, continuing along the east line of said 237.230 acre tract and the west line of said 26.85 acre tract, a distance of* ***701.70 feet*** *to a spike nail found maintaining the southwest corner of said 26.85 acre tract and the northwest corner of a 25.360 acre tract of land conveyed to Charles Thompson by deed of record in Document No. 2018-14925 of said Official Public Records;*

Thence ***South 00°55'11" West****, continuing along the east line of said 237.230 acre tract and the west line of said 25.360 acre tract, a distance of* ***777.67 feet*** *to a 1/2" steel rod found in the north line of a 41.00 acre tract of land conveyed to Vyron B. Cherry and wife Dana D. Cherry by deed of record in Document No. 2020-28567 of said Official Public Records, maintaining an angle point in the east line of said 237.230 acre tract and the southwest corner of said 25.360 acre tract;*

Thence ***South 88°07'07" West****, continuing along the east line of said 237.230 acre tract and the north line of said 41.00 acre tract, a distance of* ***293.37 feet*** *to a 1/2" steel rod found*

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maintaining an angle point in the east line of said 237.230 acre tract and the northwest corner of said 41.00 acre tract;

*Thence **South 04°11'40" West**, continuing along the east line of said 237.230 acre tract and the west line of said 41.00 acre tract, a distance of **452.67 feet** to a 1/2" steel rod found maintaining an angle point in the west line of said 237.230 acre tract, the southwest corner of said 41.00 acre tract and the northwest corner of a 15.00 acre tract of land conveyed to Jimmy Don Bertoldo by deed of record in Volume 5613, Page 346 of said Official Public Records;*

*Thence **South 03°43'49" West**, continuing along the east line of said 237.230 acre tract and the west line of said 15.00 acre tract, a distance of **380.77 feet** to a 1/2" steel rod found maintaining an angle point in the west line of said 237.230 acre tract, the southwest corner of said 15.00 acre tract and the northwest corner of a 15.000 acre tract of land conveyed to Bruce Maniet and wife Kathleen Maniet by deed of record in Volume 2875, Page 719 of said Official Public Records;*

*Thence **South 03°32'50" West**, continuing along the east line of said 237.230 acre tract and the west line of said 15.000 acre Maniet Tract, a distance of **77.48 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said 237.230 acre tract;*

*Thence **South 89°39'10" West**, along the south line of said 237.230 acre tract passing a 1/2" steel rod found at a distance of 86.59 feet maintaining the northerly most northeast corner of a 79.313 acre tract of land conveyed to Barbara Jean Kralis by deed of record in Document No. 2019-30641 of said Official Public Records and continuing along its north line for a total distance of **1,160.21 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an angle point in the south line of said 237.230 and the north line of said 79.313 acre tract;*

*Thence **North 82°45'08" West**, continuing along the south line of said 237.230 acre tract and the north line of said 79.313 acre tract, a distance of **80.86 feet** to a point in the center of Cedar Creek said point being the southwest corner of the herein described tract, an angle point in the north line of said 79.313 acre;*

Thence northerly downstream with the center of said Cedar Creek the following calls and distances:

***South 86°45'16" East**, a distance of **44.40 feet** to a point;*
***North 74°05'53" East**, a distance of **54.45 feet** to a point;*
***North 22°41'04" East**, a distance of **104.10 feet** to a point;*
***North 00°12'41" East**, a distance of **221.87 feet** to a point;*
***South 65°33'30" East**, a distance of **77.28 feet** to a point;*
***South 33°00'50" East**, a distance of **79.29 feet** to a point;*
***South 56°06'52" East**, a distance of **282.98 feet** to a point;*
***North 69°20'33" East**, a distance of **139.19 feet** to a point;*
***North 19°19'55" East**, a distance of **174.03 feet** to a point;*

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***North 25°31'12" West**, a distance of **100.68 feet** to a point;*
***North 59°47'52" West**, a distance of **194.62 feet** to a point;*
***North 17°08'25" West**, a distance of **48.76 feet** to a point;*
***North 65°21'00" East**, a distance of **73.10 feet** to a point;*
***South 76°00'40" East**, a distance of **225.33 feet** to a point;*
***North 46°35'03" East**, a distance of **102.81 feet** to a point;*

Thence Northerly along the center of a branch of Cedar Creek upstream the following calls and distances:

***North 59°46'20" West**, a distance of **122.53 feet** to a point;*
***North 67°34'57" West**, a distance of **92.91 feet** to a point;*
***North 41°51'14" West**, a distance of **21.86 feet** to a point;*
***North 05°17'24" West**, a distance of **42.34 feet** to a point;*
***North 26°44'59" East**, a distance of **90.52 feet** to a point;*
***North 16°56'24" West**, a distance of **19.54 feet** to a point;*
***North 85°18'41" West**, a distance of **72.69 feet** to a point;*
***South 36°26'00" West**, a distance of **27.33 feet** to a point;*
***South 18°32'41" West**, a distance of **69.27 feet** to a point;*
***South 58°32'37" West**, a distance of **83.04 feet** to a point;*
***South 43°37'32" West**, a distance of **80.60 feet** to a point;*
***South 70°09'05" West**, a distance of **44.86 feet** to a point;*
***South 58°28'39" West**, a distance of **57.70 feet** to a point;*
***South 71°17'57" West**, a distance of **19.90 feet** to a point;*
***North 74°25'35" West**, a distance of **34.75 feet** to a point;*
***North 19°59'36" West**, a distance of **84.88 feet** to a point;*
***North 49°02'11" West**, a distance of **53.44 feet** to a point;*
***North 21°49'51" West**, a distance of **99.97 feet** to a point;*
***North 54°44'37" West**, a distance of **75.47 feet** to a point;*
***North 47°25'49" West**, a distance of **80.78 feet** to a point;*
***North 29°16'11" East**, a distance of **116.08 feet** to a point;*
***North 60°11'40" East**, a distance of **60.14 feet** to a point;*
***North 18°14'16" East**, a distance of **56.09 feet** to a point;*
***North 47°16'27" West**, a distance of **33.30 feet** to a point;*
***North 63°41'35" West**, a distance of **89.86 feet** to a point;*
***North 81°53'32" West**, a distance of **202.67 feet** to a point;*
***North 72°30'52" West**, a distance of **29.27 feet** to a point;*
***North 42°37'22" West**, a distance of **30.05 feet** to a point;*
***North 07°07'30" East**, a distance of **18.24 feet** to a point;*
***North 29°24'18" East**, a distance of **88.41 feet** to a point;*
***North 15°56'04" West**, a distance of **74.32 feet** to a point;*
***North 31°31'43" West**, a distance of **56.51 feet** to a point;*
***North 03°38'54" West**, a distance of **59.55 feet** to a point;*
***North 53°42'57" West**, a distance of **81.55 feet** to a point;*
***North 44°06'42" West**, a distance of **35.21 feet** to a point;*

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*Thence **South 69°48'49" East**, along the west line of said 237.230 acre tract and the south line of said 61.5 acre tract passing a metal fence corner post at a distance of 19.21 feet and continuing for a total distance of **706.07 feet** to a metal fence corner post maintaining and ell corner in the west line of said 237.230 acre tract and the southeast corner of said 61.5 acre tract;*

*Thence **North 00°33'39" East**, continuing along the west line of said 237.230 acre tract, the east line of said 61.5 acre tract passing the southeast corner of a 53.75 acre tract of land conveyed to Bennett Anderson Joiner, Jr., Ann Joiner Evans, Charles Steven Joiner, and Carol Joiner Doggett by deed of record in Volume 2441, Page 9 of said Official Public Records and continuing for a total distance of **2,552.80 feet** to a 1/2" square tube found with a cap marked RPLS 4577 maintaining the southwest corner of said 60.000 acre tract;*

*Thence **North 89°46'46" East**, along the south line of said 60.000 acre tract passing a 1/2" square tube found with a cap marked 4577 at a distance of 2871.10 feet and continuing for a total distance of **2,894.89 feet** to the **Point-of-Beginning** and containing **177.273 acres** of land.*

I, John C. Copley, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

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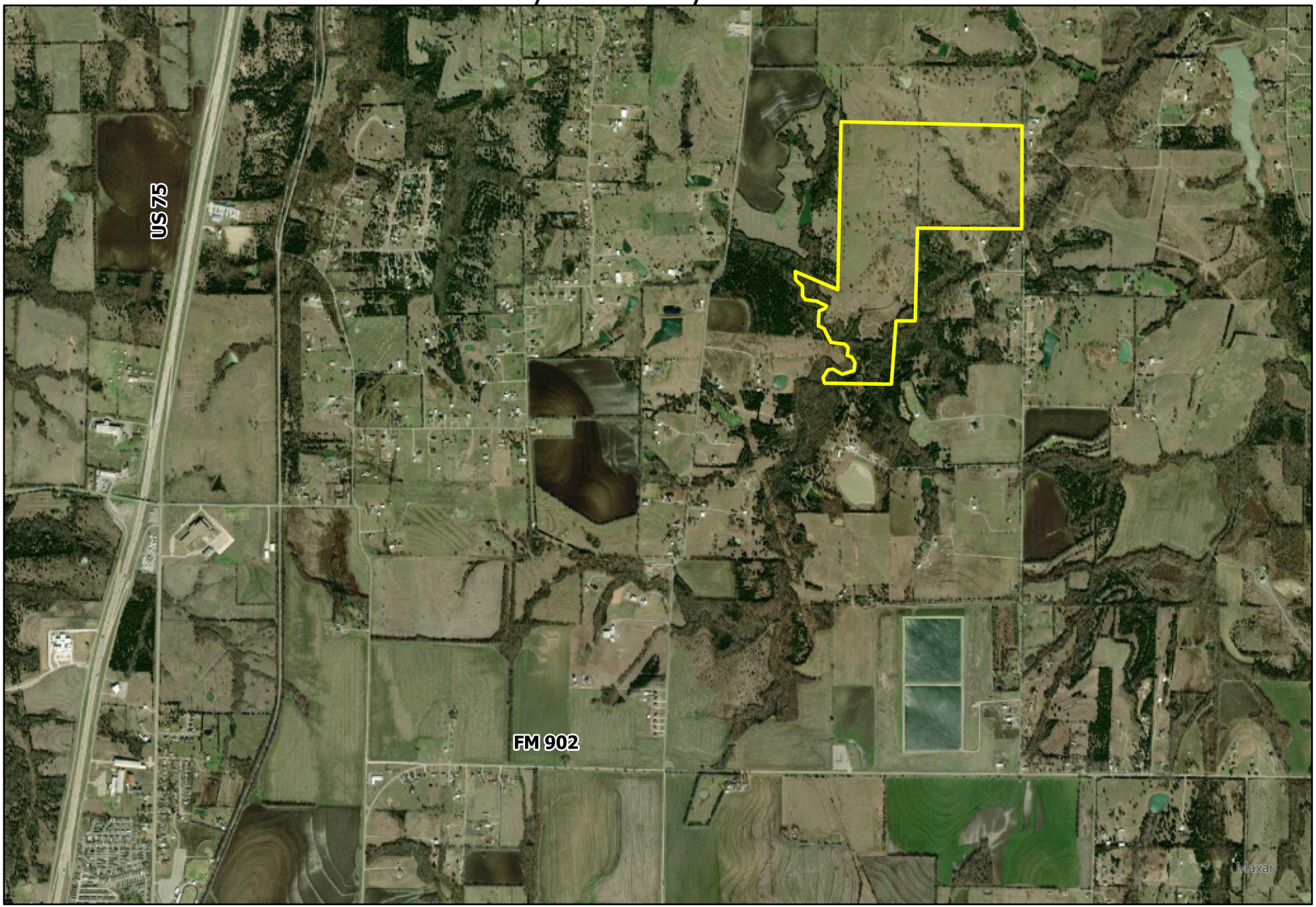
Grayson County MUD #9



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **F. 2.**

Meeting Date: 08/02/2021
Prepared By: Clint Philpott, Assistant City Manager
Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6759
Consenting to the Creation of Grayson County Municipal Utility District No. 9 which Lies within the Extraterritorial Jurisdiction of the City of Sherman.

Issue:

Lackland Grayson County Development LLC is requesting that the City of Sherman consent to the creation of Grayson County Municipal Utility District No. 9 to serve the approximately 177 acres of land

Background:

This developments is a 177 acre rural residential development along Harrell Road, about 2 miles east of US 75 and about 2 miles north of FM 902 within the extraterritorial jurisdiction of the City of Sherman.

Lackland Grayson County Development LLC, ("Petitioner") has submitted to the Mayor and City Council of the City of Sherman, Texas a Petition ("Petition") for Consent to Create Grayson County Municipal Utility District ("MUD") No. 9 of Grayson County. The Petition, which was acknowledged and received under a separate Resolution on this agenda, along with this related Consent Resolution to support the creation of the MUD, are requested in order for the Petitioner to take the next steps in creation of the MUD through action of the Texas State Legislature. This MUD will allow the developer to recoup certain costs related to the development of public infrastructure improvements within the Development.

Origination:

Lackland Grayson County Development LLC
City Manager

Financial Consideration:

There is no cost to the City related to consenting to the creation of the MUD for the benefit of the Petitioner. If approved, the MUD will levy an annual ad valorem tax to the property owners within the MUD boundaries, the revenues of which will be used to repay future debt to be issued by the MUD to fund infrastructure improvements. The City will not be responsible for repayment of any debt issued by the MUD, nor will the City's credit ratings or worthiness be used in issuing this debt.

Staff Recommendation:

City Staff recommends that City Council consent to the creation of Grayson County Municipal Utility District No. 9

Alternatives:

As may be directed by the Council.

Attachments

Resolution No. 6759

Exhibit A - Petition for Consent to Create MUD

Location Map

RESOLUTION NO. 6759

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS CONSENTING TO THE CREATION OF GRAYSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 9 WHICH LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SHERMAN; 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, Lackland Grayson County Development LLC., a Texas limited liability company (the "Petitioner"), desires that the City of Sherman, Texas consent to the creation of Grayson County Municipal Utility District No. 9 (the "District") to serve the approximately 177 acres of land, more or less, in Grayson County, Texas as described in Exhibit "A" attached hereto and incorporated herein for all intents and purposes; and

WHEREAS, the land to be included within the District is located wholly within the extraterritorial jurisdiction of the City of Sherman, Texas; and

WHEREAS, the Petitioner has submitted to the Mayor and City Council of the City of Sherman, Texas a Petition for Consent to Creation of Grayson County Municipal Utility District No. 9 of Grayson County in Exhibit "A"; and

WHEREAS, the general nature of the work to be done in the District is the construction, acquisition, maintenance and operation of a waterworks system, a sanitary sewer system, a storm water drainage system and roadway system; and

WHEREAS, the City Council of the City of Sherman, Texas desires to adopt a Resolution for the purpose of consenting to the creation of the District and consenting to the issuance of bonds for the construction of a waterworks system, a sanitary sewer system, a storm water drainage system and roadway system.

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 hereby grants its consent to and the Mayor is instructed to execute such additional documents, if any, as required to evidence the City of Sherman's consent to the creation of Grayson County Municipal Utility District No. 9 on that portion of the property described on the attached metes and bounds description located within the extraterritorial jurisdiction of the City of Sherman, Texas.

SECTION 2. That this resolution take effect immediately from and after its passage and is accordingly so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 2nd day of August, 2021.

CITY OF SHERMAN, TEXAS

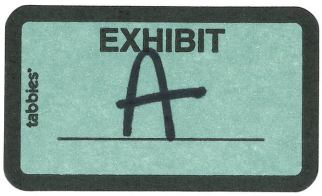
ATTEST:

BY:_____
DAVID PLYLER, MAYOR

BY:_____
LINDA ASHBY, CITY CLERK

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

BY: _____
NAME:_____
CITY ATTORNEY



PETITION FOR CONSENT TO CREATION OF
GRAYSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF SHERMAN:

The undersigned (the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Section 42.042 of the Texas Local Government Code, respectfully petition this Honorable Council for its consent to the creation of a municipal utility district, and for cause would respectfully show the following:

I.

The name of the proposed District shall be "Grayson County Municipal Utility District No. 9" (the "District").

II.

The District shall be organized under the terms and provisions of Article III, Section 52, and Article XVI, Section 59, of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto.

III.

The District shall contain a total area of approximately 177 acres of land (the "Property"), situated within Grayson County, Texas, described by metes and bounds in Exhibit "A," attached hereto and incorporated herein. The Property is located wholly within the extraterritorial jurisdiction of the City of Sherman, Grayson County, Texas, and is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village.

IV.

The undersigned constitutes a majority in value of the holders of title to the Property, as shown by the tax rolls and conveyances of record since the date or preparation of said county tax rolls.

V.

The proposed District shall be organized for the following purposes:

(1) provide a water supply for the District for municipal and domestic uses;
(2) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state;

(3) gather, conduct, divert and control local storm water or other local harmful excesses of water in the District;

(4) construct, acquire, improve, maintain and operate macadamized, graveled, or paved roads and turnpikes, or other improvements in aid of those roads; and

(5) such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized.

The aforementioned purposes may be accomplished by any mechanical and chemical means and processes incident, necessary or helpful to such purposes, to the extent authorized by law and the creation of the District, to the end that public health and welfare may be conserved and promoted, and the purity and sanitary condition of the State's waters protected, effected and restored.

VI.

The general nature of the work anticipated to be done by the District at the present time is: (i) the construction of a water distribution system for domestic purposes; (ii) the construction of a sanitary sewer system; (iii) the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District; (iv) the constriction and financing of macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (v) such other construction, installation, maintenance, purchase and operation of such other facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized, all to the extent authorized by law from time to time.

VII.

There is a necessity for the improvements above described because the District is located within an area which will experience a substantial and sustained residential growth within the foreseeable future, is urban in nature and is not supplied with adequate water, sanitary sewer, drainage facilities and services, and roads. The health and welfare of the future inhabitants of the District require the provision of adequate water, storm and sanitary sewer facilities and services, and roads.

The provisions of such water, storm and sanitary sewer facilities and services, and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters, and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the organization of said District.

The property cannot be developed without the creation of the District to finance the water, sanitary sewer, and drainage facilities and services, and roads; therefore, a public necessity exists.

VIII.

The proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the proposed District is of such nature that water, storm and sanitary sewer facilities and services, and roads can be constructed or provided at a reasonable cost; and said territory will be rapidly developed for residential use.

IX.

A preliminary investigation has been instituted to determine the cost of the proposed improvements to be constructed by the District on the Property, and it is now estimated by those filing this petition, from such information as they have at this time, that the ultimate cost of such improvements will be approximately $4,790,000.

X.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of Sherman, Texas, adopt a resolution giving its written consent to the creation of the District to include the Property.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

RESPECTFULLY SUBMITTED this the 8 day of June, 2021.

PETITIONER:

LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC, a Texas limited liability company

By: _____
Name: Tim H. Fleet
Its: President

STATE OF TEXAS §
§
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 8 day of June, 2021, by Tim H. Fleet, President of Lackland Grayson County Development, LLC, a Texas limited liability company

, on behalf of said entity.

_____
Notary Public, State of Texas

(SEAL)

TINA MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 06-16-2025
Notary ID 125179689

EXHIBIT "A"
The "Property"

Copley Land Surveying

Legal Description
CLS Job# 21010050

Situated *in the County of Grayson, State of Texas, being a part of the Charles Lynenburg Survey, Abstract No. 730, and being a part of a 237.230 acre tract of land conveyed to William Levi Smith and wife Bonnie Jean Smith and Robert Shane Cavender and wife Paula Ann Cavender by deed of record in Volume 5842, Page 150, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a p/k nail found in the center of a Harrell Road maintaining the southwest corner of a 60.000 acre tract of land conveyed to John Fasolino and wife Stephanie Fasolino by deed of record in Volume 5984, Page 109 of said Official Public Records and being in the east line of said 237.230 acre tract;*

Thence ***South 00°09'56" West****, along the east line of said 237.230 acre tract, a distance of* ***1,654.74 feet*** *to a mag nail set in a concrete bridge with an aluminum washer marked COPLEY RPLS 6720 in the west edge of said Harrell Road for a southeast corner of said 237.230 acre tract and the northeast corner of a 3.00 acre tract of land conveyed to Natalie Tschacher and Brian Tschacher by deed of record in Document No. 2020-23762 of said Official Public Records;*

Thence ***North 89°52'21" West****, continuing along a south line of said 237.230 acre tract and the north line of said 3.00 acre tract passing the northwest corner of said 3.00 acre tract and continuing along the north line of a 26.85 acre tract of land conveyed to Gil Kent Akins by deed of record in Volume 5543, Page 74 of said Official Pubic Records, for a total distance of* ***1,670.58 feet*** *to a 5/8" steel rod found maintaining an ell corner in the east line of said 237.230 acre tract and the northwest corner of said 26.85 acre tract;*

Thence ***South 00°13'31" West****, continuing along the east line of said 237.230 acre tract and the west line of said 26.85 acre tract, a distance of* ***701.70 feet*** *to a spike nail found maintaining the southwest corner of said 26.85 acre tract and the northwest corner of a 25.360 acre tract of land conveyed to Charles Thompson by deed of record in Document No. 2018-14925 of said Official Public Records;*

Thence ***South 00°55'11" West****, continuing along the east line of said 237.230 acre tract and the west line of said 25.360 acre tract, a distance of* ***777.67 feet*** *to a 1/2" steel rod found in the north line of a 41.00 acre tract of land conveyed to Vyron B. Cherry and wife Dana D. Cherry by deed of record in Document No. 2020-28567 of said Official Public Records, maintaining an angle point in the east line of said 237.230 acre tract and the southwest corner of said 25.360 acre tract;*

Thence ***South 88°07'07" West****, continuing along the east line of said 237.230 acre tract and the north line of said 41.00 acre tract, a distance of* ***293.37 feet*** *to a 1/2" steel rod found*

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maintaining an angle point in the east line of said 237.230 acre tract and the northwest corner of said 41.00 acre tract;

*Thence **South 04°11'40" West**, continuing along the east line of said 237.230 acre tract and the west line of said 41.00 acre tract, a distance of **452.67 feet** to a 1/2" steel rod found maintaining an angle point in the west line of said 237.230 acre tract, the southwest corner of said 41.00 acre tract and the northwest corner of a 15.00 acre tract of land conveyed to Jimmy Don Bertoldo by deed of record in Volume 5613, Page 346 of said Official Public Records;*

*Thence **South 03°43'49" West**, continuing along the east line of said 237.230 acre tract and the west line of said 15.00 acre tract, a distance of **380.77 feet** to a 1/2" steel rod found maintaining an angle point in the west line of said 237.230 acre tract, the southwest corner of said 15.00 acre tract and the northwest corner of a 15.000 acre tract of land conveyed to Bruce Maniet and wife Kathleen Maniet by deed of record in Volume 2875, Page 719 of said Official Public Records;*

*Thence **South 03°32'50" West**, continuing along the east line of said 237.230 acre tract and the west line of said 15.000 acre Maniet Tract, a distance of **77.48 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said 237.230 acre tract;*

*Thence **South 89°39'10" West**, along the south line of said 237.230 acre tract passing a 1/2" steel rod found at a distance of 86.59 feet maintaining the northerly most northeast corner of a 79.313 acre tract of land conveyed to Barbara Jean Kralis by deed of record in Document No. 2019-30641 of said Official Public Records and continuing along its north line for a total distance of **1,160.21 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an angle point in the south line of said 237.230 and the north line of said 79.313 acre tract;*

*Thence **North 82°45'08" West**, continuing along the south line of said 237.230 acre tract and the north line of said 79.313 acre tract, a distance of **80.86 feet** to a point in the center of Cedar Creek said point being the southwest corner of the herein described tract, an angle point in the north line of said 79.313 acre;*

Thence northerly downstream with the center of said Cedar Creek the following calls and distances:

***South 86°45'16" East**, a distance of **44.40 feet** to a point;*
***North 74°05'53" East**, a distance of **54.45 feet** to a point;*
***North 22°41'04" East**, a distance of **104.10 feet** to a point;*
***North 00°12'41" East**, a distance of **221.87 feet** to a point;*
***South 65°33'30" East**, a distance of **77.28 feet** to a point;*
***South 33°00'50" East**, a distance of **79.29 feet** to a point;*
***South 56°06'52" East**, a distance of **282.98 feet** to a point;*
***North 69°20'33" East**, a distance of **139.19 feet** to a point;*
***North 19°19'55" East**, a distance of **174.03 feet** to a point;*

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***North 25°31'12" West**, a distance of **100.68 feet** to a point;*
***North 59°47'52" West**, a distance of **194.62 feet** to a point;*
***North 17°08'25" West**, a distance of **48.76 feet** to a point;*
***North 65°21'00" East**, a distance of **73.10 feet** to a point;*
***South 76°00'40" East**, a distance of **225.33 feet** to a point;*
***North 46°35'03" East**, a distance of **102.81 feet** to a point;*

Thence Northerly along the center of a branch of Cedar Creek upstream the following calls and distances:

***North 59°46'20" West**, a distance of **122.53 feet** to a point;*
***North 67°34'57" West**, a distance of **92.91 feet** to a point;*
***North 41°51'14" West**, a distance of **21.86 feet** to a point;*
***North 05°17'24" West**, a distance of **42.34 feet** to a point;*
***North 26°44'59" East**, a distance of **90.52 feet** to a point;*
***North 16°56'24" West**, a distance of **19.54 feet** to a point;*
***North 85°18'41" West**, a distance of **72.69 feet** to a point;*
***South 36°26'00" West**, a distance of **27.33 feet** to a point;*
***South 18°32'41" West**, a distance of **69.27 feet** to a point;*
***South 58°32'37" West**, a distance of **83.04 feet** to a point;*
***South 43°37'32" West**, a distance of **80.60 feet** to a point;*
***South 70°09'05" West**, a distance of **44.86 feet** to a point;*
***South 58°28'39" West**, a distance of **57.70 feet** to a point;*
***South 71°17'57" West**, a distance of **19.90 feet** to a point;*
***North 74°25'35" West**, a distance of **34.75 feet** to a point;*
***North 19°59'36" West**, a distance of **84.88 feet** to a point;*
***North 49°02'11" West**, a distance of **53.44 feet** to a point;*
***North 21°49'51" West**, a distance of **99.97 feet** to a point;*
***North 54°44'37" West**, a distance of **75.47 feet** to a point;*
***North 47°25'49" West**, a distance of **80.78 feet** to a point;*
***North 29°16'11" East**, a distance of **116.08 feet** to a point;*
***North 60°11'40" East**, a distance of **60.14 feet** to a point;*
***North 18°14'16" East**, a distance of **56.09 feet** to a point;*
***North 47°16'27" West**, a distance of **33.30 feet** to a point;*
***North 63°41'35" West**, a distance of **89.86 feet** to a point;*
***North 81°53'32" West**, a distance of **202.67 feet** to a point;*
***North 72°30'52" West**, a distance of **29.27 feet** to a point;*
***North 42°37'22" West**, a distance of **30.05 feet** to a point;*
***North 07°07'30" East**, a distance of **18.24 feet** to a point;*
***North 29°24'18" East**, a distance of **88.41 feet** to a point;*
***North 15°56'04" West**, a distance of **74.32 feet** to a point;*
***North 31°31'43" West**, a distance of **56.51 feet** to a point;*
***North 03°38'54" West**, a distance of **59.55 feet** to a point;*
***North 53°42'57" West**, a distance of **81.55 feet** to a point;*
***North 44°06'42" West**, a distance of **35.21 feet** to a point;*

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*Thence **South 69°48'49" East**, along the west line of said 237.230 acre tract and the south line of said 61.5 acre tract passing a metal fence corner post at a distance of 19.21 feet and continuing for a total distance of **706.07 feet** to a metal fence corner post maintaining and ell corner in the west line of said 237.230 acre tract and the southeast corner of said 61.5 acre tract;*

*Thence **North 00°33'39" East**, continuing along the west line of said 237.230 acre tract, the east line of said 61.5 acre tract passing the southeast corner of a 53.75 acre tract of land conveyed to Bennett Anderson Joiner, Jr., Ann Joiner Evans, Charles Steven Joiner, and Carol Joiner Doggett by deed of record in Volume 2441, Page 9 of said Official Public Records and continuing for a total distance of **2,552.80 feet** to a 1/2" square tube found with a cap marked RPLS 4577 maintaining the southwest corner of said 60.000 acre tract;*

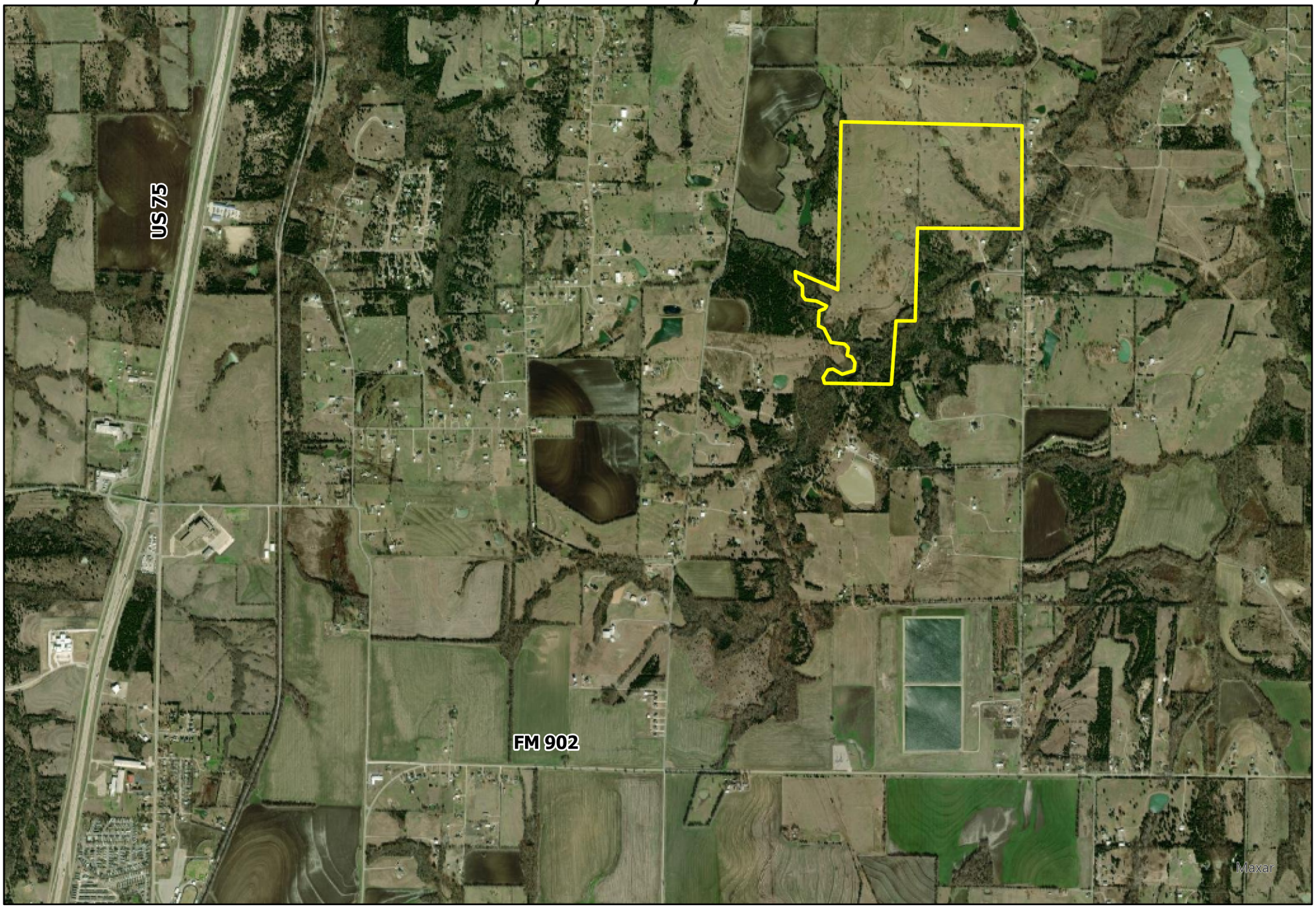
*Thence **North 89°46'46" East**, along the south line of said 60.000 acre tract passing a 1/2" square tube found with a cap marked 4577 at a distance of 2871.10 feet and continuing for a total distance of **2,894.89 feet** to the **Point-of-Beginning** and containing **177.273 acres** of land.*

I, John C. Copley, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

1702 Verdi Ln., Sherman, Texas 75090, (903) 415-0643

Grayson County MUD #9



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **F. 3.**

Meeting Date: 08/02/2021

Prepared By: Teri Fine, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6760

Authorizing Execution of a Master Development Agreement Between the City of Sherman and TPJ Properties, LTD, for the Construction of Public Facilities in the Residential Portion of the Mixed-Use Planned Development Known as Heritage Ranch, Being an Approximate 174-Acre Residential Development Along U.S. Hwy 82 and Between Plainview Road and Travis Street in the City of Sherman, Texas

Issue:

A Master Development Agreement (MDA) for the construction of public facilities in the residential portion of the mixed-use planned development (PD) known as Heritage Ranch, being an approximate 174-acre residential development along U.S. Hwy 82 and between Plainview Road and Travis Street in the City of Sherman, Texas

Background:

In January 2021 (Ordinance No. 6354), the City Council approved to rezone the property generally located East of F.M. 1417 (Heritage Parkway) and North of U.S. Highway 82, as a Planned Development District. The ultimate Planned Development is expected to offer a future mix of commercial, retail, office, entertainment, and residential opportunities complimented with areas set aside as parks, lakes and open space amenities.This MDA covers only the single-family portion of the development, located east of Plainview Road and West of Travis Street. The other portions of the PD will be covered through a separate MDA and is expected to require establishing a separate Tax Increment Reinvestment Zone.

This MDA lines out the responsibilities of the City and TPJ in constructing infrastructure and other public improvements as part of the Heritage Ranch development. Under this MDA, the City is responsible for constructing certain major infrastructure (on-site and/or off-site sewer lift station and force main) while TPJ will be responsible for constructing all other public infrastructure. As part of this agreement, the City will be required to establish a separate Tax Increment Reinvestment Zone to service this residential portion of the project.

As part of this MDA, Heritage Ranch is expected to create approximately 650 single-family homes, and could include trails, open space, and perhaps an elementary school site. In all, Heritage Ranch single-family residential portion is conservatively projected to add $150 million to $200 million to the property tax base for the City when fully built-out.

Origination:

City Manager Robby Hefton

Financial Consideration:

Over the 25-year project time horizon, total incremental revenues to the City from this portion of the development are expected to be approximately $20 million. As part of this MDA, the City will pledge 50% of the incremental M&O tax revenue generated from this portion of the project towards public infrastructure constructed and dedicated by the developer. The cost to the City for the on-site and off-site sewer is expected to total up to $1.0 million.

Staff Recommendation:

Staff recommends approval and acceptance of the Master Development Agreement with TPJ Properties LTD and Heritage Ranch Land Holdings, LTD.

Alternatives:

As directed by City Council

Attachments

Resolution No. 6760
Development Agreement
Exhibit D
Exhibit E
Aerial Location Map

RESOLUTION NO. 6760

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND TPJ PROPERTIES, LTD, FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN THE RESIDENTIAL PORTION OF THE MIXED-USE PLANNED DEVELOPMENT KNOWN AS HERITAGE RANCH, BEING AN APPROXIMATE 174-ACRE RESIDENTIAL DEVELOPMENT ALONG U.S. HWY 82 AND BETWEEN F.M. 1417 (HERITAGE PARKWAY) AND TRAVIS STREET IN THE CITY OF SHERMAN, TEXAS; 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 Master Development Agreement with TPJ Properties LTD for the construction of public facilities in the residential portion of the mixed-used Planned Development known as Heritage Ranch, being an approximate 174-acre residential development along U.S. Hwy 82 and between F.M. 1417 (Heritage Parkway) and Travis Street in the City of Sherman, Texas, in accordance with all contract documents attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

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

PASSED AND APPROVED on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

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

BY: _____
RYAN PITTMAN, CITY ATTORNEY

HERITAGE RANCH
MASTER DEVELOPMENT AGREEMENT

This Heritage Ranch Master Development Agreement (this "Agreement") is entered into by and between **TPJ Properties, Ltd.**, a Texas limited partnership (the "Developer"), and the **City of Sherman, Texas**, a home-rule municipality of the State of Texas (the "City," and collectively with the Developer, the "Parties"), to be effective on the date upon which the last of all of the Parties has approved and duly executed this Agreement ("Effective Date").

ARTICLE I
RECITALS

WHEREAS, certain terms used herein are defined in Article II; and

WHEREAS, the Developer is the current owner of approximately 174 acres of real property, which property is described by metes and bounds on **Exhibit A** and depicted on **Exhibit B** (the "Property"); and

WHEREAS, the Property is located wholly within the limits of the City and not within the extraterritorial jurisdiction or corporate limits of any other municipality; and

WHEREAS, to accomplish the high-quality development of the Property envisioned by the Parties, the Developer issued a petition to the City on March 10, 2021 to create the Heritage Ranch Municipal Utility District No. 1 of Grayson County (the "MUD"), and the City Council provided its approval and consent to the creation of the MUD as set forth in Resolution No. 6713 and

WHEREAS, the City Council zoned the Property as a Planned Development pursuant to City Ordinance No. 6354, adopted by the City Council on January 19, 2021 (the "PD"); and

WHEREAS, the Parties intend that the Property will be developed in accordance with an agreed concept plan ("Concept Plan"), as shown on **Exhibit C** attached hereto and incorporated herein for all purposes, City Regulations, and other terms and conditions set forth in this Agreement; and

WHEREAS, the Developer is developing the Property at its sole cost and expense as a single family development in phases consistent with the Concept Plan, City Regulations, and terms and conditions of this Agreement, which such development will include, without limitation, the Developer's design, construction, installation and development of the following improvements: (i) the Single-Family Development (defined below); (ii) the Recreational Facility (defined below); (iii) the Amenities (defined below); (iv) enhanced entryway and landscaping features on the Property that are unique to the Property; (v) the School Campus (defined below), should the Sherman Independent School District choose a location within the Property; and (vi) the Developer Infrastructure (defined below).

WHEREAS, in consideration for Developer's agreements contained herein, the City will design, construct, install and develop at its sole cost and expense the City Infrastructure (defined

below) in phases consistent with the Concept Plan, City Regulations, and terms and conditions of this Agreement; and

WHEREAS, the improvements set forth on **Exhibit D** attached hereto and incorporated herein for all purposes, consist of both the Developer Infrastructure and the City Infrastructure, and include on-site and off-site public improvements and infrastructure that are designated to serve the development of the Property and are considered public infrastructure (the "Public Infrastructure"); and

WHEREAS, upon Developer's completion and construction of any Public Infrastructure, Developer will dedicate such Public Infrastructure to the City for use and maintenance, subject to the City's final review and approval of the same as set forth in this Agreement; and

WHEREAS, Developer and City will design, construct and install the Developer Improvements and the City Infrastructure, respectively, in multiple phases of development as set forth in this Agreement; and

WHEREAS, this Agreement is intended to establish certain restrictions and expectations regarding the development of the Property, and to provide for the construction of the Developer Improvements and City Infrastructure, and the funding of the Public Infrastructure, which provide a special benefit to the Property; and

WHEREAS, in consideration of the mutual agreements contained herein to accomplish the high-quality development of the Property envisioned by the Parties and to provide for the recovery by Developer of certain costs related to qualifying Developer Infrastructure and at the request of the Developer, the City intends to exercise its powers to create Sherman Tax Increment Reinvestment Zone #8 (the "TIRZ"), to be created in accordance with Chapter 311 of the Texas Tax Code, as amended (the "TIF Act"), to allow for the reimbursement of certain hard and soft costs incurred by Developer in constructing and installing the Developer Infrastructure that qualify under the TIF Act, which each qualifying Developer Infrastructure shall be considered a TIRZ Project as set forth on **Exhibit E** attached hereto and incorporated herein and as updated from time to time by the TIRZ Project and Finance Plan; and

WHEREAS, the City, subject to the consent and approval of the City Council, and in accordance with the terms of this Agreement and all requirements of applicable laws, intends, to the extent it has not prior to the Effective Date, to adopt the TIRZ Project and Finance Plan in accordance with the timeline set forth herein; and

WHEREAS, all of the City's Administrative Expenses associated with the TIRZ will be paid in accordance with Chapter 311 of the Texas Tax Code, as amended, and the City will not be responsible for payment of such costs; and

WHEREAS, to the extent funds must be advanced to pay for any costs associated with the creation of the TIRZ Documents, the Developer shall be responsible for advancing such funds, and the City will not be responsible for the payment of such costs; and

WHEREAS, the managed growth described in this Agreement will drive infrastructure investment and job creation, both of which will, in turn, have a multiplier effect that increases the City's tax base; and

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement, the City's intent to create and utilize the TIRZ to reimburse the Developer for the costs of the Developer Infrastructure qualifying under the TIF Act, the City's consent to the creation of the MUD, and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE II
DEFINITIONS

Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Administrative Expenses shall include, without limitation, expenses incurred in the establishment, administration, and operation of the TIRZ including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the TIRZ, (iii) computing, levying, collecting and transmitting the tax and increment thereof, (iv) maintaining the record of the TIRZ, (v) investing or depositing or other monies, as applicable, and (vi) complying with the TIF Act.

Administrator means an employee or designee of the City who shall have the responsibilities provided in the TIRZ Documents or any other agreement or document approved by the City related to the duties and responsibilities for the administration of the TIRZ.

Amenities means parks, trails, green and open spaces, pedestrian connectivity paths, and other quality-of-life amenities.

City Council means the city council of the City.

City Infrastructure means certain on-site improvements and off-site improvements that will be located away from the Property, which will include off-site sewer expansion and certain infrastructure and improvements, such as primary collector roads identified on the Concept Plan.

City Regulation(s) means any ordinance, rule, regulation, standard, policy, order, guideline or other City-adopted or City-enforced requirement as they presently exist and as they may be amended in the future, which shall include, without limitation, the PD.

County means Grayson County, Texas.

Developer Improvements means the Single-Family Development, the Recreational Facility, the Amenities, the enhanced entryway and landscaping features on the Property that are unique to the Property, the School Campus, and the Developer Infrastructure.

Developer Infrastructure means all collector streets, residential streets, utilities, drainage, and other infrastructure required to serve the Developer Improvements, including, without limitation, the following: (a) the road improvements consisting of the thoroughfare identified on the Concept Plan and known as "Plainview Road" (herein so called), along with appurtenant utilities, drainage, and other infrastructure required to support the same; and (b) the road improvements consisting of the east/west thoroughfare identified on the Concept Plan and known as "Heritage Ranch Road" (herein so called) that will connect Plainview to N. Travis, along with appurtenant utilities, drainage, and other infrastructure required to support the same.

End-Buyer means any developer, homebuilder, builder, tenant, user, or occupant/owner of a Fully Developed and Improved Lot, including without limitation a builder who acquires a lot with the intent to construct a single-family residence on the lot.

Fully Developed and Improved Lot means any lot, regardless of proposed use, which is served by the Public Infrastructure and for which a final plat has been approved by the City and recorded in the real property records of Grayson County.

Notice means any notice required or contemplated by this Agreement (or otherwise given in connection with this Agreement).

Owners' Association means each of the owners' associations that the Developer will create throughout the Property as set forth in this Agreement.

Public Infrastructure means the Developer Infrastructure and the City Infrastructure including on-site and off-site public improvements and infrastructure that is designated to serve the development of the Property and is more particularly described in **Exhibit D**.

Project Cost(s) means those costs incurred by the Developer in the construction and development of the TIRZ Projects that are eligible for reimbursement from the TIRZ in accordance with the TIF Act and the TIRZ Project and Finance Plan as amended from time to time.

Recreational Facility means a recreational facility.

School Campus means designated land to allow a school campus for the Sherman Independent School District's use.

Single-Family Development means a single-family residential development generally located between Plainview Road (defined below) and Travis Street (defined below) north of US Highway 82 that will consist of a minimum of 650 single-family home lots of variable sizes within the Property.

TIRZ Documents means the amended TIRZ Project and Finance Plan, the TIRZ Ordinance, and this Agreement.

TIRZ Fund(s) means the fund(s) set up by the City in order to receive the TIRZ funds in accordance with this Agreement, the TIRZ Documents and state law.

TIRZ Ordinance means the City Ordinance to be adopted by the City Council to create the TIRZ in accordance with this Agreement, along with any subsequent ordinances effectuating amendments thereto.

TIRZ Project(s) means the Developer Infrastructure set forth in **Exhibit E** attached hereto and incorporated herein for all purposes and the TIRZ Project and Finance Plan, which Project Costs associated with said TIRZ Projects shall qualify for reimbursement from the TIRZ to the extent permissible under the TIF Act.

TIRZ Project and Finance Plan means the Project Plan and Finance Plan for the TIRZ, as amended from time to time.

ARTICLE III
CONSTRUCTION OF IMPROVEMENTS AND TIRZ PROJECTS

3.1 Construction of Improvements. The Developer and the City will design, construct, install and develop the Developer Improvements and the City Infrastructure, respectively, in the manner set forth herein. The Developer must commence construction of the Developer Improvements within twelve (12) months of the Effective Date, subject to force majeure. The City must commence construction of the City Infrastructure concurrently with the Developer, provided, however, the City need not commence construction of the City Infrastructure prior to the date six (6) months from the Effective Date. The Developer and the City will complete construction of the Public Infrastructure within ten (10) years of commencement of construction of the first Phase of development, subject to force majeure.

3.2 TIRZ Projects. As set forth above, the Developer Infrastructure set forth in **Exhibit E** attached hereto are Public Infrastructure that qualify as TIRZ Projects, and the Project Costs associated with said TIRZ Projects are eligible for reimbursement from the TIRZ. The Project Costs and the timetable for installation of the TIRZ Projects will be reviewed annually by the Parties, and any updates to the TIRZ Projects will be included in an amended TIRZ Project and Finance Plan to be adopted and approved by the City. Upon the adoption of the TIRZ Project and Finance Plan, and upon the adoption of any amendment thereto, the TIRZ Project and Finance Plan, as amended, shall replace **Exhibit E** attached hereto, and said TIRZ Project and Finance Plan shall be incorporated into this Agreement for all purposes.

3.3 Construction of the Improvements and Ownership of the Public Infrastructure.

(a) Construction Plans. During each Phase of the development of the Property, the Developer shall prepare, or cause to be prepared, plans and specifications for the Developer Improvements included in such Phase and have them submitted to the City for approval in accordance with this section. The City shall have thirty (30) business days from its receipt of the first submittal of construction and/or engineering plans to approve or deny the plans or to provide comments back to the submitter of the plans. If any approved construction and/or engineering

plans are amended or supplemented, the City shall have fifteen (15) business days from its receipt of such amended or supplemented plans to approve or deny the plans or to provide comments back to the submitter of the plans. Any written City approval or denial must be based on compliance with applicable City Regulations. Moreover, Developer shall submit final plat(s) for the Property to the City for its review, which such submittal process shall remain subject to the same timelines set forth above. Final plat(s) for the Property, each of which are required to be approved by the City, shall reflect the locations, rights-of-way and easements for the Improvements to be located on such platted portion of the Property. If any provision in this paragraph conflicts with any other provision in this Agreement, this paragraph controls.

(b) Construction Standards and Inspection. The Public Infrastructure will be installed within the public right-of-way or in easements granted to the City. The Public Infrastructure shall be constructed and inspected in accordance with applicable state law, City Regulations, and all other applicable development requirements, including those imposed by any other governing body or entity with jurisdiction over the Public Infrastructure.

(c) Ownership. All of the Public Infrastructure shall be owned by the City upon acceptance of the same by the City using procedures established by City Regulations. The City agrees that acceptance of the Public Infrastructure shall occur upon the completion of the installation of such Public Infrastructure. The Developer agrees to take any action reasonably required by the City where applicable to transfer or otherwise dedicate easements for the Public Infrastructure to the City and the public.

3.4 Operation and Maintenance of Public Infrastructure.

(a) Upon inspection, approval, and acceptance of part or all of the water or sewer Public Infrastructure, the City shall maintain and operate the accepted water and sewer infrastructure and provide water and/or sewer service to the Property served by the accepted water and/or sewer infrastructure pursuant to the City Regulations.

(b) Upon inspection, approval, and acceptance of part or all of the roadway or storm water Public Infrastructure, the City shall maintain and operate the accepted roadways and storm water infrastructure pursuant to the City Regulations.

(c) The Developer will construct and each respective Owners' Association shall maintain and operate the open spaces, common areas, right-of-way irrigation systems, right-of-way landscaping, screening walls, drainage areas, detention areas and any other common improvements, appurtenances or Amenities not maintained and operated by the City.

ARTICLE IV
TIRZ

4.1 Tax Increment Reinvestment Zone. Within six (6) months of the Effective Date, the City will take such lawful steps as are necessary to create the TIRZ. The boundary of the TIRZ will include the entirety of the Property. The TIRZ shall exist from the date of formation until the termination or expiration of this Agreement in accordance with ARTICLE IX herein (the "TIRZ

Term"). During the Term of this Agreement and the TIRZ Term, the City shall dedicate to the TIRZ an increment equal to fifty percent (50%) of the City Maintenance and Operation (M&O) ad valorem tax actually collected from property (collectively, the "City Increment"), and the base tax year shall be 2022. The City will use commercially reasonable efforts to obtain the County's participation in the TIRZ in an amount equal to fifty percent (50%) of the County's M&O ad valorem tax actually collected from the TIRZ property (the "County Increment") with a base year of 2022; provided, however, Developer and the City both acknowledge and agree that the County's participation in the TIRZ is may vary, and there is no assurance that the County will participate in the TIRZ at all, let alone at the level of the County Increment. The City shall prepare the preliminary TIRZ Project and Finance Plan which will provide a general description of the TIRZ Projects and estimated Project Costs of the TIRZ Projects, an estimate of ad valorem taxes to be generated by development within the TIRZ, and the estimated increment to be generated by TIRZ over the TIRZ Term. On or before thirty (30) days after receipt and approval by the City and the Developer of final plans and costs for the construction of the TIRZ Projects, the City and the TIRZ shall cause a final TIRZ Project and Finance Plan to be prepared and approved with a detailed description of the scope of the TIRZ Projects, the estimated Project Costs, and the timing of payment for the costs of the TIRZ Projects. The TIRZ, acting through its Board of Directors, and the Developer shall negotiate and enter into an agreement for reimbursement to the Developer for Project Costs consistent with the terms and conditions of this Agreement.

4.2 TIRZ Priority. Payouts of the moneys in the TIRZ Fund are contingent upon the City adopting a final TIRZ Project and Finance Plan for the TIRZ consistent with the terms and conditions of this Agreement. Upon the adoption of a final TIRZ Project and Finance Plan, the moneys in the TIRZ Fund shall be paid in the following priority on an annual basis: (i) to the City in an amount equal to the Administrative Expenses incurred operating the TIRZ; (ii) to the County in an amount equal to its Administrative Expenses incurred operating the TIRZ, but only to the extent that the County participates in the TIRZ whatsoever; (iii) to remit the remainder of such monies from the TIRZ Fund to the MUD to pledge as collateral for the MUD's issuance of bonds to reimburse Developer for its Project Costs actually incurred in designing, constructing, installing and developing the TIRZ Projects and to pay Developer an economic development grant with any remaining increment contributed to the TIRZ Fund or to directly reimburse Developer for eligible projects identified in the adopted Project and Financing Plan for the TIRZ at the request of the MUD. Payment shall be made by the TIRZ Administrator to the MUD upon submission of required documentation by the MUD and approval of the City's TIRZ Administrator. All of the City's and the County's Administrative Expenses associated with the TIRZ will be paid in accordance with Chapter 311 of the Texas Tax Code, as amended, and neither the City nor the County will be responsible for payment of such costs.

4.3 TIRZ Fund. In accordance with the TIRZ Project and Finance Plan, the tax increment obtained from the Property based on the participation levels set forth in Section 4.1 above shall be placed into the TIRZ Fund, a separate fund which has been created by the City.

ARTICLE V
FORMATION OF OWNERS' ASSOCIATION

The Developer will create an Owners' Association within the Property, which shall be required to levy and collect from each End-Buyer annual fees in an amount calculated to maintain the Amenities, open spaces, common areas, right-of-way irrigation systems, raised medians and other right-of-way landscaping, detention areas, drainage areas, screening walls and all other improvements for which the Owners' Association is responsible for maintaining within the Property. Common areas, including but not limited to all landscaped entrances to the Property and right-of-way landscaping, shall be maintained solely by the Owners' Associations. To the extent applicable, maintenance of public rights-of-way by the Owners' Association shall comply with City Regulations and shall be subject to oversight by the City. The Parties shall cooperate with each other to execute documents necessary to give the Owners' Association permission to maintain and operate facilities on City-owned property as necessary.

ARTICLE VI
INSPECTION AND PERMITTING

The City shall inspect or cause to be inspected, as required by City Regulations, the construction of all Developer Improvements, structures, and any infrastructure improvements necessary to support the proposed development within the Property, including, without limitation, water, sanitary sewer, drainage, streets, park facilities, electrical, and street lights and signs. The City's inspections shall not release the Developer from its responsibility to construct, or ensure the construction of, the Developer Improvements and Developer Infrastructure in accordance with approved engineering plans, construction plans, and other approved plans related to development of the Property.

If the City finds that such Developer Infrastructure has been completed in accordance with the final plats and specifications approved by the City (or any modifications thereof approved by the City), and in accordance with all other applicable laws and City Regulations, the City shall accept the Developer Infrastructure whereupon ownership of such Developer Infrastructure shall be transferred to the City and be operated and maintained by the City at its sole expense. The requirement for acceptance does not apply to landscaping improvements and other Amenities that will be maintained by the Owners' Association.

ARTICLE VII
DEVELOPMENT

7.1 Full Compliance with City Standards.

(a) Development of the Property shall be subject to the City Regulations, except to the extent that the Concept Plan, attached as **Exhibit C,** and the PD may vary from those terms, then the Concept Plan and the PD control. In consideration of the foregoing, in the construction, renovation, maintenance and alteration of any existing or future building on the Property, the Developer shall not use or install, or permit the use or installation of, any building product or material or aesthetic method that does not comply with the City Regulations, including without limitation, the PD, notwithstanding any conflicting provision of Chapter 3000 of the Texas Government Code, as it exists or may be amended. Developer voluntarily consents and agrees to comply with this Agreement, and the City Regulations in the construction, renovation, maintenance and alteration of any existing or future building on the Property.

(b) Any revision to the Concept Plan, if approved by the City, shall be considered an amendment to **Exhibit C** to this Agreement, and shall replace the attached Concept Plan and become a part of this Agreement.

7.2 Replat. The Parties acknowledge that the Property will be developed in Phases. The Developer may submit a replat for all or any portion of the Property throughout the development of the Property. Any replat shall be in general conformance with the Concept Plan. Approval of the replat shall be governed by the City Regulations and state law.

7.3 Zoning of Property. Currently, the Property is zoned in accordance with the PD. Through this Agreement, the Developer expressly consents and agrees to the zoning of the Property consistent with and as contemplated by the PD and this Agreement.

7.4 Conflicts. In the event of any conflict between this Agreement and any City Regulation, this Agreement, including any exhibit or attachment, shall control.

ARTICLE VIII
DEVELOPMENT PROCESS AND CHARGES

8.1 Development, Review and Fees. Development of any portion of the Property shall be subject to payment to the City of the applicable fees according to the City Regulations, including without limitation fees relating to platting, zoning requests, and any other charges and fees not expressly exempted or altered by the terms of this Agreement. This Agreement does not waive any of the City's right to: (i) assess, levy, or collect fees for park, recreation, and open space facilities and purposes in connection with the development of the Property; (ii) require one or more dedications of land for such purposes in lieu of assessing, levying, or collecting such fees for park, recreation, and open space facilities; (iii) assess or collect roadway, water, and wastewater Impact Fees in compliance with Chapter 395 of the Texas Local Government Code; or (iv) assess or collect inspection fees and charges relating to the development of the Property. The Developer shall continue to be responsible for the foregoing, and nothing contained in this Agreement shall be construed to eliminate or reduce any such obligations that the Developer might incur in connection with developing the Property.

8.2 Infrastructure. All Public Infrastructure shall be designed, constructed and installed in compliance with the City Regulation's in effect at the time the Developer seeks approval of the plans associated with any component of the Public Infrastructure. Construction and/or installation of Public Infrastructure shall not begin until complete and accurate plans and specifications have been approved by the City as specified in this Agreement. Each of such contracts shall require a one-year maintenance bond following completion, which bond shall run in favor of the Party responsible for maintenance of the completed Public Infrastructure. The Public Infrastructure will be installed within the public right-of-way or in easements granted to the City.

8.3 **INDEMNIFICATION AND HOLD HARMLESS**.

(a) THE DEVELOPER SHALL RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY FROM AND AGAINST ALL DAMAGES, INJURIES (INCLUDING DEATH), CLAIMS, PROPERTY DAMAGES (INCLUDING LOSS OF

USE), LOSSES, DEMANDS, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND EXPENSES (INCLUDING ATTORNEY'S FEES AND EXPENSES INCURRED IN ENFORCING THIS INDEMNITY) CAUSED, IN WHOLE OR IN PART, BY THE NEGLIGENT, GROSSLY NEGLIGENT OR INTENTIONALLY WRONGFUL ACT OR OMISSION OF THE DEVELOPER OR THE DEVELOPER'S OFFICERS, DIRECTORS, PARTNERS CONTRACTORS, SUBCONTRACTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, TRUSTEES, LICENSEES, INVITEES OR ANY OTHER THIRD PARTY FOR WHOM THE DEVELOPER IS LEGALLY RESPONSIBLE, IN ITS/THEIR PERFORMANCE OF THIS AGREEMENT AND/OR ARISING OUT OF GOODS OR SERVICES PROVIDED PURSUANT TO THIS AGREEMENT, REGARDLESS OF THE JOINT OR CONCURRENT NEGLIGENCE OF THE CITY (HEREINAFTER "CLAIMS"). THIS INDEMNIFICATION PROVISION AND THE USE OF THE TERM "CLAIMS" IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT NOT LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST THE CITY BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGRATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS AND CAUSES OF ACTION OF EVERY KIND AND NATURE, KNOWN AND UNKNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN THE DEVELOPER AND THE DEVELOPER'S EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR'S OR EMPLOYEE'S EMPLOYMENT OR SEPARATION FROM EMPLOYMENT WITH THE DEVELOPER, INCLUDING BUT NOT LIMITED TO ANY DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS' COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS' COMPENSATION INSURANCE AND ANY OTHER CLAIM, WHETHER IN TORT, CONTRACT OR OTHERWISE. THE DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND THE CITY AGAINST ALL SUCH CLAIMS.

(b) IN ITS SOLE DISCRETION, THE CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY THE DEVELOPER IN FULFILLING THE DEVELOPER'S OBLIGATION HEREUNDER TO DEFEND AND INDEMNIFY THE CITY, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY THE CITY IN WRITING. THE CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, THE CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY THE CITY IS NOT TO BE CONSTRUED AS A WAIVER OF THE DEVELOPER'S OBLIGATION TO DEFEND THE CITY OR AS A WAIVER OF THE DEVELOPER'S OBLIGATION TO INDEMNIFY THE CITY PURSUANT TO THIS AGREEMENT. THE DEVELOPER SHALL RETAIN

THE CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF THE CITY'S WRITTEN NOTICE THAT THE CITY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF THE DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, THE CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND THE DEVELOPER SHALL BE LIABLE FOR ALL COSTS INCURRED BY THE CITY.

(c) THE RIGHTS AND OBLIGATIONS CREATED BY THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE IX
TERM

The term of this Agreement shall be for a period of twenty-five (25) years. If allowed by law, the Parties may extend the term of this Agreement beyond the term set forth above if they execute an agreement in writing.

ARTICLE X
EVENTS OF DEFAULT; REMEDIES

10.1 Events of Default. No Party shall be in default under this Agreement until Notice of the alleged failure of such Party to perform has been given in writing (which Notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than 60 days (or any longer time period to the extent expressly stated in this Agreement as relates to a specific failure to perform, including, but not limited to a force majeure event) after written notice of the alleged failure has been given except as relates to a type of default for which a different time period is expressly set forth in this Agreement). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the Notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. Notwithstanding the foregoing, however, a Party shall be in default of its obligation to make any payment required under this Agreement if such payment is not made within 30 days after it is due.

10.2 Remedies. If a Party remains in default after the applicable cure period as provided in Section 10.1 of this Agreement, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, terminate this Agreement and seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief.

10.3 Cessation of Compliance. As a matter of law, a city by contract cannot bind its current or future city councils in the exercise of the council's legislative discretion or the performance of its legislative functions, which include the zoning of property and the establishment of TIRZs. Nonetheless, the Developer has spent a substantial sum to negotiate, implement, and comply with this Agreement and Developer expects and relies on the City to take appropriate actions to create the TIRZ that are described in this Agreement. If the current or a future City Council of the City does not establish or operate the TIRZ as described in this

Agreement, then the Developer shall have no further obligation to comply with any of the terms of this Agreement until such time as the City Council takes appropriate actions to have the City resume compliance with its obligations under this Agreement. If the City resumes its compliance with its obligations under this Agreement, the Developer shall have up to ninety (90) days to resume its compliance with this Agreement.

ARTICLE XI
ASSIGNMENT AND ENCUMBRANCE

11.1 Assignment. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties. The Developer and any Assignee have the right (from time to time) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement to any person or entity (an "Assignee") (a) without City consent, but with Notice to the City, if the Assignee is a lienholder; or (b) with the City's prior written consent (which consent may be withheld in the City's sole and absolute discretion), if to any other person or entity. Any receivables due under this Agreement, any construction funding agreement, any reimbursement agreement (pursuant to Section 372.023(d-1) of the Texas Local Government Code), or any TIRZ agreement may not be assigned by the Developer without the prior written consent of the City. The Developer may not collaterally assign the TIRZ receivables as collateral for any development loan without obtaining the City's prior written consent, and the Developer may not execute such documents and contracts as necessary to effectuate such loans or financings without the prior written consent of the City. An Assignee shall be considered a "Party" for the purposes of this Agreement. No assignment by the Developer shall release the Developer from any liability that resulted from an act or omission by the Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing. The Developer shall maintain written records of all assignments made by the Developer to Assignee, including a copy of each executed assignment and the Assignee's notice information as required by this Agreement, and, upon written request from the City, any Party or Assignee, shall provide a copy of such records to the requesting person or entity.

11.2 Encumbrance by City. The City shall not collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of its rights, title, or interest under this Agreement without the Developer's prior written consent, which consent shall not be unreasonably withheld.

11.3 Assignees as Parties. An Assignee approved or authorized in accordance with this Agreement and for which Notice of assignment has been provided in accordance with Section 13.5 of this Agreement shall be considered a "Party" for the purposes of this Agreement. With the exception of an End-Buyer of a Fully Developed and Improved Lot within the Property, any person or entity upon becoming an owner of land within the TIRZ or upon obtaining an ownership interest in any part of the Property shall be deemed to be an owner and have all of the obligations of the Developer as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest. Subject to the limitations expressed below, this Agreement and the obligations and liabilities arising under this Agreement shall be released automatically as to each End-Buyer of a Fully Developed and Improved Lot; provided, however, that no such conveyance of a Fully Developed and Improved Lot shall release Developer from its obligations hereunder,

and each End-Buyer shall remain responsible for payment of Assessments associated with ownership of each End-Buyer's respective Fully Developed and Improved Lot. Any third party, including without limitation any title company, grantee or lienholder, shall be entitled to rely on the existence or nonexistence of a recorded affidavit to establish whether such termination has occurred as to a lot.

11.4 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

11.5 Notice of Assignment of this Agreement. Notwithstanding anything to the contrary in this Agreement, the following requirements shall apply in the event that the Developer sells, assigns, transfers, or otherwise conveys any of its rights or benefits under this Agreement:

(a) within 30 days after the effective date of any such sale, assignment, transfer, or other conveyance, the Developer must provide written Notice of same to the City;

(b) the Notice must describe the extent to which any rights or benefits under this Agreement have been sold, assigned, transferred, or otherwise conveyed;

(c) the Notice must state the name, mailing address, and telephone contact information of the person(s) acquiring any rights or benefits as a result of any such sale, assignment, transfer, or other conveyance; and

(d) the Notice must be signed by a duly authorized person representing the Developer.

ARTICLE XII
RECORDATION AND ESTOPPEL CERTIFICATES

12.1 Binding Obligations. This Agreement and all amendments hereto (including amendments to the Concept Plan as allowed in this Agreement) and assignments hereof shall be recorded in the deed records of Grayson County. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for development within the Property. This Agreement, when recorded, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property; however, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any End-Buyer of a Fully Developed and Improved Lot except for land use and development regulations that apply to such lots.

12.2 Estoppel Certificates. From time to time upon written request of the Developer or any future owner, and upon the payment of a $100.00 fee to the City, the City Manager, or his/her designee will, in his official capacity and to his reasonable knowledge and belief, execute a written estoppel certificate identifying any obligations of an owner under this Agreement that are in default.

ARTICLE XIII
MISCELLANEOUS PROVISIONS

13.1 Recitals. The recitals contained in this Agreement: (i) are true and correct as of the Effective Date; (ii) form the basis upon which the Parties negotiated and entered into this Agreement; (iii) are legislative findings of the City Council of the City; and (iv) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

13.2 Notices. Any Notice, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or transmitted by telecopy or facsimile transmission (which shall be immediately confirmed by telephone and shall be followed by mailing an original of the same within twenty-four (24) hours after such transmission) or seventy-two (72) hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City:	Attn: City Manager City of Sherman 220 W. Mulberry Street Sherman, TX 75090
With a copy to:	Attn: Robert H. Roeder and Kris Kearney Abernathy, Roeder, Boyd & Hullett, P.C. 1700 Redbud Blvd., Suite 300 McKinney, Texas 75069
To the Developer:	Attn: Tom Johnson c/o Covenant Development 5523 W Houston Street Sherman, Texas 75092 903-893-8500
With a copy to:	Attn: Mindy Koehne 14755 Preston Road Suite 600 Dallas, Texas 75254 972-982-8461

Any Party may change its address or addresses for delivery of Notice by delivering written Notice of such change of address to the other party.

13.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

13.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

13.5 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, Notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

13.6 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the Parties.

13.7 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (i) such unenforceable provision shall be deleted from this Agreement; (ii) the unenforceable provision shall, to the extent possible and upon mutual agreement of the parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (iii) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

13.8 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Grayson County. Exclusive venue for any action to enforce or construe this Agreement shall be in the Grayson County District Court.

13.9 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

13.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

13.11 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

13.12 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Metes and Bounds of the Property
Exhibit B	Property Depiction
Exhibit C	Concept Plan
Exhibit D	Public Infrastructure
Exhibit E	TIRZ Projects

13.13 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. This is an agreement for the provision of goods or services to the City under Section 271.151 et seq. of the Texas Local Government Code.

13.14 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three business days after a Party has actual knowledge of the occurrence of a force majeure event, the Party claiming the right to temporarily suspend its performance, shall give Notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term "force majeure", as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas, or any civil or military authority, insurrections, rights, epidemics, pandemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, drought, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, and any other inabilities of any party, whether similar to those enumerated or otherwise, which are not within the control of the party claiming such inability, which such party could not have avoided by the exercise of due diligence and care and which the party is proceeding promptly to cure. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable to it in the judgment of the party having the difficulty.

13.15 Entire Agreement. This Agreement, including its exhibits and documents executed in accordance with this Agreement, constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement.

13.16 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the Parties expressly amending the terms of this Agreement.

13.17 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

ARTICLE XIV
ACKNOWLEDGEMENTS AND WAIVERS

14.1 Acknowledgement of the City's Compliance with Federal and State Constitutions, Statutes and Case Law and Federal, State and Local Ordinances, Rules and Regulations; Developer's Waiver and Release of Claims For Obligations Imposed by this Agreement.

(a) DEVELOPER ACKNOWLEDGES AND AGREES THAT:

(i) THE OBLIGATIONS REQUIRED BY THIS AGREEMENT TO BE PERFORMED BY THE DEVELOPER, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;
(B) VIOLATION OF THE TEXAS WATER CODE, AS IT EXISTS OR MAY BE AMENDED;
(C) VIOLATION OF THE TEXAS GOVERNMENT CODE, INCLUDING CHAPTER 3000, AS IT EXISTS OR MAY BE AMENDED;
(D) NUISANCE; OR
(E) CLAIM FOR DAMAGES OR REIMBURSEMENT AGAINST THE CITY FOR A VIOLATION OF ANY FEDERAL OR STATE CONSTITUTION, STATUTE OR CASE LAW OR ANY FEDERAL, STATE OR LOCAL ORDINANCE, RULE OR REGULATION.

(ii) THE DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY FROM AND AGAINST ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO, THE DEVELOPER'S PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES OR TRUSTEES, BROUGHT PURSUANT TO THIS SECTION.

(b) THE DEVELOPER RELEASES THE CITY FROM ANY AND ALL CLAIMS OR CAUSES OF ACTION BASED ON EXCESSIVE OR ILLEGAL EXACTIONS.

(c) THE DEVELOPER WAIVES ANY CLAIM FOR DAMAGES OR REIMBURSEMENT AGAINST THE CITY FOR A VIOLATION OF ANY FEDERAL OR STATE CONSTITUTION, STATUTE OR CASE LAW OR ANY FEDERAL, STATE OR LOCAL ORDINANCE, RULE OR REGULATION.

(d) THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

14.2 Vested Rights/Chapter 245 Waiver. The Parties shall be subject to all ordinances of the City, whether now existing or in the future arising. This Agreement shall confer no vested rights on the Property, or any portion thereof, unless specifically enumerated herein. In addition, nothing contained in this Agreement shall constitute a "permit" as defined in Chapter 245 of the Texas Local Government Code, as amended, and nothing in this Agreement provides the City with fair notice of any project of the Developer. **THE DEVELOPER WAIVES ANY STATUTORY CLAIM UNDER CHAPTER 245 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, UNDER THIS AGREEMENT. THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.**

14.3 Condemnation Procedures/Rights Waiver. **AS ADDITIONAL CONSIDERATION FOR THE BENEFITS THE DEVELOPER IS RECEIVING UNDER THIS AGREEMENT, DEVELOPER HEREBY RELEASES THE CITY FROM AND AGAINST, AND WAIVES, ANY ALL RIGHTS TO OR CLAIM FOR ANY RELIEF UNDER CHAPTER 2206 OF THE TEXAS GOVERNMENT CODE, AS AMENDED, AND/OR CHAPTER 21 OF THE TEXAS PROPERTY CODE, AS AMENDED, ARISING OUT OF ANY ACTS OR OMISSIONS UNDER THIS AGREEMENT.**

[signatures on following pages]

EXECUTED by the City and Developer on the respective dates stated below.

Date: _____

CITY OF SHERMAN

By: _____
David Plyler, Mayor

ATTEST:

_____
Linda Ashby, City Clerk

APPROVED AS TO FORM

_____
Ryan D. Pittman, Attorney for the City

STATE OF TEXAS §
§
COUNTY OF GRAYSON §

This instrument was acknowledged before me on the __ day of _____, 2021 by _____ of the City of Sherman, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

DEVELOPER

TPJ PROPERTIES, LTD.,
a Texas limited partnership

By: Johnson River LLC,
a Texas limited liability company
its General Partner

By: _____
Name: _____
Its: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2021 by _____, _____ of Johnson River LLC, a Texas limited liability company, General Partner of TPJ Properties, Ltd., a Texas limited partnership, on behalf of said limited partnership.

_____
Notary Public, State of Texas

EXHIBIT A
Property Metes and Bounds

Helvey-Wagner Surveying, Inc.

222 W. Main Street Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: helveysurvey@cableone.net
TBPLS Firm Registration No. 10088100
Kate A. Wagner, RPLS No. 6578 - Billy F. Helvey, RPLS No. 4488

FIELD NOTES
173.916 Acres

SITUATED in the County of Grayson, State of Texas, and being a part of the Uriah Burns Survey, Abstract No. 121, and John Jennings Survey, Abstract No. 647, and being part of the 184.50 acre tract of land conveyed by Warranty Deed with Vendor's Lien from John H. Becker, Jr., Trustee, and Amy H. Fennell, Co-Trustee of the Hugh L. Head, Jr., Revocable Trust, to TPJ Properties, LTD, on February 15, 2002, recorded in Volume 3203, Page 464, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a spike nail found in or near the center of Plainview Road, an Ell corner of said Burns Survey, the Southwest corner of the Alexander and Richards Survey, Abstract No. 42, the Northwest corner of said TPJ 184.50 ac., the East line of Heritage Ranch Land Holdings, LTD 254.489 acre tract of land, recorded in Instrument No. 2020-19193, said Official Public Records, Grayson County, Texas, the Southwest corner of Astoria Homes, LLC 100.832 acre tract of land (Tract I), recorded in Instrument No. 2020-30762, said Official Public Records, Grayson County, Texas, the Northwest corner of the herein described tract;

THENCE South 88 deg. 00 min. 43 sec. East, with the North lines of both said Burns Survey and TPJ 184.50 ac., the South lines of both said Richards Survey and Astoria 100.832 ac., a distance of 1,495.81 ft. to a point at the Northwest corner of BMT Global, LLC 37.08 acre tract of land (Tract Two), recorded in Instrument No. 2018-12534, said Official Public Records, Grayson County, Texas, an Ell corner of said Burns Survey, the South line of said Richards Survey, the Northwest corner of said Jennings Survey, the most Northerly Northeast corner of both said TPJ 184.50 ac. and the herein described tract;

THENCE South 01 deg. 25 min. 51 sec. West, with East lines of both said Burns Survey and TPJ 184.50 ac., the West line of both said Jennings Survey and BMT 37.08 ac., a distance of 1,687.83 ft. to a 1/2 inch rebar found on the East line of said Burns Survey, the West line of said Jennings Survey, the Southwest corner of Melissa Smith Murray, et al "called" 58.42 acre tract of land, recorded in Volume 4413, Page 186, said Official Public Records, Grayson County, Texas, an Ell corner of both said TPJ 184.50 ac. and the herein described tract;

THENCE South 88 deg. 22 min. 24 sec. East, with a North line of said TPJ 184.50 ac., the South line of said Murray 58.42 ac., a distance of 1,909.01 ft. to a 1/2 inch rebar found at the Northwest corner of Legacy Title Holding Corp. 9.71 acre tract of land, recorded in Volume 5581, Page 396, said Official Public Records, Grayson County, Texas, the South line of said Murray 58.42 ac., the most Southerly Northeast corner of both said TPJ 184.50 ac. and the herein described tract;

THENCE South 25 deg. 37 min. 12 sec. East, with an East line of said TPJ 184.50 ac., the West line of said Legacy 9.71 ac., a distance of 1,234.96 ft. to a concrete nail found in or near the center of Canyon Grove Road, the South line of said Jennings Survey, the North line of the J. B. McAnair Survey, Abstract No. 763, the Southwest corner of said Legacy 9.71 ac., the Southeast corner of both said TPJ 184.50 ac. and the herein described tract;

THENCE South 75 deg. 51 min. 38 sec. West, with or near the center of said Canyon Grove Road, the South line of said Jennings Survey, the North line of said McAnair Survey, a South line of said TPJ 184.50 ac., a distance of 1,284.66 ft. to a point at an Ell corner of said TPJ 184.50 ac. and the herein described tract;

THENCE North 03 deg. 51 min. 00 sec. West, continuing with a South line of said TPJ 184.50 ac., a distance of 17.20 ft. to a point at an Ell corner of both said TPJ 184.50 ac. and the herein described tract;

Continued on Page 2

Continued from Page 1

THENCE South 75 deg. 46 min. 55 sec. West, continuing with a South line of said TPJ 184.50 ac., a distance of 778.89 ft. to a point at the intersection of the North right-of-way line of U. S. Highway No. 82 and said Canyon Grove Road, an angle point of both said TPJ 184.50 ac., and the herein described tract;

THENCE Northwesterly, with a curve to the right having a radius of 5,579.68 ft., a central angle of 04 deg. 45 min. 50 sec., (Chord Bears: North 86 deg. 01 min. 55 sec. West, 463.80 ft.) an arc distance of 463.93 ft. to a point on the North right-of-way line of said Highway 82, an angle point of both said TPJ 184.50 ac. and the herein described tract;

THENCE North 83 deg. 39 min. 00 sec. West, continuing with the North right-of-way line of said Highway 82, a South line of said TPJ 184.50 ac., a distance of 892.95 ft. to a point on the North right-of-way line of said Highway 82, a South line of said TPJ 184.50 ac., the most Southerly Southwest corner of the herein described tract;

THENCE North 01 deg. 03 min. 03 sec. East, over and across said TPJ 184.50 ac., a distance of 798.17 ft. to a point at an Ell corner of the herein described tract;

THENCE North 88 deg. 56 min. 57 sec. West, continuing over and across said TPJ 184.50 ac., a distance of 602.69 ft. to a point in or near the center of said Plainview Road, the West line of said TPJ 184.50 ac., the East line of said Heritage 254.489 ac., the most Northerly Southwest corner of the herein described tract;

THENCE North 01 deg. 03 min. 03 sec. East, with or near the center of said Plainview Road, the West line of said TPJ 184.50 ac., the East line of said Heritage 254.489 ac., a distance of 2,455.35 ft. to the **PLACE OF BEGINNING** and containing **173.916 ACRES** of land.

Kate A Wagner

Kate A. Wagner, R.P.L.S. No. 6578
March 12, 2021

EXHIBIT B
Property Depiction

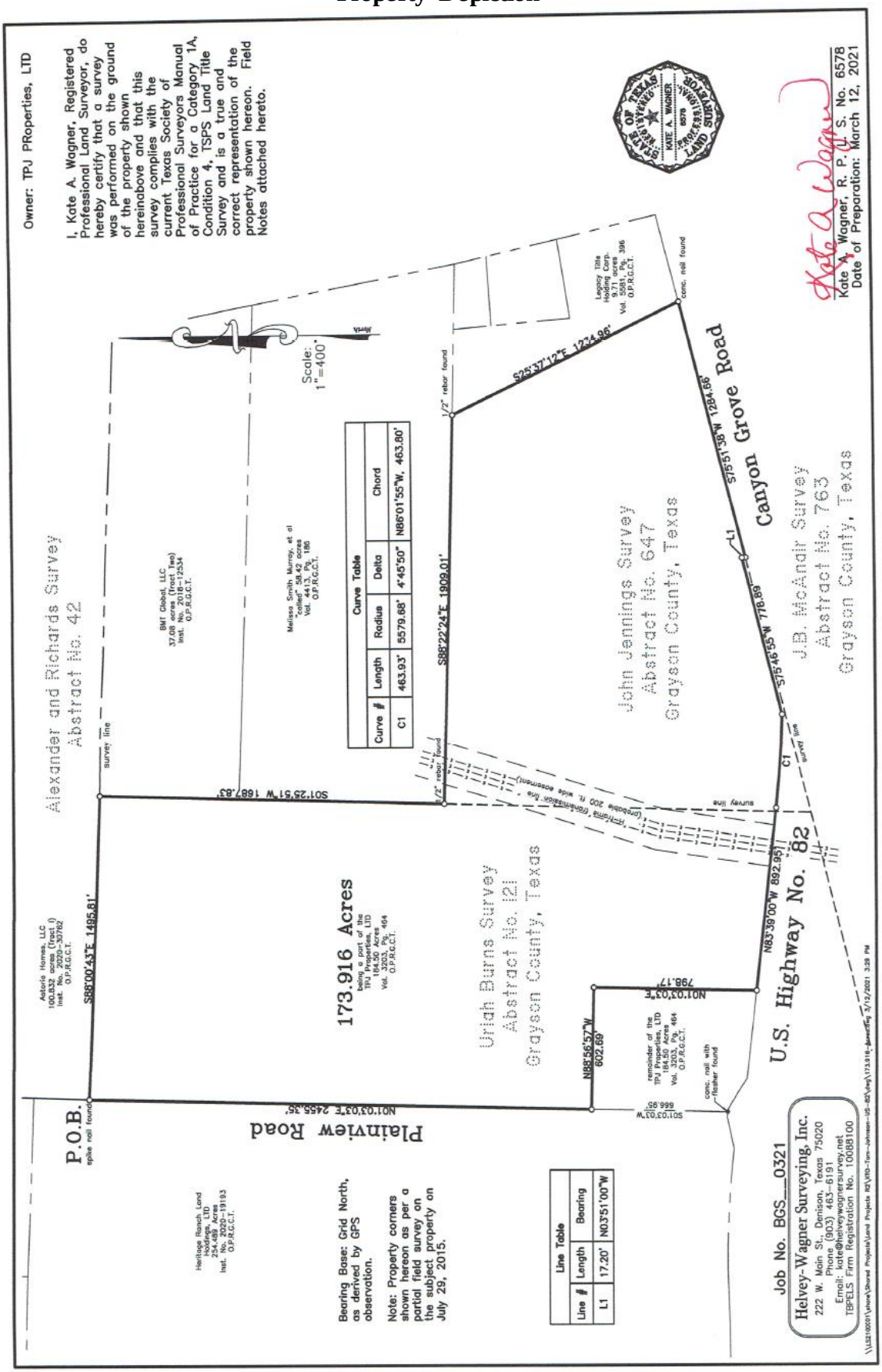


EXHIBIT C
Concept Plan

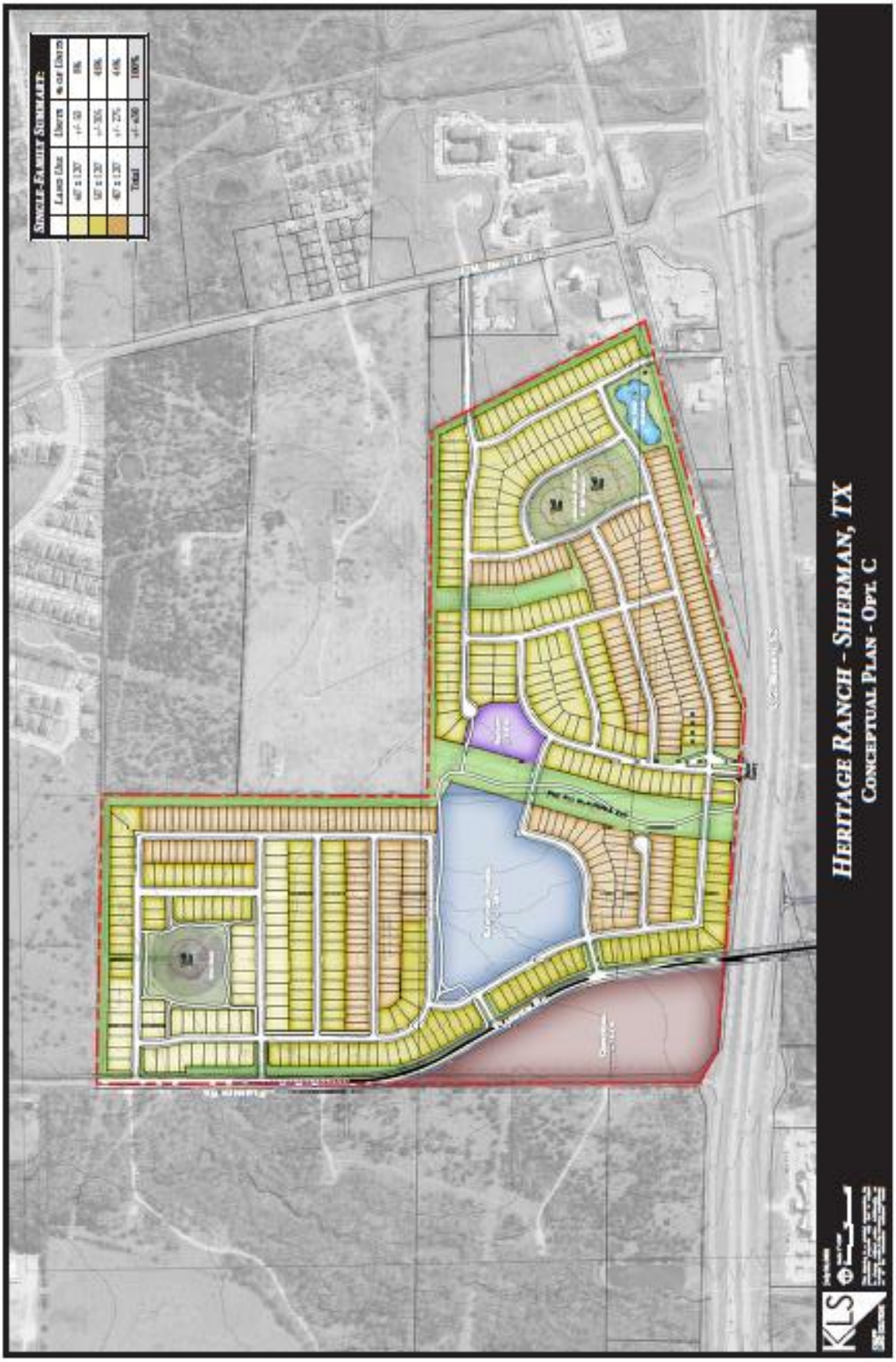


EXHIBIT D
Public Infrastructure

[To be provided.]

EXHIBIT E
TIRZ Projects

[To be provided.]

Exhibit D Infrastructure

Black Highlight: City Infrastructure; Force Main from Sanitary Sewer Lift Station

Blue Highlight: Developer Infrastructure; roadways, water, sanitary sewer, storm sewer

Single-Family Summary:

	Land Use	Units	% of Units
	60' x 120'	+/- 50	8%
	50' x 120'	+/-305	48%
	40' x 120'	+/- 275	44%
	Total	**+/- 630**	**100%**

Plainview Rd.

Drill Site

Open Space

Elementary School
+/- 14.0 ac.

Amenity
+/- 2.0 ac.

Commercial
+/- 14.4 ac.

20' Transmission Line Easmt.

Drill Site
(Additional 22 units of 50' product)
Drill Site

Open Space / Detention

F.M. Hwy. 181

Pecan Grove Rd.

Main Entry

U.S. Highway 82

KLS
KNAPP LAND SOLUTIONS

July 26, 2021

Scale 1"=200'
0' 200' 400'

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

Heritage Ranch - Sherman, TX

Conceptual Plan - Opt. C

Single-Family Summary:

	Land Use	Units	% of Units
	60' x 120'	+/- 50	8%
	50' x 120'	+/-305	48%
	40' x 120'	+/- 275	44%
	Total	**+/- 630**	**100%**

Exhibit E TIRZ Infrastructure

Blue Highlight: public roadways, water, sanitary sewer, storm sewer

Plainview Rd.

Drill Site

Open Space

Possible Jaco Oil Well

Possible Jaco Oil Well

Elementary School
+/- 14.0 ac.

Amenity
+/- 2.0 ac.

Commercial
+/- 14.4 ac.

20' Transmission Line Easmt.

F.M. Hwy. 181

Drill Site
(Additional 22 units of 50' product)
Drill Site

Open Space / Detention

Pecan Grove Rd.

Main Entry

U.S. Highway 82

KLS
KNAPP LAND SOLUTIONS

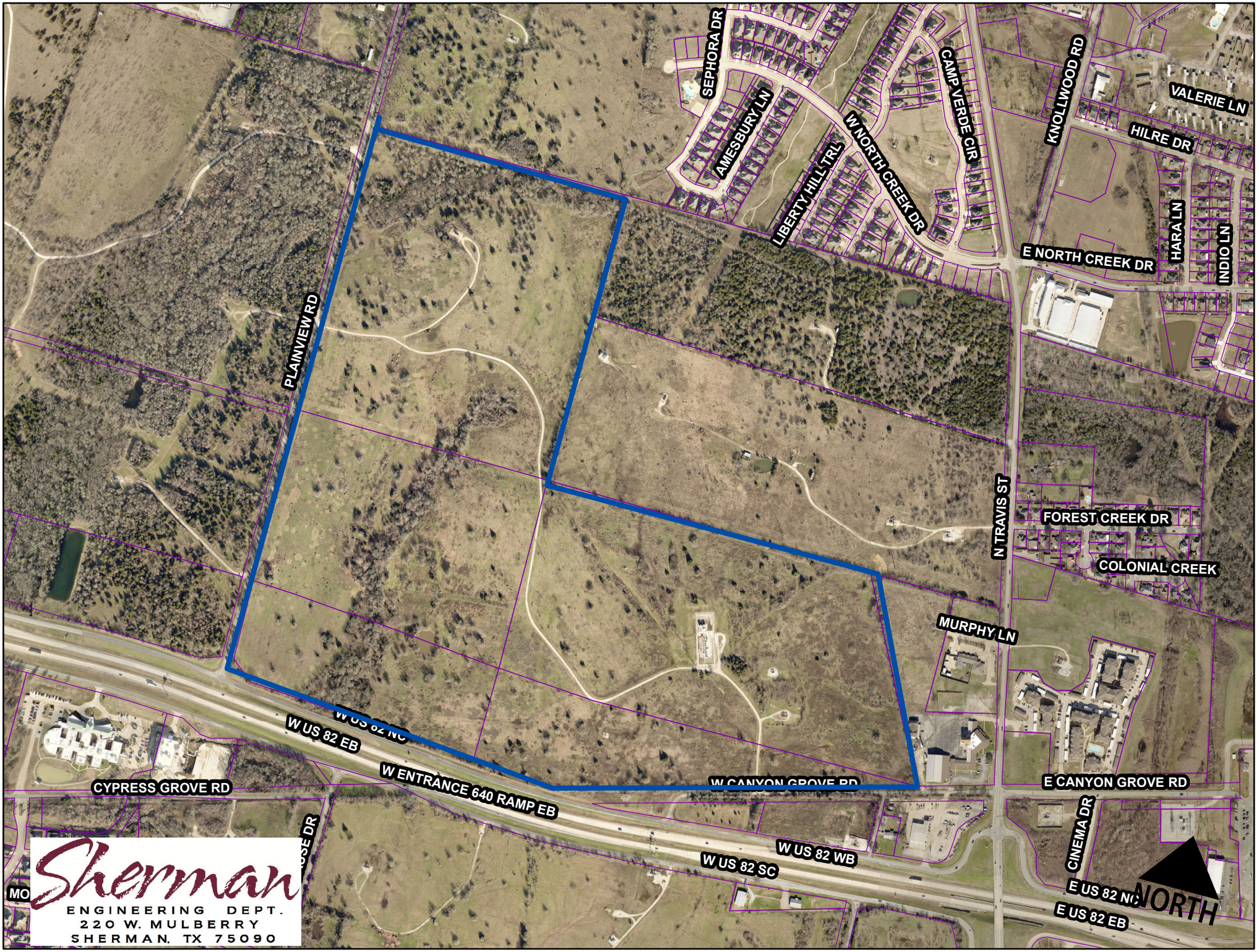
July 26, 2021

Scale 1"=200'
0' 200' 400'

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

Heritage Ranch - Sherman, TX

Conceptual Plan - Opt. C


SEPHORA DR
AMESBURY LN
LIBERTY HILL TRL
W NORTH CREEK DR
CAMP VERDE CIR
KNOLLWOOD RD
VALERIE LN
HILRE DR
HARA LN
INDIO LN
E NORTH CREEK DR
PLAINVIEW RD
N TRAVIS ST
FOREST CREEK DR
COLONIAL CREEK
MURPHY LN
W US 82 EB
W ENTRANCE 640 RAMP EB
CYPRESS GROVE RD
E CANYON GROVE RD
CINEMA DR
W US 82 WB
W US 82 SC
E US 82 NB
E US 82 EB
NORTH
Sherman
ENGINEERING DEPT.
220 W. MULBERRY
SHERMAN, TX 75090

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **F. 4.**

Meeting Date: 08/02/2021

Prepared By: Kevin Winkler, Public Works Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6761

Authorizing the Purchase of a New 2022 Autocar Xpeditor ACX64 Chassis Suitable for Use as a Commerical Front End Loader from Chastang Enterprises for the Solid Waste Department through the Texas Local Government Purchasing Cooperative (BuyBoard)

Issue:

To consider approval of a resolution to purchase a new 2022 Autocar Xpeditor Chassis from BuyBoard to be used as a Commercial Front End Loader within the Solid Waste Department

Background:

The requested purchase is an emergency purchase to replace veh#659 that was severely damaged in an accident, and was partially totaled by the insurance company. The City received approximately $160k from insurance proceeds for the wrecked vehicle.

The Texas Local Government Purchasing Cooperative was created to increase the purchasing power of government entities and to simplify their purchasing by using a customized electronic purchasing system called the BuyBoard.

Origination:

Department of Public Works

Financial Consideration:

The new 2022 Autocar Xpeditor Chassis will be purchased from Chastang Enterprises for $187,948 through the BuyBoard. This request is an emergency purchase to replace veh#659 that was partially totaled by the insurance company.

Staff Recommendation:

It is recommended that staff be authorized to purchase the new 2022 Autocar Xpeditor Chassis through the BuyBoard.

Alternatives:

As may be recommended by the City Council

Attachments

Resolution No. 6761
Chastang Enterprises Quote
BuyBoard Interlocal Agreement

RESOLUTION NO. 6761

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW 2022 AUTOCAR XPEDITOR ACX64 CHASSIS SUITABLE FOR USE AS A COMMERCIAL FRONT END LOADER FROM CHASTANG ENTERPRISES FOR THE SOLID WASTE DEPARTMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD); 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 to purchase from Chastang Enterprises through the Texas Local Government Purchasing Cooperative (BuyBoard) a 2022 Autocar Xpeditor ACX64 at a total price of One Hundred Eighty Seven Thousand, Nine Hundred Forty Eight Dollars ($187,948.00). Any agreements related to the purchase must be approved by the City Attorney. Funds for this purchase are not currently budgeted and therefore this request is for an emergency purchase. This purchase will replace vehicle #659 that the insurance company totaled.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the _____day of_____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

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

BY: _____
NAME:_____
CITY ATTORNEY

To Replace Unit 659

21-02227
6-3-2021

Chastang AUTOCAR

Chastang Enterprises, Inc.
6200 N. Loop East
Houston, TX 77026
713.678.5000

BuyBoard TEXAS LOCAL GOVERNMENT PUCHASING COOPERATIVE BuyBoard

CUSTOMER:	City of Sherman	QUOTE DATE:	5/18/2021
CONTACT	Jimmy Mrozinski	QUOTED BY:	Carl Norberg
PHONE:	903-892-7288	PHONE:	713-678-5060 512-557-7453
EMAIL:	jimmym@cityofsherman.com	EMAIL:	cnorberg@chastangford.com

ITEM DESCRIPTION:	2022 Autocar Xpeditor ACX64 Suitable for use as Commercial Front End Loader						
CONTRACT:	BuyBoard	PROPOSAL NO.	601-19	ITEM NO.	3	ITEM PRICE:	51782

CHASSIS EQUIPMENT

STANDARD EQUIPMENT
Single LH Drive Cab
Tilt/Telescop Steering Column
Allison 3000 Series 5-Speed
Cummins L9 350HP Diesel Engine

STANDARD EQUIPMENT
Air Conditioning
Technical Training Manuals
Autocar 24/7 Tech Support
RP 170 Connectors

OPTIONAL EQUIPMENT
Cummins X12 350HP
Allison 4500 Series 6 Speed Transmission
Front Engine PTO Prep
46,000 Rear Suspension
Vocational Frame Prep/Double Frame
22,000 Front Suspension
Aux. Load Cushions
Chassis Engineering Layout
Pneumatic Cab Lift Assist
46,000 Rear Suspension
Double Frame
Allison Transmission Retarder
Work Brake-Yellow Valve Activated
Central Air Drain Manifold
Aux. Shock Absorbers
Turbo Heat Shield
Trans Oil Cooler

OPTIONAL EQUIPMENT	
Auto Neutral Trans and Vocation Programming	
Autocar Advanced Diagnostic Display	
Oil Pan Guard	
Dual Fire Extinguishers	
4 Wheel Lock	
16" Two Stage Air Cleaner	
16.5x7 Front Brakes	
16.5x8.62 Rear Brakes	
Overhang over 56"	
46,000 Rear Axle	
Refuse Suspension Prep	
Air Ride Driver's Seat	
Engine Block Heater	
315/80R22.5 Rear Tires	
5 Year Cummins Aftertreatment Warranty	
5 Year Transmission Warranty	
5 Year Cummins X12 Warranty	
CHASSIS OPTIONS	135766
CHASSIS OPTION DISCOUNT (-3.2%)	-4345
CHASSIS TOTAL	187548

BODY EQUIPMENT

BODY VENDOR:		PROPOSAL NO.		ITEM NO.		ITEM PRICE:	
BODY MFG:		MODEL:		TYPE:		CAPACITY:	

OPTIONAL EQUIPMENT	COST

OPTIONAL EQUIPMENT	COST
BODY OPTIONS	0
BODY TOTAL	0

Submit Approved Quote to BuyBoard:
Fax: 800-211-5454 Email: info@buyboard.com

ESTIMATED DELIVERY	Chassis on order; complete June 2021

UNIT PRICE	187548
QUANTITY	1
CONTRACT FEE (per PO)	400
TOTAL PURCHASE	187948

RECEIVED JUL 15 2002

YOUR COPY

INTERLOCAL PARTICIPATION AGREEMENT

RECEIVED JUL 15 '02

for the
Texas Local Government Purchasing Cooperative

This Interlocal Participation Agreement ("Agreement") is made and entered into by and between the Texas Local Government Purchasing Cooperative ("Cooperative"), an administrative agency of cooperating local governments, acting on its own behalf and the behalf of all participating local governments, and the undersigned local government of the State of Texas ("Cooperative Member"). The purpose of this Agreement is to facilitate compliance with state bidding requirements, to identify qualified vendors of commodities, goods and services, to relieve the burdens of the governmental purchasing function, and to realize the various potential economies, including administrative cost savings, for Cooperative Members.

WITNESSETH:

WHEREAS, the Cooperative Members are authorized by Chapter 791, et seq., The Interlocal Cooperation Act of the Government Code ("the Act"), to agree with other local governments to form purchasing cooperatives; and

WHEREAS, the Cooperative is an administrative agency of local governments cooperating in the discharge of their governmental functions; and

WHEREAS, the Cooperative Member does hereby adopt the Organizational Interlocal Agreement, together with such amendments as may be made in the future, reflecting the evolving mission of the Cooperative and further agrees to become an additional party to that certain Organizational Interlocal Agreement promulgated on the 26th day of January, 1998.

NOW, THEREFORE, BE IT RESOLVED that the undersigned Cooperative Member in consideration of the agreement of the Cooperative and the Cooperative Members to provide services as detailed herein does agree to the following terms, conditions, and general provisions.

In return for the payment of the contributions and subject to all terms of this Agreement, the parties agree as follows:

TERMS AND CONDITIONS

1. **Adopt Organizational Interlocal Cooperation Agreement.** The Cooperative Member by the adoption and execution of this Agreement hereby adopts and approves the Organizational Interlocal Agreement dated January 26, 1998, together with such amendments as may be made in the future and further agrees to become a Cooperative Member.
2. **Term.** The initial term of this Agreement shall commence at 12:01 a.m. on the date executed and signed and shall automatically renew for successive one-year terms unless sooner terminated in accordance with the provisions of this Agreement. The terms, conditions, and general provisions set forth below shall apply to the initial term and all renewals.
3. **Termination.**
    a. By the Cooperative Member. This Agreement may be terminated by the Cooperative Member at any time by thirty (30) days prior written notice to the Cooperative; provided all charges owed to the Cooperative and any vendor have been fully paid.
    b. By the Cooperative. The Cooperative may terminate this Agreement by:
        1. Giving ten (10) days notice by certified mail to the Cooperative Member if the Cooperative Member fails or refuses to make the payments or contributions as herein provided; or
        2. Giving thirty (30) days notice by certified mail to the Cooperative Member.

c. Termination Procedure. If the Cooperative Member terminates its participation during the term of this Agreement or breaches this Agreement, or if the Cooperative terminates participation of the Cooperative Member under any provision of this Article, the Cooperative Member shall bear the full financial responsibility for any purchases occurring after the termination date, and for any unpaid charges accrued during its term of membership in the Cooperative. The Cooperative may seek the whole amount due, if any, from the terminated Cooperative Member. The Cooperative Member will not be entitled to a refund of membership dues paid.

4. **Payments.**
   a. The Cooperative Member agrees to pay membership fees based on a plan developed by the Cooperative. Membership fees are payable by Cooperative Member upon receipt of an invoice from the Cooperative, Cooperative Contractor or vendor. A late charge amounting to the maximum interest allowed by law, but not less than the rate of interest under Section 2251.021, et seq., Texas Government Code, shall begin to accrue daily on the 31st day following the due date and continue to accrue until the contribution and late charges are paid in full. The Cooperative reserves the right to collect all funds that are due to the Cooperative in the event of termination by Cooperative Member or breach of this Agreement by Cooperative Member.
   b. The Cooperative Member will make timely payments to the vendor for the goods, materials and services received in accordance with the terms and conditions of the Invitation to Bid and related procurement documents. Payment for goods, materials and services and inspections and acceptance of goods, materials and services ordered by the procuring party shall be the exclusive obligation of the procuring Cooperative Member.
5. **Cooperative Reporting.** The Cooperative will provide periodic activity reports to the Cooperative Member. These reports may be modified from time to time as deemed appropriate by the Cooperative.
6. **Administration.** Cooperative Member will use the BuyBoard purchasing application in accordance with instruction from the Cooperative; discontinue use upon termination of participation; maintain confidentiality and prevent unauthorized use; maintain equipment, software and testing to operate the system at its own expense; report all purchase orders generated to Cooperative or its designee in accordance with instructions of the Cooperative; and make a final accounting to Cooperative upon termination of membership.
7. **Amendments.** The Board may amend this agreement, provided that notice is sent to each participant at least 60 days prior to the effective date of any change described in such amendment which, in the opinion of the Board, will have a material effect on the Cooperative Members participation in the Cooperative.

GENERAL PROVISIONS

1. **Authorization to Participate.** Each Cooperative Member represents and warrants that its governing body has duly authorized its participation in the Cooperative.
2. **Bylaws.** The Cooperative Member agrees to abide by the Bylaws of the Cooperative, as they may be amended, and any and all reasonable policies and procedures established by the Cooperative.
3. **Compensation.** The parties agree that the payments under this Agreement and all related exhibits and documents are amounts that fairly compensate the Cooperative for the services or functions performed under the Agreement, and that the portion of gross sales paid by participating vendors enables the Cooperative to pay the necessary licensing fees, marketing costs, and related expenses required to operate a statewide system of electronic commerce for the local governments of Texas.
4. **Cooperation and Access.** The Cooperative Member agrees that it will cooperate in compliance with any reasonable requests for information and/or records made by the Cooperative. The Cooperative reserves the right to audit the relevant records of any Cooperative Member. Any breach of this Article shall be considered material and shall make the Agreement subject to termination on ten (10) days written notice to the Cooperative Member.

5. **Coordinator.** The Cooperative Member agrees to appoint a program coordinator who shall have express authority to represent and bind the Cooperative Member, and the Cooperative will not be required to contact any other individual regarding program matters. Any notice to or any agreements with the coordinator shall be binding upon the Cooperative Member. The Cooperative Member reserves the right to change the coordinator as needed by giving written notice to the Cooperative. Such notice is not effective until actually received by the Cooperative.
6. **Current Revenue.** The Cooperative Member hereby warrants that all payments, contributions, fees, and disbursements required of it hereunder shall be made from current revenues budgeted and available to the Cooperative Member.
7. **Defense and Prosecution of Claims.** The Cooperative Member authorizes the Cooperative to regulate the commencement, defense, intervention, or participation in a judicial, administrative, or other governmental proceeding or in an arbitration, mediation, or any other form of alternative dispute resolution, or other appearances of the Cooperative and/or any past or current Cooperative Member in any litigation, claim or dispute, and to engage counsel and appropriate experts, in the Cooperative's sole discretion, with respect to such litigation, claim or disputes. The Cooperative Member does hereby agree that any suit brought against the Cooperative or a Cooperative Member may be defended in the name of the Cooperative or the Member by the counsel selected by the Cooperative, in its sole discretion, or its designee, on behalf of and at the expense of the Cooperative as necessary for the prosecution or defense of any litigation. Full cooperation by the Cooperative Member shall be extended to supply any information needed or helpful in such prosecution or defense. Subject to specific revocation, the Cooperative Member hereby designates the Cooperative to act as a class representative on its behalf in matters arising out of this Agreement.
8. **Governance.** The Board of Trustees (Board) will govern the Cooperative in accordance with the Bylaws. Travis County, Texas will be the location for filing any dispute, claim or lawsuit.
9. **Limitations of Liability.** COOPERATIVE, ITS ENDORSERS (TEXAS ASSOCIATION OF SCHOOL BOARDS, TEXAS ASSOCIATION OF COUNTIES, AND TEXAS MUNICIPAL LEAGUE) AND SERVICING CONTRACTOR (TEXAS ASSOCIATION OF SCHOOL BOARDS) DO NOT WARRANT THAT THE OPERATION OR USE OF COOPERATIVE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE. COOPERATIVE, ITS ENDORSERS AND SERVICING CONTRACTORS, HEREBY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, IN REGARD TO ANY INFORMATION, PRODUCT OR SERVICE FURNISHED UNDER THIS AGREEMENT, INCLUDING WITHOUT LIMITATION, ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE PARTIES AGREE THAT IN REGARD TO ANY AND ALL CAUSES OF ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT, NEITHER PARTY SHALL BE LIABLE TO THE OTHER UNDER ANY CIRCUMSTANCES FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
10. **Merger.** This Interlocal Participation Agreement, Terms and Conditions, and General Provisions, together with the Bylaws, Organizational Interlocal Agreement, and Exhibits, represents the complete understanding of the Cooperative, and Cooperative Member electing to participate in the Cooperative.
11. **Notice.** Any written notice to the Cooperative shall be made by first class mail, postage prepaid, and delivered to the Associate Executive Director Financial Planning, Texas Association of School Boards, Inc., P.O. Box 400, Austin, Texas 78767-0400.
12. **Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and venue shall lie in Travis County, Texas.
13. **Warranty.** By the execution and delivery of this Agreement, the undersigned individuals warrant that they have been duly authorized by all requisite administrative action required to enter into and perform the terms of this Agreement.

IN WITNESS WHEREOF, the parties, acting through their duly authorized representatives, sign this Agreement as of the date indicated.

TO BE COMPLETED BY THE COOPERATIVE:
TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE, as acting on behalf of all other Cooperative Members

By: _____ Date: 7-15-02
Gerald Brashears, Cooperative Administrator

TO BE COMPLETED BY COOPERATIVE MEMBER:

CITY OF SHERMAN, TEXAS

By: _____ Date: 5/28/2002
L. SCOTT WALL, CITY MANAGER

Coordinator for the Cooperative Member is:

Name:	MARYANN WINKLER
Address:	405 N. RUSK STREET
	SHERMAN, TEXAS 75090
Phone:	(903) 892-7285
Fax:	(903) 891-0255
Email:	PURCH@TEXOMA.NET

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **F. 5.**

Meeting Date: 08/02/2021
Prepared By: Kevin Winkler, Public Works Manager
Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6762

Authorizing the Purchase of a New 40 cubic yard Frontier Front Loader Body from Bridgeport Manufacturing for the Solid Waste Department through the Houston-Galveston Area Council of Governments (H-GAC).

Issue:

To consider approval of a resolution to purchase a new 40 cubic yard Frontier Front Loader Body from Bridgeport Manufacturing through H-GAC for use within the Solid Waste Department.

Background:

The requested purchase is an emergency purchase to replace veh#659 that was partially totaled by the insurance company.
Purchasing through H-GAC conforms to the requirements of Texas statues that are applicable to competitive bid and competitive proposals. No product or service is offered by H-GAS that has not been subjected to either competitive bid or competitive proposal process.

Origination:

Department of Public Works

Financial Consideration:

The new 40 cubic yard Front Loader Body will be purchased from Bridgeport Manufacturing for $127,004.00 through the H-GAC.This request is an emergency purchase to replace veh#659 that was partially totaled by the insurance company. The City received about $160,000 from the insurance company for damage to the previous vehicle.

Staff Recommendation:

It is recommended that staff be authorized to purchase the new Front Load Body through H-GAC.

Alternatives:

As may be recommended by the City Council

Attachments

Resolution No. 6762
Bridgeport Front Loader Quote
HGAC Agreement

RESOLUTION NO. 6762

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW 40 CUBIC YARD FRONTIER FRONT LOADER FROM BRIDGEPORT MANUFACTURING FOR THE SOLID WASTE DEPARTMENT THROUGH HOUSTON-GALVESTON AREA COUNCIL (H-GAC); 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 to purchase from Bridgeport Manufacturing through H-GAC a new 40 cubic yard Frontier Front Loader at a total price of One Hundred Twenty Seven Thousand and Four Dollars ($127,004.00). Any agreements related to the purchase must be approved by the City Attorney. Funds for this purchase are not currently budgeted and therefore this request is for an emergency purchase. This purchase will replace vehicle #659 that the insurance company totaled.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the _____day of_____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

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

BY: _____
NAME:_____
CITY ATTORNEY

P.R. # 21-02229

HGACBuy	CONTRACT PRICING WORKSHEET For Standard Equipment Purchases	Contract No.:	RH08-18	Date Prepared:	18-05-2021

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	City of Sherman	Contractor:	Bridgeport Mfg Inc
Contact Person:	Jimmy Mrozinski	Prepared By:	Jerome Rendon
Phone:	902 892 7288	Phone:	940 577 2860
Fax:		Fax:	
Email:	jimmy@cityofsherman.com	Email:	jr@bridgeportmfg.com

Product Code:	RH0820A07	Description:	Bridgeport AC 40 Frontier Heavy Duty Front Loader ,40-yard

A. Product Item Base Unit Price Per Contractor's H-GAC Contract: 109462

B. Published Options - Itemize below - Attach additional sheet if necessary - Include Option Code in description if applicable
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
OPTFEL-CS-FEL Canopy Sweep	544		
OPTFEL-FE-Full Eject Blade	4225		
OPTFEL-SCO- Sump Cleanout Door	500		
OPTFEL-CAM3- 3 Camera System	3983		
OPTFEL-SH - Body Service Hoist	4325		
		Subtotal From Additional Sheet(s):	
		Subtotal B:	13577

C. Unpublished Options - Itemize below - Attach additional sheet if necessary
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
Steel Surcharge	3365		
		Subtotal From Additional Sheet(s):	
		Subtotal C:	3365

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	3%

D. Total Cost before any other applicable Charges, Trade-Ins, Allowances, Discounts, Etc. (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	126404	=	Subtotal D:	126404

E. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
Freight from Breckenridge Tx to Sherman Tx	600		
		Subtotal E:	600

Delivery Date:		F. Total Purchase Price (D+E):	127004

HOUSTON-GALVESTON AREA COUNCIL
INTERLOCAL AGREEMENT

ILA NUMBER: 91-1539

THIS INTERLOCAL AGREEMENT ("Agreement"), made and entered into pursuant to the Interlocal Cooperation Act (Article 4413(32c) V.T.C.S.) by and between the Houston-Galveston Area Council, hereinafter referred to as H-GAC, having its principal place of business at 3555 Timmons Lane, Suite 500, Houston, Texas 77027 and CITY OF SHERMAN, hereinafter referred to as the local government having its principal place of business at 400 N. RUSK, SHERMAN, TX 75090.

WITNESSETH:

WHEREAS, H-GAC is a regional planning commission created under Acts of the 59th Legislature, Regular Session, 1965, recodified as Chapter 391 Texas Local Government Code; and

WHEREAS, H-GAC has entered into an agreement with the local government on the 18TH day of MARCH, 19 91 and

WHEREAS, the local government desires to purchase certain governmental administrative functions, goods or services; and

WHEREAS, H-GAC hereby agrees to perform the scope of services outlined in Article 5 as hereinafter specified in accordance with the Agreement, and

NOW, THEREFORE, H-GAC and the local government do hereby agree as follows:

ARTICLE 1 LEGAL AUTHORITY

The local government warrants and assures H-GAC that it possesses adequate legal authority to enter into this Agreement. The local government's governing body has authorized the signatory official(s) to enter into this Agreement and bind the local government to the terms of this Agreement and any subsequent amendments hereto.

ARTICLE 2 APPLICABLE LAWS

H-GAC and the local government agree to conduct all activities under this Agreement in accordance with all applicable rules, regulations, ordinances and laws in effect or promulgated during the term of this Agreement.

ARTICLE 3 WHOLE AGREEMENT

The Interlocal Agreement and Attachments, as provided herein, constitute the complete Agreement between the parties hereto, and supersedes any and all oral and written agreements between the parties relating to matters herein. Except as otherwise provided herein, this Agreement cannot be modified without written consent of the parties.

ARTICLE 4 PERFORMANCE PERIOD

The period of this Interlocal Agreement shall be for the (balance of) fiscal year of the local government which begins 10/31/90, 19__ and ends 10/31/91, 19__. This contract shall thereafter automatically be renewed annually for each succeeding fiscal year, provided that such renewal shall not have the effect of extending the period in which the local government may make any payment due H-GAC beyond the fiscal year in which such obligation was incurred under this Agreement.

H-GAC or the local government may cancel this Agreement at any time upon 30 days written notice to the other party to this Agreement. The obligations of the local government, including its obligation to pay H-GAC for all costs incurred under this Agreement prior to such notice shall survive such cancellation, as well as any other obligation incurred under this Agreement, until performed or discharged by the local government.

ARTICLE 5 SCOPE OF SERVICES

The local government appoints H-GAC its true and lawful purchasing agent for the purchase of certain materials and services through the Council's Cooperative Purchasing Program, as enumerated through the submission of a duly executed purchase order, order form or resolution. All material purchased hereunder shall be in accordance with specifications established by H-GAC.

The materials and services shall be procured in accordance with procedures governing competitive bidding by H-GAC; and at the unit prices and administrative fee as indicated in the current H-GAC Order Form and Price Lists.

Ownership (title) of material purchased shall transfer directly from the vendor to the local government. The local government agrees to provide H-GAC with documentation of receipt and acceptance of material within five (5) days of acceptance of same.

ARTICLE 6 PAYMENTS

The local government agrees that, upon the presentation by H-GAC of a properly documented, verified proof of performance and a statement of costs H-GAC has incurred in accordance with the terms of this Agreement, it shall pay H-GAC, from current revenues available to the local government during the current fiscal year, on or before the date of the delivery of materials and services to be provided under this agreement.

ARTICLE 7 CHANGES AND AMENDMENTS

Any alterations, additions, or deletions to the terms of this Agreement which are required by changes in Federal and State law or regulations are automatically incorporated into this Agreement without written amendment hereto, and shall become effective on the date designated by such law or regulation.

H-GAC may, from time to time, require changes in the scope of the services offered through the H-GAC Cooperative Purchasing Program to be performed hereunder.

ARTICLE 8 TERMINATION PROCEDURES

Either H-GAC or the local government may cancel or terminate this Agreement upon thirty (30) days written notice by certified mail to the other party. In the event of such termination prior to completion of any purchase provided for herein, the local government agrees to pay for services on a prorated basis for materials and services actually provided and invoiced in accordance with the terms of this Agreement, including penalties, less payment of any compensation previously paid.

ARTICLE 9 SEVERABILITY

All parties agree that should any provision of this Agreement be determined to be invalid or unenforceable, such determination shall not effect any other term of this Agreement, which shall continue in full force and effect.

ARTICLE 10 FORCE MAJEURE

To the extent that either party to this Agreement shall be wholly or partially prevented from the performance within the term specified of any obligation or duty placed on such party by reason of or through strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, accident, judgement, act of God, or specific cause reasonably beyond the parties' control and not attributable to its neglect or nonfeasance, in such event, the time for the performance of such obligation or duty shall be suspended until such disability to perform is removed. Determination of force majeure shall rest solely with H-GAC.

ARTICLE 11 VENUE

Venue and jurisdiction of any suit, or cause of action arising under or in connection with the Agreement shall lie exclusively in Harris County, Texas.

This instrument, in duplicate originals, has been executed by the parties hereto as follows:

CITY OF SHERMAN
Local Government

BY Talmadge M Buie

TALMADGE M BUIE
CITY MANAGER DATE 3/18/91

Name & Title of Signatory
(PLEASE TYPE)

HOUSTON-GALVESTON AREA COUNCIL

BY [signature] Date 7/27/91
Manager of Cooperative Purchasing

BY [signature] Date 8/3/91
March 28, 1991

Jack Steele
Executive Director

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **F. 6.**

Meeting Date: 08/02/2021

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

**** RESOLUTION NO. 6763***

Authorizing Execution of an Agreement with M&G Home Builders LLC for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1804 East Alma Avenue within City of Sherman Reinvestment Zone, Number Ten (#10)

Issue:

This item is to consider property tax abatement for the construction of a new single-family residence at 1804 East Alma Avenue situated within City of Sherman Reinvestment Zone, Number Ten (#10).

Background:

Several years ago, the City Council began a residential tax abatement program to encourage the redevelopment of older sections of town. This application is for the construction of a new single-family residence at this location. This lot is in the current designated zone for residential tax abatement.

Origination:

M&G Home Builders LLC, Owner

Financial Consideration:

A $75.00 application fee has been received for this residential lot. If granted, the initial abatement for this property will be approximately $440.10 annually.

Staff Recommendation:

The staff recommends approval of this abatement since it meets the requirements of the process.

Alternatives:

The City Council could decide against granting this abatement.

Attachments

Resolution No. 6763
Residential Tax Abatement Agreement
Application
Warranty Deed
Survey
Building Permit
Site Plan
Location Map
Photo
Reinvestment Zone Map

RESOLUTION NO. 6763

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1804 EAST ALMA AVENUE WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10); 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 receipt of a fully-executed agreement from M&G Home Builders LLC and subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an agreement with M&G Home Builders LLC for the abatement of ad valorem property taxes for a period of ten (10) years, for the construction of one (1) new single-family residence at 1804 East Alma Avenue, lying within City of Sherman Reinvestment Zone, Number Ten (#10), in accordance with the City's policies and procedures established for this purpose.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

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

BY: _____
RYAN PITTMAN, CITY ATTORNEY

THE STATE OF TEXAS §
§
COUNTY OF GRAYSON §

AGREEMENT

THIS AGREEMENT, entered into by and between the **CITY OF SHERMAN, TEXAS**, a home rule city and municipal corporation of the State of Texas, duly acting herein by and through its City Manager, hereinafter referred to as CITY, and **M&G HOME BUILDERS LLC** hereinafter referred to as OWNER,

WITNESSETH:

WHEREAS, on the 18th day of April, 2016, the City Council of Sherman, Texas, passed Ordinance No. 5948 establishing a reinvestment zone for residential tax abatement, as authorized by Chapter 312 of the Texas Tax Code, as amended, hereinafter referred to as CODE; and

WHEREAS, on the 19th day of August, 2019, the City Council of Sherman, Texas adopted Ordinance No. 6241 and redesignated the Reinvestment Zone to be City of Sherman Reinvestment Zone, Number Ten (#10); and

WHEREAS, the CITY has adopted a resolution (Resolution No. 6210) stating that it elects to be eligible to participate in a residential tax abatement program; and

WHEREAS, the CITY desires to create the proper economic and social environment to induce the investment of private resources in real estate construction located in incorporated areas of the CITY; and

WHEREAS, the CITY hereby finds that it may effectively encourage and assist the creation of such an environment by participating in tax abatement pursuant to the CITY; and

WHEREAS, the CITY has created a reinvestment zone within its jurisdiction to induce the investment of private resources in real estate construction located in incorporated areas of the CITY, and OWNER has agreed to construct certain real property improvements; and

WHEREAS, OWNER is prepared to comply with the provisions of the CITY'S guidelines and criteria enacted the 18th day of April, 2016;

NOW, THEREFORE, WITNESS THIS TAX ABATEMENT AGREEMENT which provides as follows:

I.

1.01 To the extent authorized by the Texas Constitution and by the Tax Code, CITY hereby agrees to exempt from City of Sherman taxation a portion of the increase in value of taxable

real property of OWNER in the CITY over the same real property and its value as calculated by the Grayson Appraisal District for ad valorem property tax purposes in accordance with the following schedule. Such tax exemption shall be in effect for tax years beginning January 1, 2021, and continuing for tax years 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029 and 2030, with same constituting ten (10) tax years. However, nothing contained herein shall be construed to grant an abatement of taxes to be assessed based on the change of use of the property from an agricultural use to another use, sometimes referred to as rollback taxes, penalties or interest. In the event rollback taxes are applicable for the real property utilized by OWNER, then such increase in value of taxable property resulting from such rollback shall be used as the tax value for such property for the tax year 2021, sometimes referred to herein as the Base Tax Year.

SCHEDULE OF TAXES ASSESSED

TAX YEAR	ABATEMENT
2021	100%
2022	100%
2023	100%
2024	100%
2025	100%
2026	100%
2027	80%
2028	60%
2029	40%
2030	20%

II.

2.01 OWNER warrants and represents that the real property upon which OWNER has constructed or will construct improvements is qualified property within the meaning of that Act, and that such has been and will remain eligible for tax abatement under the provisions of the Property Redevelopment and Tax Abatement Act, Sections 312.001, et seq., Texas Tax Code.

2.02 To continue to qualify for tax abatement under the terms of this Agreement, OWNER hereby warrants and represents that the improvements made by OWNER on the real property described herein are for residential use.

2.03 The tax abatement granted under the terms of the Agreement shall only be implemented if appraised value of all real property and improvements located thereon owned by OWNER and lying within designated zone exceeds the base year value. The OWNER agrees that Grayson Appraisal District shall, at reasonable times upon reasonable notice, have access to the property made the subject of this Agreement, and that the above set forth inspectors shall be able to inspect the property to insure that the improvements are being made in accordance with the terms and conditions hereof and utilized in accordance with this Agreement.

III.

3.01 The term of this Agreement shall be for tax years 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029 and 2030, as indicated above in paragraph 1.01.

IV.

4.01 The kind, number and location of all proposed property improvements are set forth as follows:

> Construction of one (1) new Single-Family Residence at 1804 East Alma Avenue, Sherman, Texas, and as more particularly described by metes and bounds as to hereafter include the property described:
>
> Lot 6, Block 1, Milam Heights Addition, an addition to the City of Sherman, Grayson County, Texas, according to the map or plat thereof, recorded in Volume 160, Page 452, Deed Records of Grayson County, Texas.

V.

5.01 OWNER agrees that, should he fail to make improvements substantially as described or fail to perform any other term or covenant hereof, CITY shall have the right, after giving notice and opportunity to cure as hereinafter set out, to recapture all tax revenue on said property in the zone lost as a result of this Agreement for the entire term of the Agreement. Such recapture shall mean that all of such property shall be taxed at the full improved value as assessed by the Grayson Appraisal District for all years this Agreement has been in effect. The payment of such recaptured taxes minus any taxes paid by OWNER during the years this Agreement has been in force shall be due January 1 of the next following year and shall be delinquent if not paid on or prior to January 31st. Penalties and interest shall be calculated thereafter as if all taxes had become due in the same year. The CITY agrees prior to enforcement of the terms of this paragraph to give 120 days written notice to the address shown below of OWNER'S default in completing the improvements called for in this Agreement, and OWNER shall have the right to cure such default within the 120-day period.

VI.

6.01 This Agreement shall inure to the benefit of CITY and OWNER, and shall be binding upon them, their heirs, successors and assigns. It is specifically provided and agreed that the right to tax abatement shall inure to the benefit of subsequent owners so long as the term and conditions of this Agreement are in effect.

VII.

7.01 CITY agrees that this Agreement may be assigned and the improvements leased or sub-leased, without any further necessity for consent, by the OWNER to any person, firm or corporation.

VIII.

8.01 At any time before the expiration of the term hereof, this Agreement may be modified by the mutual action of the parties hereto to include other provisions that could have been included in the original agreement or to delete provisions that were not necessary to the original agreement. Such modification must be in writing and signed by all the parties hereto and made by the same procedure by which the original Agreement was approved and executed. In no event may the original Agreement be modified so as to extend the term beyond the original term of this Agreement.

IX.

9.01 This Agreement shall be construed subject to the laws of the State of Texas, and particularly to the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code.

9.02 All appraisal values for real property shall be made by the Grayson Appraisal District or such other entity as may succeed or replace such District.

9.03 OWNER is hereby notified that the Grayson Appraisal District may impose additional requirements which must be met in order for OWNER to realize the benefit of tax abatement and this Agreement. Contact should be made by OWNER with the District in person at 512 North Travis Street, Sherman, Texas, or by telephone at (903) 893-9673.

X.

10.01 This Agreement is subject to all provisions of all outstanding bond issues of CITY. To the extent that this Tax Abatement Agreement conflicts with any of the provisions of such bond issues, such bond issues and attendant documents thereto shall control.

XI.

11.01 This Tax Abatement Agreement is specifically subject to present laws of the State of Texas and any future laws enacted subsequent to the execution of this Agreement which may provide retroactively for a modification of Agreements of this type as a matter of law. Upon the effective date of any such law, then this Agreement shall automatically be so modified.

XII.

12.01 Notices required by this Agreement shall be mailed to the following addresses as same may be in the future changed by either party upon written notice to the other:

City of Sherman
P.O. Box 1106
Sherman, Texas 75091-1106
(903) 892-7200

M&G Home Builders LLC
1218 N. Brents
Sherman, TX 75090
(903) 870-8212

Copy to: Grayson Appraisal District
512 North Travis Street
Sherman, Texas 75090
(903) 893-9673

This Agreement is performable in Grayson County, Texas. Witness our hands on this the _____ day of _____, 2021.

CITY:
CITY OF SHERMAN, TEXAS

BY: _____
ROBBY HEFTON

OWNER:
M&G HOME BUILDERS LLC

BY: _____
MARTIN COVARRUBIAS

ATTEST:

BY: _____
LINDA ASHBY
CITY CLERK

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

BY: _____
RYAN D. PITTMAN
CITY ATTORNEY

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, on this day personally appeared **MARTIN COVARRUBIAS** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein express.

GIVEN UNDER MY HAND and seal of office this _____day of _____, 2021 A.D.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY OF SHERMAN
APPLICATION FOR RESIDENTIAL TAX ABATEMENT

Property Owner:

Name: M+G Home Buildings

Mailing Address: 1218 N Burnett, Sherman, TX 75090

Telephone Number: 903-870-8212

Contact (if different than owner):

Name: _____

Mailing Address: _____

Telephone Number: _____

Property:

Physical Address: 1804 E Alma

Summary Legal Description: Lot: 6 Block: 1 Addition: Micah Heights

Full Legal Description: Include as an attachment a full legal description with metes and bounds.

Improvements:

Type of Improvements (please check one). New Construction: ✓ Remodeling: _____

Estimated Value of Improvements: 90 K

Estimated Date of Start of Construction: 3-10-21

Estimated Date of Completion of Project: 6-10-21

Description of Project: New Residential Const

3/2 Home

Applicant(s): Martin G Commanders Date: 2-25-21

_____ Date: _____

VG-286-2019-12822

Grayson County
Wilma Bush
County Clerk
Sherman, TX 75090

Instrument Number: 2019 - 12822

Real Property Recordings

Recorded On: June 03, 2019 03:30 PM

Number of Pages: 3

Parties: GRAYSON COUNTY SHERIFF

" Examined and Charged as Follows: "

Total Recording: $30.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described Document because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	12822
Receipt Number:	20190603000185
Recorded Date/Time:	June 03, 2019 03:30 PM
User:	Cort M
Station:	CLERK07

Record and Return To:

Treas DC NON CASH

STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush
County Clerk
Grayson County, TX

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

SHERIFF'S TAX DEED

STATE OF TEXAS **X**

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF GRAYSON **X**

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Grayson County, dated March 6, 2019 on a certain judgment rendered in said Court on 16th day of July, 2018, in a certain **Suit No. T-13-3144, Sherman Independent School District, Et Al vs. Delia Barker,** I, Sheriff Tom Watt, of said County, did upon March 6, 2019, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on March 10, 2019, in the HERALD DEMOCRAT, a newspaper published in the County of Grayson, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday, the 2nd day of April, 2019, beginning at 1:00 PM sold said hereinafter described land or lots at public venue, at the Assembly Room (Annex 2) on the Second Floor of the Courthouse of said County, at which sale the premises hereinafter described were struck off to:

Martin G. Covarrubias
1218 N Brents
Sherman, TX 75090

for the sum of **$15,500.00,** Martin G. Covarrubias being the highest bidder(s), and that being the highest bid for the same, NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I as Sheriff aforesaid, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

PROPERTY DESCRIPTION

Lot 6, Block 1, Milam Heights Addition, an addition to the City of Sherman, Grayson County, Texas, according to the map or plat thereof, recorded in Volume 160, Page 452, Deed Records of Grayson County, Texas.

TO HAVE AND TO HOLD the above described premises unto the said grantee(s), heirs and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 22 day of April, 2019.

Sheriff Tom Watt
Grayson County, Texas

By: Deputy Donald Bowling

STATE OF TEXAS **X**
X
GRAYSON COUNTY **X**

Before me, the undersigned authority, on this day personally appeared Donald Bowling Deputy, of Grayson County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22 DAY OF April, 2019.

Mikayla L. Ross
Notary ID # 13178227-6
My Commission Expires
November 01, 2022

Printed Name: Mikayla Ross
Notary Public, State of Texas
My Commission Expires: November 2022

After recording return to:

Martin G. Covarrubias
1218 N Brents
Sherman, TX 75090

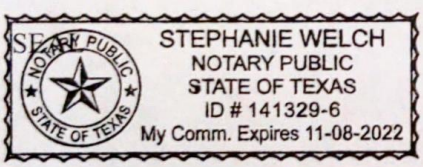
STATE OF TEXAS

COUNTY OF Grayson

Before me, the undersigned authority, this day personally appeared Martin Covarrubias
(Name of Affiant)

Known to me to be the person whose name is subscribed to the foregoing instrument.

Given my hand and seal of office, this the 17th day of June, 2019.



Stephanie Welch
Notary Public in and for the State of Texas

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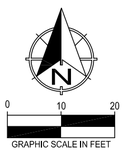


All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

BEING all of that certain tract or parcel of land situated in the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a tract of land described in the deed to M & G Home Builders recorded in Instrument No. 2020-21314, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING a 1/2-inch iron rod with plastic cap (illegible) found for the northwest corner of said M & G Home Builders tract, and on the easterly line of South Walnut Street (no record found) and from which a one-inch iron pipe found for the northwest corner of a tract of land described in the deed to Randall P. Noe recorded in Volume 1030, Page 943, Deed Records of Grayson County, Texas, bears North 14°52'11" West, a distance of 148.62 feet;

THENCE North 75°08'26" East, with the northerly line of said M & G Home Builders tract, a distance of 140.09 feet to a 1/2 inch iron rod with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to a Capped Iron Rod) set for the northeast corner of said M & G Home Builders tract, and on the westerly line of a called 20-foot wide alley (no record found), and from which a found 1/2-inch iron rod with plastic cap stamped "RPLS 5597" bears South 14°56' East, a distance of 2.1 feet, and from which a 1/2-inch iron rod found for the northeast corner of said Noe tract bears North 15°02'26" West, a distance of 148.62 feet;

THENCE South 15°02'26" East, with the easterly line of said M & G Home Builders tract, and with the westerly line of said alley, a distance of 40.25 feet to a Mag Nail set in a tree for the southeast corner of said M & G Home Builders tract, and on the northerly line of a tract of land described in the deed to Severo Rodriguez recorded in Volume 2223, Page 634, Real Property Records of Grayson County, Texas;

THENCE South 75°08'26" West, with the southerly line of said M & G Home Builders tract, and with the northerly line of said Rodriguez tract, a distance of 140.23 feet to a Capped Iron Rod set for the southwest corner of said M & G Home Builders tract, and on the easterly line of aforesaid South Willow Street;

THENCE North 14°52'11" West, with the westerly line of said M & G Home Builders tract, and with the easterly line of said South Willow Street, a distance of 49.25 feet to the POINT OF BEGINNING and enclosing 0.158 of an acre (6903 square feet) of land, more or less.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2021 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0405 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GENERAL NOTES:

This survey was completed without the benefit of a title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.

Certify to: M & G Home Builders;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 02/05/2021, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

Chris R. Noah, R.P.L.S. No. 6585

LEGEND

●	FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT		
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
MNS	MAG NAIL W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET	R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND	⊘	UTILITY/POWER POLE
IRFC	IRON ROD FOUND W/PLASTIC CAP	(W)	WATER METER
IPF	IRON PIPE FOUND	———	BOUNDARY LINE
BRS	BEARS	— — —	ADJOINER LINE
CM	CONTROLLING MONUMENT	——◇——	CHAIN LINK FENCE
( )	DEED OR PLAT CALL	//////	ASPHALT
		OHE	OVERHEAD ELECTRIC/UTILITY

TITLE SURVEY
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
0.158 OF AN ACRE
1411 South Walnut Street, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=20' Date: 01/08/2021	Project No. 21-0063 Sheet No. 1 of 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN

New Residential Building Permit

#21-000388 | Issued on: 02/25/2021 at 2:25 PM

Project Description: CONSTRUCT SINGLE FAMILY RESIDENTIAL

ADDRESS
1804 E ALMA Ave
Sherman, TX

LEGAL
Milan Heights Addn, Block 1, Lot 6

PERMIT HOLDER
M&G HOME BUILDERS LLC
MARTIN COVARRUBIAS
(903) 870-8212

COLLABORATORS
- STARPOINT TEXAS PLUMBING
JAVIER TORRALVA LOPEZ
(469) 207-7068

OWNERS
- MARTIN COVARRUBIAS
ALPINE AIR
(903) 815-9881

OTHER CONTACTS
- M&G HOME BUILDERS LLC
MARTIN COVARRUBIAS
(903) 870-8212

INFORMATION FIELDS

Subcontractor	M&G HOME BUILDERS	Square Feet	1446
Bedrooms	3	Bathrooms	2
Number of Stories	1	Number of Acres	0.5
Type of Construction List	Wood Frame	Off Street Parking	3
Tax Abatement	Yes	Sewer Disposal	Public Sewer
Water Supply	Public	Heating	Electric
Permit Certification	Yes	Proposed Use	ONE FAMILY RESIDENTIAL
Former Use	NONE	Firm Name	M&G HOME BUILDERS

FEE	TOTAL	PAID	DUE
Storm Water Fee	$ 25.00	$ 25.00	$ 25.00
TOTALS	$ 25.00	$ 25.00	$ 0.00

NOTICE

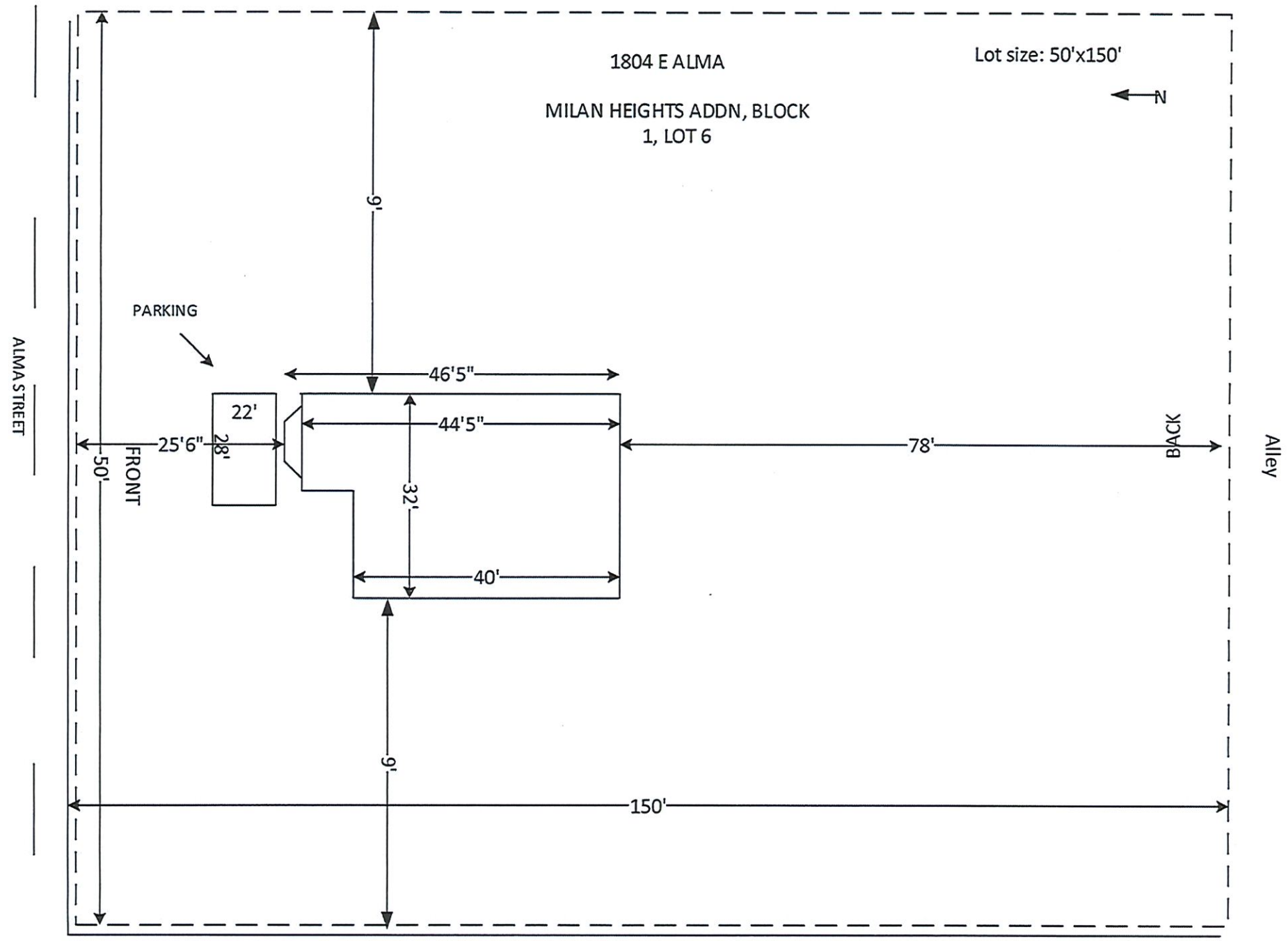
This permit becomes null and void if work or constructions authorized is not commenced within 6 months, or if construction or work is suspended of abandoned for a period of 6 months at any time after work is started.

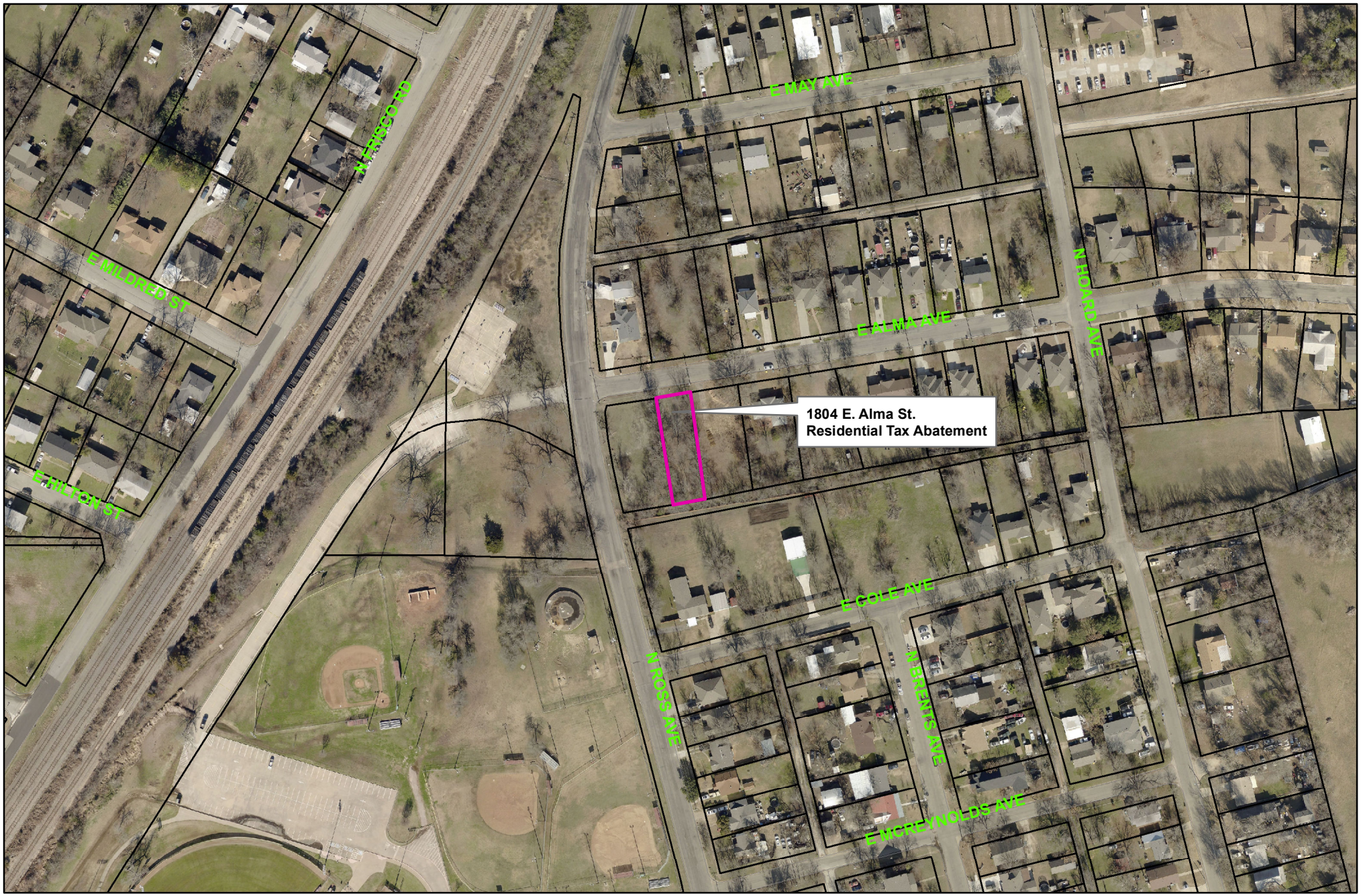
I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

(Signature of Contractor or Authorized Agent) _____ Date _____

(Approved By) Building & Zoning) 7/21/21 Date

(Approved By) Flood Plain Administrator _____ Date 2/25/21


1804 E ALMA
MILAN HEIGHTS ADDN, BLOCK 1, LOT 6
Lot size: 50'x150'
N
9'
PARKING
46'5"
22'
25'6"
28'
44'5"
78'
BACK
50'
FRONT
32'
40'
9'
150'
ALMA STREET
Alley



Sherman
CLASSIC TOWN. BROAD HORIZON.

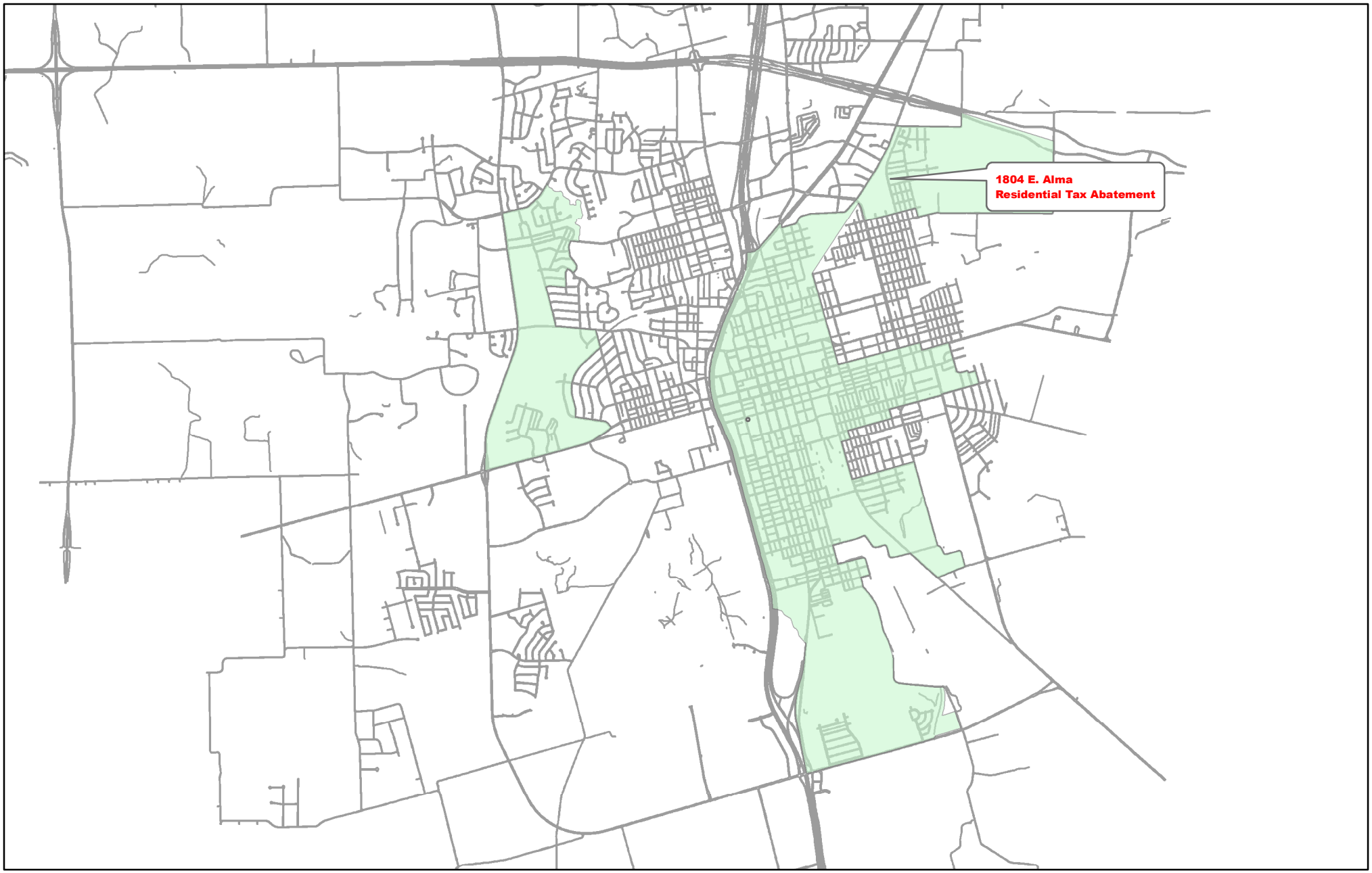
City of Sherman, Texas
Developmental Services Department

1804 East Alma Street
Residential Tax Abatement

NOT TO SCALE

1 in = 200 ft

1804 East Alma Avenue



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1804 East Alma Street
Residential Tax Abatement

NOT TO SCALE

1 inch = 5,000 feet

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **G. 1.**

Meeting Date: 08/02/2021
Prepared By: Jim Cross, Water Systems Manager
Approved By: Robby Hefton, City Manager

Caption:

REQUEST TO ADVERTISE
Water Treatment Plant Facility Improvements

Issue:

Approval of a request to advertise for public bids for water treatment plant facility improvements

Background:

City staff is requesting authorization to advertise for public bids for facility improvements required to preserve the electrical and structural integrity of buildings at the Water Treatment Plant. Condensation and other factors have begun to damage the facilities, particularly the electrical system. In order for the Water Treatment Plant to operate efficiently and avoid further deterioration, doors, windows, ductwork, and environmental systems are in need of repairs and upgrading.

Origination:

Water Production Services

Financial Consideration:

The project was approved in the FY 2020-2021 budget and will be funded through the City's Capital Improvement Program.
Advertising costs are estimated to be about $200.00.

Staff Recommendation:

It is recommended that the City Council authorize the staff to advertise for public bids for the Water Treatment Plant facility improvements.

Alternatives:

As may be recommended by the City Council

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **H. 1.**

Meeting Date: 08/02/2021

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Review Notice of Tax Rates as required by the Texas Tax Code

Issue:

Reviewing the Notice of Tax Rates for the 2021-2022 fiscal year

Background:

The Notice of Tax Rates is required by Tax Code 26.04(e). The notice includes this year's "no-new-revenue" tax rate, this year's "voter-approval" tax rate and an explanation of how they were calculated; unencumbered fund balances and the current year debt service.

Origination:

Director of Finance

Financial Consideration:

There is no cost to the Notice of Tax Rates.

Staff Recommendation:

The City Council need take no action on this agenda item.

Alternatives:

No alternatives are available for the form or the calculations since both are prescribed by state law.

Attachments

Revised Notice_of_Tax_Rates_2022

Notice About 2021 Tax Rates

Property Tax Rates in the City of Sherman

This notice concerns the 2021 property tax rates for the City of Sherman.

This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per $100 of property value.

This year's no-new-revenue tax rate.....$0.46062/$100

This year's voter-approval tax rate.....$0.52287/$100

To see the full calculations, please visit www.ci.sherman.tx.us for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balances

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance	
Debt Service	$	87,366
General	$	10,892,343

Current Year Debt Service

The following amount are for long-term debs that are secured by property taxes. These amounts will be paid from upcoming property tax revenues or additional sales tax revenues.

Description of Debt	Principal or Contract Payment to be Paid From Property Taxes	Interest to be Paid From Property Taxes	Other Amounts to be Paid	Total Payment
2016 Certificate of Obligation	$ 320,000	$ 149,013	$ 987	$ 470,000
2017 Refunding Bond	$ 694,412	$ 203,773	$ 815	$ 899,000
2017 Certificate of Obligation	$ 350,690	$ 297,246	$ 64	$ 648,000
2018 Certificate of Obligation	$ 520,000	$ 676,006	$ 994	$ 1,197,000
2019 Certificate of Obligation	$ 480,000	$ 683,363	$ 1,637	$ 1,165,000
2021 Tax Notes	$ 300,000	$ 64,450	$ 550	$ 365,000
2021 Certificate of Obligation	$ 390,000	$ 970,324	$ 676	$ 1,361,000
2022 Tax Notes	$ 320,000	$ 30,000	$ -	$ 350,000

Total required for 2021 debt service	$ 6,455,000
- Amount paid from funds listed in unencumbered funds	$ -
- Amount paid from other resources	$ -
- Excess collections last year	$ -
= Total to be paid from taxes in 2021	$ 6,455,000
' + Amount added in anticipation that the taxing unit will collect only 100% of its taxes in 2021	100%
= Total Debt Levy	$ 6,455,000

This notice contains a summary of the no-new-revenue and voter-approval calculations as certified by

Mary Lawrence,

Director of Finance

July 28, 2021

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **H. 2.**

Meeting Date: 08/02/2021

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Review of the Draft Capital Improvement Program (CIP) 2021-2026 and Set a Public Hearing for Monday, August 16, 2021

Issue:

To review the draft CIP 2021-2026 and set the public hearing on such for Monday, August 16, 2021

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 16, 2021.

This CIP is merely a planning tool. Only the projects reflected as FY2022 projects are being considered for funding; and the approval for funding is contained in the separate FY2022 budget, not in this CIP. Also, the budget process only authorizes appropriating the funds for these first year projects. The Council will approve actual spending of budgeted funds as contracts for each project are brought to the Council for their consideration.

City Staff discussed this CIP in detail with the Council during the budget process. This CIP summarizes the projects discussed during that meeting, the Budget Workshop, and subsequent Council meetings.

Origination:

Finance Department

Financial Consideration:

There are no financial considerations for setting a public hearing or reviewing the Capital Improvement Program.

Staff Recommendation:

It is recommended that the City Council review the City's 2021-2026 Capital Improvement Program and set the public hearing on such for the August 16th regular City Council meeting.

Alternatives:

The Council may amend the program.

Attachments

Resolution - 2021-2026 CIP for Review

CIP 2021 - 2026

RESOLUTION NO.

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

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

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

WHEREAS, the City Council met to review said plan on the 2nd day of August, 2021, at a regular City Council meeting;

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

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

SECTION 2. That the effective date of this resolution shall be the 16th day of August, 2020.

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

PASSED AND APPROVED on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: _____
ABERNATHY, ROEDER, BOYD & HULLET, P.C.,
CITY ATTORNEY

Capital Improvement Plan of the City of Sherman

October 1, 2021 - September 30, 2026

David Plyler, Mayor
Daron Holland, Deputy Mayor

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

CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF SHERMAN

OCTOBER 1, 2021 - SEPTEMBER 30, 2026

CITY COUNCIL

David Plyler, Mayor
Daron Holland, Deputy Mayor

Council Members

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

Robby Hefton, City Manager

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City of Sherman, Texas

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Sherman
CLASSIC TOWN. BROAD HORIZON.

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

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

Subject: 2021-2022/2025-2026 Five-Year Capital Improvement Program

The Capital Improvement Program for the City of Sherman is submitted to you in compliance with Article V, Section IX of our Charter. This Five-Year Capital Improvement Program covers the planning period beginning October 1, 2021 through September 30, 2026.

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

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

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

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

Very truly yours,

Robby Hefton
City Manager

GENERAL SERVICES

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

GENERAL SERVICES

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

***CDBG funds will match 240,000*

GENERAL SERVICES

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

UTILITY SERVICES

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

UTILITY SERVICES

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

STORMWATER SERVICES

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

RESOLUTION NO.

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

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

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

WHEREAS, the City Council met to review said plan on the 2nd day of August, 2021, at a regular City Council meeting;

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

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

SECTION 2. That the effective date of this resolution shall be the 16th day of August, 2021.

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

PASSED AND APPROVED on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____ **BY:** _____

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

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF

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

BY: _____
NAME:_____
CITY ATTORNEY

CAPITAL BUDGET
2021 - 2026

GENERAL SERVICES
2021 - 2026

GENERAL SERVICES

CAPITAL BUDGET: 2021-2026

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

2021-2022

PROJECT YEAR: 2021 - 2022

DESIGN & CONSTRUCT SHEPHERD ROAD ADJACENT TO PROPOSED DEVELOPMENT

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

MAJOR REBUILD PROJECTS

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

PROJECT YEAR: 2021 - 2022

DESIGN & CONSTRUCT SIGNAL AT FM 1417 & BEL AIR BOULEVARD

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

DESIGN & CONSTRUCT BEACH CLUB BOULEVARD

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

PROJECT YEAR: 2021 - 2022

LAMBERTH ROAD EXPANSION - SHADY OAKS TO FRIENDSHIP ROAD

DESCRIPTION:	**Engineering design for phased construction to expand and extend Lamberth Road from Shady Oaks to Friendship Road.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**This project will assist in the areas of development in West Sherman. The 2020 updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

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

DESCRIPTION:	**Design & right-of-way acquisitions necessary for TxDOT funding on this thoroughfare.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Traffic volume on the thoroughfare has significantly increased and planning for improvements is required to account for growth.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

REPAIR SOUTH TRAVIS BRIDGE AT POST OAK CREEK

DESCRIPTION:	**General bridge repairs to the South Travis bridge at Post Oak Creek.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Project identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as needing repair.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

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

DESCRIPTION:	**Engineering design for construction of McGee Street from Little Lane to Sand Creek.**
ESTIMATED COST:	**$540,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Design will assist in the areas of development in West Sherman. The 2020 Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

RECONSTRUCT SAN MIGUEL STREET AS A CUL-DE-SAC

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

SCHEMATIC DESIGN OF FRIENDSHIP ROAD - SH 56 TO OB GRONER

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

PROJECT YEAR: 2021 - 2022

BEL AIR BOULEVARD CONSTRUCTION - PHASE II

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

DOWNTOWN GENERAL IMPROVEMENTS

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

PROJECT YEAR: 2021 - 2022

DEMOLISH OLD MEDICAL PLAZA HOSPITAL & REMEDIATION

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

CROSSROADS GENERAL IMPROVEMENTS

DESCRIPTION:	**General improvements in the reinvestment zone at Sherman Crossroads.**
ESTIMATED COST:	**$325,000**
PROPOSED FINANCING:	**TIRZ #5 Construction Fund**
PROJECT NECESSITY:	**Tax Increment Reinvestment Zone (TIRZ) #5 was created for the Sherman Crossroads area, located at the southwest corner of FM 1417 and US 75.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

REIMBURSE DEVELOPER AT SHERMAN LANDING

DESCRIPTION:	**Reimburse developer for public infrastructure, including streets, water, and sewer utilities.**
ESTIMATED COST:	**$800,000**
PROPOSED FINANCING:	**TIRZ #6 Construction Fund**
PROJECT NECESSITY:	**Tax Increment Reinvestment Zone (TIRZ) #6 was created to develop the southside of US 75 and SH 691.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

EXTEND MOORE STREET - PARK AVENUE TO POWER EASEMENT

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

PROJECT YEAR: 2021 - 2022

UPDATE COMPREHENSIVE MASTER PLAN

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

REPLACE OVERHEAD BAY DOORS AT MULTIPLE STATIONS

DESCRIPTION:	**Replace overhead bay doors at various fire station locations.**
ESTIMATED COST:	**$94,000**
PROPOSED FINANCING:	**Tax Notes**
PROJECT NECESSITY:	**The current overhead bay doors are reaching end of life. Maintenance costs have continued to rise over recent years.**
DEPARTMENT/DIRECTOR:	**Fire Chief, Danny Jones**

PROJECT YEAR: 2021 - 2022

UPDATE CITY-OWNED FIBER TO SUPPORT DEMAND

DESCRIPTION:	**Replace City-owned fiber infrastructure used to connect multiple facilities, including the Police Department, Central Fire Station, and the Municipal Building.**
ESTIMATED COST:	**$235,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Current fiber connections are twenty years old, limiting fiber speeds on older network. Updates will address reliability concerns and eliminate current monthly leasing costs.**
DEPARTMENT/DIRECTOR:	**Director of Finance, Mary Lawrence**

CRUSHED CONCRETE TRAIL DEVELOPMENT

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

PROJECT YEAR: 2021 - 2022

INSTALL ADDITIONAL POWER OUTLETS AT PECAN GROVE WEST

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

FAIRVIEW PARK - EXPAND TENNIS COURTS & ADD PICKLEBALL COURT LINES

DESCRIPTION:	**Expand the size of the Fairview Park tennis courts and include pickleball court lines.**
ESTIMATED COST:	**$240,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Expansion of the current park infrastructure is necessary to address increased growth and usage at Fairview Park.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2021 - 2022

MARTIN LUTHER KING PARK - REPLACE RESTROOM FACILITY

DESCRIPTION:	**Replace the current Martin Luther King Park open-air restroom facility with a new, possibly pre-fab building. CDBG grant funding will match $240,000.**
ESTIMATED COST:	**$90,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**The current open-air restroom facility is in need of extensive repairs, having reached the end of its useful life.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

CONDUCT RECREATION CENTER STUDY

DESCRIPTION:	**Conduct a feasibility study on the development of a City Recreation Center, determining size, costs, and potential locations.**
ESTIMATED COST:	**$40,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**This study will assist City staff in addressing growing public needs relating to recreational facilities expansion.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2021 - 2022

FAIRVIEW PARK - BASKETBALL COURTS DEVELOPMENT

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

PECAN GROVE ATHLETIC COMPLEX - INSTALL SHADING

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

PROJECT YEAR: 2021 - 2022

CONSTRUCT NEW POLICE HEADQUARTERS FACILITY

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

CONTINUE IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

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

PROJECT YEAR: 2021 - 2022

INSTALL CALL RECORDING SOFTWARE

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

AIRPORT PAVEMENT MAINTENANCE - 10% CITY MATCH

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

2022-2023

PROJECT YEAR: 2022 - 2023

DESIGN & CONSTRUCT SHEPHERD ROAD ADJACENT TO PROPOSED DEVELOPMENT

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

MAJOR REBUILD PROJECTS

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

PROJECT YEAR: 2022 - 2023

DESIGN & CONSTRUCT SIGNAL AT FM 1417 & BEL AIR BOULEVARD

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

DESIGN & CONSTRUCT BEACH CLUB BOULEVARD

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

PROJECT YEAR: 2022 - 2023

DESIGN & CONSTRUCT HERITAGE RANCH EAST-WEST COLLECTOR

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

MCGEE STREET BRIDGE EROSION & OVERLAY REPAIRS

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

PROJECT YEAR: 2022 - 2023

DESIGN & CONSTRUCT LEGACY BOULEVARD

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

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

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

PROJECT YEAR: 2022 - 2023

EXTEND MOORE STREET - POWER EASEMENT TO CENTER STREET

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

BEL AIR BOULEVARD CONSTRUCTION - PHASE III

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

PROJECT YEAR: 2022 - 2023

LAND ACQUISITION & DESIGN FOR NEW FIRE STATION

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

PECAN GROVE EAST - DESIGN-BUILD RESTROOM & TRAIL LIGHTING

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

PROJECT YEAR: 2022 - 2023

FAIRVIEW PARK - REPLACE SOFTBALL FIELD LIGHTING

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

EXPAND EXISTING PARKING LOT AT TAYLOR STREET GYM

DESCRIPTION:	**Expand the existing parking lot at the Taylor Street Gym.**
ESTIMATED COST:	**$75,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Additional parking is needed to accommodate increased usage at the gym and for City staff.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2022 - 2023

OLD SETTLERS PARK - REPLACE SOFTBALL FIELD LIGHTING

DESCRIPTION:	**Replace existing softball field lights with LED lighting.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Lighting manufacturers are no longer making Halite bulbs, which are currently in use on older sports fields.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

INSTALL BRIDGE CONNECTING BINKLEY PARK TO LAMAR STREET GREENSPACE

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

PROJECT YEAR: 2022 - 2023

PECAN GROVE ATHLETIC COMPLEX - INSTALL BALLFIELD LIGHTS

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

CONTINUE IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

DESCRIPTION:	**Third of five years implementing the replacement of current L3 video evidence software.**
ESTIMATED COST:	**$100,790**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**The current platform has been purchased by another company, requiring a complete re-outfitting to achieve necessary specifications.**
DEPARTMENT/DIRECTOR:	**Police Chief, Zachary Flores**

2023-2024

PROJECT YEAR: 2023 - 2024

LAMBERTH ROAD EXPANSION - SHADY OAKS TO FRIENDSHIP ROAD

DESCRIPTION:	**Phased construction to expand and extend Lamberth Road from Shady Oaks to Friendship Road.**
ESTIMATED COST:	**$3,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**This project will assist in the areas of development in West Sherman. The 2020 updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DESIGN & CONSTRUCT HERITAGE RANCH EAST-WEST COLLECTOR

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

PROJECT YEAR: 2023 - 2024

MCGEE STREET BRIDGE - EROSION & OVERLAY REPAIRS

DESCRIPTION:	**Complete repairs of erosion damage and overlay bridge decking on McGee Street bridge at Post Oak Creek.**
ESTIMATED COST:	**$750,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair, due to safety and expanding growth needs.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DESIGN & CONSTRUCT LEGACY BOULEVARD

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

PROJECT YEAR: 2023 - 2024

CONSTRUCT PROGRESS DRIVE - PROGRESS RAIL TO FLANARY ROAD

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

CONSTRUCT STREET CONNECTING LOY LAKE ROAD TO FALLON DRIVE OVERPASS

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

PROJECT YEAR: 2023 - 2024

CONSTRUCT FLANARY ROAD - FM 1417 TO PROGRESS DRIVE

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

ENGINEERING DESIGN FOR FUTURE MCGEE/WASHINGTON CONSTRUCTION

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

PROJECT YEAR: 2023 - 2024

ENGINEER & CONSTRUCT MCGEE STREET BRIDGE ACROSS SAND CREEK

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

CONSTRUCTION OF NEW FIRE STATION

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

PROJECT YEAR: 2023 - 2024

CONTINUED DEVELOPMENT OF TRAIL & BICYCLE BOULEVARDS

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

EXPAND EXISTING SKATEPARK

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

PROJECT YEAR: 2023 - 2024

HERMAN BAKER PARK - INSTALL FISHING PIER & BOAT RAMP

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

HERMAN BAKER PARK - INSTALL PAVILION & PLAYGROUND

DESCRIPTION:	**Install a new pavilion and playground at Herman Baker Park.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Increased public activities at Herman Baker Park suggest the need for more improvements. This project is consistent with the Comprehensive Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2023 - 2024

ACQUIRE LAND TO ACCOMMODATE NEIGHBORHOOD PARKS

DESCRIPTION:	**Acquire land in various locations to accommodate additional neighborhood parks.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Trends in residential development suggest the need for an increase in neighborhood park locations. This project is consistent with the Parks Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PECAN GROVE ATHLETIC COMPLEX - INSTALL TRAIL LIGHTS

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

PROJECT YEAR: 2023 - 2024

CONTINUED IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

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

2024-2025

PROJECT YEAR: 2024 - 2025

DESIGN & CONSTRUCT HERITAGE RANCH EAST-WEST COLLECTOR

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

DESIGN & CONSTRUCT PARK STREET - LAKE STREET TO SH 11

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

PROJECT YEAR: 2024 - 2025

FINAL ENGINEERING OF FALLON DRIVE - EAST TOWARDS DRIPPING SPRINGS

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

CONTINUED DEVELOPMENT OF TRAILS & BICYCLE BOULEVARDS

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

PROJECT YEAR: 2024 - 2025

BINKLEY PARK - INSTALL RESTROOM FACILITY

DESCRIPTION:	**Install restroom facility at Binkley Park.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**A restroom facility is needed to accommodate increased usage at the Binkley Park Mountain Bike Trail.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

EXPAND DECKING, SEATING, & SHADING AT THE SPLASH

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

PROJECT YEAR: 2024 - 2025

INSTALL ADDITIONAL DOG PARK

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

CONTINUE IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

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

2025-2026

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT PARK STREET - LAKE STREET TO SH 11

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

FINAL ENGINEERING OF FALLON DRIVE - EAST TOWARDS DRIPPING SPRINGS

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

PROJECT YEAR: 2025 - 2026

CONTINUED DEVELOPMENT OF TRAILS & BICYCLE BOULEVARDS

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

UPDATE PARKS & RECREATION MASTER PLAN

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

PROJECT YEAR: 2025 - 2026

DEVELOP NEIGHBORHOOD PARK AT PEBBLEBROOK II

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

UTILITY SERVICES
2021 - 2026

UTILITY SERVICES

CAPITAL BUDGET: 2021-2026

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

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

2021-2022

PROJECT YEAR: 2021 - 2022

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

UPGRADE WATER SYSTEM AT HIGH COUNTRY ESTATES

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

PROJECT YEAR: 2021 - 2022

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	**Replace deteriorated Southside Industrial Sewer, behind the Wastewater Treatment Plant (WWTP), extending to US 75 with 18" and 21" pipe (approximately 12,700 LF).**
ESTIMATED COST:	**$250,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Current portion of industrial sewer has deteriorated and in need of replacement to maintain pipe integrity.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REPLACE EDR PROCESS WITH RO FILTRATION AT WTP

DESCRIPTION:	**Replace EDR process at the Water Treatment Plant; which is used to filter dissolved minerals and organics, with RO.**
ESTIMATED COST:	**$50,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**RO would maintain the filter process, but, with less maintenance and updated technology with potential energy cost reduction.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

ENGINEER & REHABILITATE BACKWASH TANK AT WTP

DESCRIPTION:	Engineering to rehabilitate the fresh water backwash tank located at the Water Treatment Plant (WTP), including repairs, modifications, and recoating.
ESTIMATED COST:	$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The tank is used to clean and rinse filtered debris from filter beds during the treatment process. Proper maintenance is required to extend the life of the filter media.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REFURBISH FLOCCULATION-SEDIMENTATION BASIN AT WTP

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

PROJECT YEAR: 2021 - 2022

PERFORM MAINTENANCE & REFURBISH REX CRUSE ELEVATED STORAGE TANK

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

ENGINEER & CONSTRUCT WASTEWATER CONCENTRATE DISPOSAL LINE

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

PROJECT YEAR: 2021 - 2022

REPLACE WWTP MAIN SWITCHGEAR & UPGRADE ELECTRICAL

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

LEGACY SURFACE WATER LINE - PHASES II & III

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

PROJECT YEAR: 2021 - 2022

REPLACE CENTER STREET INVERTED SIPHON SEWER LINE

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

IMPLEMENT AWIA SECURITY UPGRADES AT WTP

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

PROJECT YEAR: 2021 - 2022

IMPLEMENT VULNERABILITY ASSESSMENT SECURITY UPGRADE RECOMMENDATIONS

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

REPLACE HEADWORKS PUMP #1 AT WWTP

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

PROJECT YEAR: 2021 - 2022

IDA ROAD GROUND STORAGE TANK - MODIFICATIONS & REPAIRS

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

REPLACE 12" WATER MAIN ALONG TEXOMA PARKWAY

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

PROJECT YEAR: 2021 - 2022

ABANDON OLD WELLS & PUMPS AT HIGH COUNTRY & PRESTON CLUB

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

CONSTRUCT BACKUP GENERATOR AT WTP

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

PROJECT YEAR: 2021 - 2022

CONSTRUCT BACKUP GENERATOR AT TEXOMA PUMP STATION

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

CONSTRUCT SEWER IN NORTHWEST SHERMAN

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

PROJECT YEAR: 2021 - 2022

PERFORM ANNUAL STREAM STABILIZATION

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

DESIGN & CONSTRUCT HERITAGE RANCH LIFT STATION

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

PROJECT YEAR: 2021 - 2022

ENGINEER CREEK STABILIZATION NEAR NANTUCKET/POST OAK CREEK

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

EXTEND UTILITIES TO SERVE SHEPHERD DRIVE DEVELOPMENT

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

PROJECT YEAR: 2021 - 2022

CONSTRUCT LEGACY WATER LINE - PHASE I

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

CONSTRUCT UTILITIES WITHIN BEL AIR BOULEVARD PLANNED DEVELOPMENT

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

2022-2023

PROJECT YEAR: 2022 - 2023

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

UPGRADE WATER SYSTEM AT HIGH COUNTRY ESTATES

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

PROJECT YEAR: 2022 - 2023

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	**Replace deteriorated Southside Industrial Sewer, behind the Wastewater Treatment Plant (WWTP), extending to US 75 with 18" and 21" pipe (approximately 12,700 LF).**
ESTIMATED COST:	**$2,400,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Current portion of industrial sewer has deteriorated and in need of replacement to maintain pipe integrity.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REPLACE EDR PROCESS WITH RO FILTRATION AT WTP

DESCRIPTION:	**Replace EDR process at the Water Treatment Plant; which is used to filter dissolved minerals and organics, with RO.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**RO would maintain the filter process, but, with less maintenance and updated technology with potential energy cost reduction.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

ENGINEER & REHABILITATE BACKWASH TANK AT WTP

DESCRIPTION:	**Construction phase to rehabilitate the fresh water backwash tank located at the Water Treatment Plant (WTP), including repairs, modifications, and recoating.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**The tank is used to clean and rinse filtered debris from filter beds during the treatment process. Proper maintenance is required to extend the life of the filter media.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REFURBISH FLOCCULATION-SEDIMENTATION BASIN AT WTP

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

PROJECT YEAR: 2022 - 2023

PERFORM MAINTENANCE & REFURBISH REX CRUSE ELEVATED STORAGE TANK

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

ENGINEER & CONSTRUCT WASTEWATER CONCENTRATE DISPOSAL LINE

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

PROJECT YEAR: 2022 - 2023

REPLACE WWTP MAIN SWITCHGEAR & UPGRADE ELECTRICAL

DESCRIPTION:	**Main switchgear building replacement includes the relocation of all main breakers and components to a new building, relocation of main transformers, and rerouting of main power feeds.**
ESTIMATED COST:	**$4,500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Replacing components due to age and corrosion to prevent loss of facility power at the Wastewater Treatment Plant.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

LEGACY SURFACE WATER LINE - PHASES II & III

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

PROJECT YEAR: 2022 - 2023

REPLACE CENTER STREET INVERTED SIPHON SEWER LINE

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

ENGINEER, DESIGN & CONSTRUCT MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	**Engineering & design phase to rehabilitate digester electric switchgear and components, ventilation systems, boilers, etc. at the Wastewater Treatment Plant (WWTP).**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Due to age and corrosion issues, rehabilitation is necessary to prevent equipment failure and to address safety hazards at the Wastewater Treatment Plant (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

EXPAND & REMODEL LAB FACILITY & INTERIOR AREAS

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

ENGINEER, DESIGN & CONSTRUCT EQUALIZATION BASIN BLOWER REHABILITATION

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

PROJECT YEAR: 2022 - 2023

REPLACE BASE & RESURFACE MAIN ROAD AT WWTP

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

UPGRADE WTP LAKE STATION PUMP

DESCRIPTION:	**Engineering phase to replace lake station pump with a 25 MGD variable speed pump.**
ESTIMATED COST:	**$100,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Currently, there are no 3 x 7 MGD raw water pumps to total 25 MGD with variable output. Replacement pump would support mid-flow to max-flow ranges.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

2023-2024

PROJECT YEAR: 2023 - 2024

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

UPGRADE WATER SYSTEM AT HIGH COUNTRY ESTATES

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

PROJECT YEAR: 2023 - 2024

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	**Replace deteriorated Southside Industrial Sewer, behind the Wastewater Treatment Plant (WWTP), extending to US 75 with 18" and 21" pipe (approximately 12,700 LF).**
ESTIMATED COST:	**$1,950,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Current portion of industrial sewer has deteriorated and in need of replacement to maintain pipe integrity.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REPLACE EDR PROCESS WITH RO FILTRATION AT WTP

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

PROJECT YEAR: 2023 - 2024

ENGINEER, DESIGN & CONSTRUCT MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	**Engineering & design phase to rehabilitate digester electric switchgear and components, ventilation systems, boilers, etc. at the Wastewater Treatment Plant (WWTP).**
ESTIMATED COST:	**$3,500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Due to age and corrosion issues, rehabilitation is necessary to prevent equipment failure and to address safety hazards at the Wastewater Treatment Plant (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

DEMOLISH OLD SLUDGE DRYING BEDS

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

PROJECT YEAR: 2023 - 2024

CONDUCT ODOR MANAGEMENT STRATEGIES FOR WWTP

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

REHABILITATE SLUDGE LAGOON AT WWTP

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

PROJECT YEAR: 2023 - 2024

REPLACE FILTER MEDIA & REFURBISH FILTER BASIN AT WTP

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

REFURBISH GROUND STORAGE TANK AT FAIRVIEW

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

2024-2025

PROJECT YEAR: 2024 - 2025

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

UPGRADE WTP LAKE STATION PUMP

DESCRIPTION:	**Construction phase to replace lake station pump with a 25 MGD variable speed pump.**
ESTIMATED COST:	**$2,310,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Currently, there are no 3 x 7 MGD raw water pumps to total 25 MGD with variable output. Replacement pump would support mid-flow to max-flow ranges.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2024 - 2025

BUILD OUT UF/RO SPACE TO INCREASE CAPACITY AT WTP

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

REFURBISH DORCHESTER SITE 8 GROUND STORAGE TANK

DESCRIPTION:	**Refurbish Dorchester Site 8 ground storage tank.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Based on a 2020 inspection report, various items were identified as needing repairs, in order to extend the useful life of the tank.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2024 - 2025

RESURFACE CONCRETE FILTER BASINS AT WTP

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

REHABILITATE UV DISINFECTION SYSTEM AT WWTP

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

PROJECT YEAR: 2024 - 2025

CONDUCT DIGESTER SYSTEM UPGRADE FEASIBILITY STUDY

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

2025-2026

PROJECT YEAR: 2025 - 2026

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

BUILD OUT UF/RO SPACE TO INCREASE CAPACITY AT WTP

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

PROJECT YEAR: 2025 - 2026

ENGINEER, DESIGN & CONSTRUCT REHAB GRIT REMOVAL PROCESS

DESCRIPTION:	**Replace electrical/control systems, mechanical components, and improve design of the grit removal process at the Wastewater Treatment Plant (WWTP).**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Existing components have deteriorated due to age. New design will reduce grit blockages from heavy rainfall events.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

ENGINEER, DESIGN & CONSTRUCT REHAB BAR SCREENS

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

STORMWATER SERVICES
2021 - 2026

STORMWATER SERVICES

CAPITAL BUDGET: 2021-2026

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

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

2021-2022

PROJECT YEAR: 2021 - 2022

DESIGN & CONSTRUCT STORM DRAINAGE SYSTEM UNDER BLANTON DRIVE

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

2022-2023

PROJECT YEAR: 2022 - 2023

LAMBERTH ROAD BRIDGES - EROSION & OVERLAY

DESCRIPTION:	**Repair erosion damage and overlay the bridge deck on the Lamberth Road Bridge at Post Oak Creek Bridge.**
ESTIMATED COST:	**$115,000**
PROPOSED FINANCING:	**Stormwater Fund**
PROJECT NECESSITY:	**These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

HILLCREST/WOODS BRIDGES - EROSION & OVERLAY

DESCRIPTION:	**Repair erosion damage and overlay the bridge deck on the Hillcrest Street Bridge and North Woods Bridge at Post Oak Creek Bridge.**
ESTIMATED COST:	**$100,000**
PROPOSED FINANCING:	**Stormwater Fund**
PROJECT NECESSITY:	**These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

2023-2024

PROJECT YEAR: 2023 - 2024

TAYLOR/WASHINGTON BRIDGES - EROSION & OVERLAY

DESCRIPTION:	**Repair erosion damage and overlay the bridge deck on the West Taylor Street Bridge and West Washington Bridge at Post Oak Creek Bridge.**
ESTIMATED COST:	**$120,000**
PROPOSED FINANCING:	**Stormwater Fund**
PROJECT NECESSITY:	**These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

RICKETTS/CENTENNIAL/ETC. BRIDGES - EROSION & OVERLAY

DESCRIPTION:	**Repair erosion damage and overlay the bridge deck on North Ricketts Street, Centennial Street, West Pecan Street, and Blue Flame Road Bridges.**
ESTIMATED COST:	**$85,000**
PROPOSED FINANCING:	**Stormwater Fund**
PROJECT NECESSITY:	**These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

2024-2025

PROJECT YEAR: 2024 - 2025

INCREASE CULVERT CAPACITY UNDER GRIBBLE ROAD

DESCRIPTION:	**Increase the capacity of the Stream G box culvert under Gribble Street.**
ESTIMATED COST:	**$350,000**
PROPOSED FINANCING:	**Stormwater Fund**
PROJECT NECESSITY:	**This project is identified in the Post Oak Creek Flood Protection Plan as necessary to mitigate flood damage and decrease road closures during 100-year storms.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

2025-2026

PROJECT YEAR: 2025 - 2026

CONSTRUCT REGIONAL STORMWATER DETENTION FACILITY AT TOWN CENTER

DESCRIPTION:	**Construct a regional stormwater detention facility at Town Center.**
ESTIMATED COST:	**$525,000**
PROPOSED FINANCING:	**Stormwater Fund**
PROJECT NECESSITY:	**This project was identified in the Post Oak Creek Flood Protection Plan as needed in order to mitigate flooding.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

CAPITAL FINANCING

CAPITAL FINANCING

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

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

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

Private Funds: Funding from developers.

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

TABLE I

ANALYSIS OF ASSESSED VALUATION
FIVE YEAR PERIOD

FISCAL YEAR ENDED	REAL PROPERTY ASSESSED VALUE	PERSONAL PROPERTY ASSESSED VALUE	TOTAL
2017	$2,123,113,603	$658,138,894	$2,781,252,497
2018	$2,246,249,866	$680,478,596	$2,926,728,462
2019	$2,432,947,486	$692,401,974	$3,125,349,460
2020	$2,641,162,657	$839,573,445	$3,480,736,102
2021	$2,878,715,276	$941,125,157	$3,819,840,433

ANALYSIS OF PROPERTY TAX LEVIES AND COLLECTIONS
FIVE YEAR PERIOD

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

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

TABLE II

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

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 09/30/2020
2004	COMBINATION TAX AND TAX INCREMENT REVENUE CERTIFICATES OF OBLIGATION FOR TAX INCREMENT FINANCING ZONE #1 IMPROVEMENTS	20	$2,840,000	$2,155,000	$685,000
2006	LAKE TEXOMA WATER RIGHTS	40	$3,727,060	$1,401,455	$2,325,605
2016	LIMITED TAX NOTES FOR STREET IMPROVEMENTS	4	$1,830,000	$1,830,000	$0
2016	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR STREET AND PARK DEVELOPMENT AND CITY FACILITIES	20	$6,970,000	$885,000	$6,085,000
2017	GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017	13	$9,360,000	$1,655,000	$7,705,000
2017	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	20	$18,110,000	$1,285,000	$16,825,000
2017A	TAX AND MUNICIPAL DRAINAGE UTILITY SYSTEM REVENUE FOR PUBLIC WORKS PROJECTS	20	$3,900,000	$420,000	$3,480,000
2018	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	25	$18,980,000	$470,000	$18,510,000

TABLE II - CONTINUED

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

BOND DEBT SERVICE FUND
SCHEDULE OF REQUIREMENTS: 2021 - 2051

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

TABLE III

CONTRACTUAL DEBT SCHEDULE OF REQUIREMENTS
2021 - 2046

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

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **I. 1.**

Meeting Date: 08/02/2021
Prepared By: Linda Ashby, City Clerk
Approved By: Robby Hefton, City Manager

Caption:

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

(a) Animal Control Advisory Committee (2)

Issue:

Original terms on the Animal Control Advisory Committee for Raven Schellenberg and Mignon Plyler expired on March 17, 2021. They were originally appointed for one year, in order to achieve the staggered terms. This appointment was for less than half of a normal term on the Committee, therefore it doesn't actually count as a full term. They are both eligible, however Ms. Schellenberg does not wish to be reappointed. Ms. Plyler does want to be reappointed. There are no other applicants for this Committee.

Background:

The Texas Health and Safety Code, Section 823.005, requires that the City establish and maintain an Advisory Committee to assist the City's Animal Control Department in carrying out its duties. On February 12, 2020, the City Council approved Resolution No. 6593, creating the Animal Control Advisory Committee. The purpose of this Committee is to serve in an advisory capacity to assist the City's Animal Control Department in compliance with city and state regulations concerning the operation of the City's Animal Control facility; to assist the City in communicating awareness to the citizens of Sherman regarding the services, procedures, and compliance with state regulations concerning the operation of animal shelters and coordinating review of programs and services to make recommendations for improvements in those programs and services to better serve the community.

Origination:

This agenda item originated with the City Clerk's Office.

Financial Consideration:

There is no financial consideration to the City.

Staff Recommendation:

The staff's recommendation is to reappoint Mignon Plyler to the Animal Control Advisory Committee.

Alternatives:

No alternatives are recommended.

Attachments

Roster
Fact Sheet
Applicant List
Mignon Plyler Reappointment Letter

MEMBERSHIP ROSTER

ANIMAL CONTROL ADVISORY COMMITTEE **LENGTH OF TERMS: 3 Years**

MEMBER	DISTRICT	TERM BEGINS	TERM EXPIRES	TERMS	MEMBERSHIP REQUIREMENTS
Dr. Ken Lawrence		A 2/2/2021	2/2/2024		Licensed Veterinarian
Sandra Melton		A 3/17/2020	3/17/2023		Municipal Official
Morgan Simpson		A 3/17/2020	3/17/2023		Animal Services Supervisor
Stephanie Phillips	n/a	A 3/17/2020	3/17/2022	1	Animal Welfare Organization
Kyle Wiser	1	A 3/17/2020	3/17/2022	1	Sherman Citizen
Amber Doan	3	A 3/17/2020	3/17/2022	1	Sherman Citizen
Raven Schellenberg	3	A 3/17/2020	3/17/2021	0	Sherman Citizen
Mignon Plyler	4	A 3/17/2020	3/17/2021	0	Sherman Citizen

NOTE:

Officers		Term Begins	Term Expires
Chairman	Kyle Wiser	3/17/2020	3/17/2022
Vice Chairman	Stephanie Phillips	3/17/2020	3/17/2022

City Staff: Zach Flores, Police Chief
2/2/2021

FACT SHEET

ANIMAL CONTROL ADVISORY COMMITTEE

Established by RESOLUTION 6593 – FEBRUARY 12, 2020

1. **Number of Members: EIGHT (8)**
2. **Term of Appointment: THREE (3) YEARS**
3. **Consecutive Term Rule: TWO FULL TERMS**
4. **Qualifications for Membership: COMPRISED OF 8 MEMBERS, AS FOLLOWS: 1 LICENSED VETERINARIAN; 1 MUNICIPAL OFFICIAL; 1 SHERMAN ANIMAL SERVICES SUPERVISOR; 1 REPRESENTATIVE FROM AN ANIMAL WELFARE ORGANIZATION; AND 4 SHERMAN CITIZENS**
5. **Appointed by: MAYOR AND CITY COUNCIL**
6. **Board Organization**

CHAIRPERSON E VICE CHAIRPERSON E SECRETARY E

ELECTED ___ APPOINTED ___

7. **Departmental Responsibility: POLICE CHIEF**
8. **Meeting Date: ROUTINELY, BASED ON ADOPTED MEETING SCHEDULE, AT LEAST QUARTERLY**
9. **Attendance Requirements: IF A MEMBER IS ABSENT 33% OF THE REGULARLY SCHEDULED MEETING IN A CALENDAR YEAR, REGARDLESS OF EXCUSED OR NOT, (SPECIAL EXCEPTIONS MAY BE MADE – SEE BY-LAWS)**

==========

PURPOSE:
Committee is a citizen's committee to the City Council, created to assist the City in communicating awareness to the citizens of Sherman, regarding the services, procedure, and compliance with State regulations concerning the operation of animal shelters and coordinating review of programs and services to better serve the community.

RESPONSIBILITIES:
(1) Assist in the development of Animal Services' mission and policies;
(2) Review and recommend long-range planning and budgeting for Animal Services;
(3) Provide research, guidance, advice, sponsor reports and contribute information relevant to Animal Services program development, policies and procedures;
(4) Serve as liaisons to the community, increasing support and awareness of Animal Services and assisting in the resolution of citizen concerns, issues, and grievances

APPLICANT LIST

Animal Control Advisory Committee **Positions Vacant 2**

Applicant	Address	District	Qualifications
Mignon Plyler	1102 S. Crockett	4	Current Member; Wishes to be Reappointed

COMMENTS:

Sherman
CLASSIC TOWN. BROAD HORIZON

City Clerk's Office

PUBLIC RECORDS DEPARTMENT
Phone No. (903) 892-7204
Fax No. (903) 892-7394

April 13, 2021

Mignon Plyler
1102 S. Crockett
Sherman, Texas 75090

RE: Animal Control Advisory Committee

Dear Mignon:

Your term on the Animal Control Advisory Committee expired on March 17, 2021. Since your original term was less than a year, it was not considered an actual full term. You are eligible for reappointment to the Board. Please let me know whether or not you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,

Linda Ashby

Linda Ashby
City Clerk

cc: Zach Flores, Police Chief

✓ I do wish to be considered for reappointment to this board

____ I do not wish to be considered for reappointment to this board

Signature

May 1, 2021
Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106
Sherman, Texas 75091-1106

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Meeting Date: 08/02/2021

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Attachments

Council Calendar 2021

2021
Council Calendar

January						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

	Holiday
	Holiday for Firefighters/Police Only
	City Council Regular Meeting
	City Council Called Meeting
	Special Called Meeting
	Budget Workshop
	Cancelled City Council Meeting

CALLED MEETINGS	
1/19/2021	Rescheduled - Martin Luther King, Jr. Day
4/23/2021	Called Budget Planning Meeting
5/27/2021	Called Capital Improvement Program Work Session
7/6/2021	Rescheduled - Independence Day
9/7/2021	Rescheduled - Labor Day
9/14/2021	Called Joint Meeting w/SEDCO Board of Directors