CITY OF SHERMAN
CITY COUNCIL CALLED MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, JULY 31, 2017
12:00 P.M.

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

A. 2. INVOCATION BY MAYOR DAVID PLYLER

Public Hearing

B. 1. PUBLIC HEARING
Conduct the Second Public Hearing Concerning the Annexation of a 19.379 Acre Tract of Land in Kings Ridge Addition on Norwood Street, Adjacent to the Sherman City Limits and in the City of Sherman's Extra Territorial Jurisdiction

Close Public Hearing

C. COUNCIL COMMENTS

D. ADJOURNMENT

COUNCIL CALENDAR

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Called 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 27, 2017 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 27th day of July, 2017
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.

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

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	Jason Sofey	Kevin Couch, Council-At-Large, PL #1	Terrence R. Steele, Council – District #2
		Jason Sofey, Council-At-Large, PL #2	Pamela L. Howeth, Council – District #3
		Shawn C. Teamann, Council – District #1	Charles H. Brown, Sr., Council – District #4

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

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Called Meeting **B.1.**

Meeting Date: 07/31/2017

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

PUBLIC HEARING

Conduct the Second Public Hearing Concerning the Annexation of a 19.379 Acre Tract of Land in Kings Ridge Addition on Norwood Street, Adjacent to the Sherman City Limits and in the City of Sherman's Extra Territorial Jurisdiction

Issue:

To conduct the second public hearing concerning the annexation of a 19.379 acre tract of land in Kings Ridge Addition on Norwood Street, south of U.S. Highway 82 and west of F.M. 1417 (Heritage Parkway), adjacent to the Sherman City Limits, and in the City's extra territorial jurisdiction (ETJ), in accordance with state law and the City Charter

Background:

It is the City's intention to annex specifically identified individual areas in the City's ETJ, in accordance with state law and the City Charter. At its June 5th meeting, the City Council approved the schedule for annexation of this property, which set the July 17th first public hearing, this second public hearing for the July 31st called Council meeting, and introduction and adoption of the Ordinance to annex the subject property at the August 21st regular Council meeting.

The first public hearing was held on July 17th, as scheduled. Objections were received from Mark Deans of 2004 Norwood Street and Stephen Hearrell of 2008 Norwood Street.

The annexation area includes twenty (20) individual tracts of land. All property owners have signed the annexation petition, meaning we have received a petition for 100% of the properties.

Origination:

Petition from Kings Ridge Addition property owners

Financial Consideration:

Once developed, the additional property taxes on the land raised from this annexation are estimated at about $1,600.00 annually, which approximates the estimated costs associated with providing general City services.

Staff Recommendation:

It is recommended that the City Council conduct its second public hearing concerning the possible annexation of this property.

Alternatives:

As directed by the City Council

Attachments

Annexation Schedule
Surveyor's Field Notes
Municipal Service Plan
Location Map

ANNEXATION SCHEDULING PLAN

Wednesday, July 5, 2017……	Send written notice to property owners in the area to be annexed, public or private entities that provide services in that area, and any railroads with a right of way in the area to be annexed. The Department of Engineering Services will prepare a service plan that details the specific Municipal Services that will be provided to the area after it is annexed.
Thursday, July 6, 2017…..…….…….	Post notice on City's website, newspaper and City Hall for City Council's 1st Public Hearing on intent to annex. Send written notice to each public school district in the area to be annexed. Send by certified mail a second written notice to any railroads with a right of way in the area to be annexed. Obtain required affidavit of publication from newspaper.
Thursday, July 13, 2017……..	Post notice of 1st Public Hearing under the Open Meetings Act.
Monday, July 17, 2017……	City Council's 1st Public Hearing on intent to annex and service plan.* (Regular Council Meeting)
Thursday, July 20, 2017 …….	Post notice on City's website, newspaper and City Hall for City Council's 2nd Public Hearing on intent to annex. Obtain required affidavit of publication from newspaper.
Thursday, July 27, 2017……..	Post notice of 2nd Public Hearing under the Open Meetings Act.
Monday, July 31, 2017……..…….….....	City Council's 2nd Public Hearing on intent to annex and service plan.* (Called Council Meeting)
Thursday, August 17, 2017…….	Post notice on City's website, newspaper and City Hall for introduction of annexation ordinance and adoption of the ordinance. Posting will also be in compliance with the Open Meetings Act.*
Monday, August 21, 2017…….	City Council Public Hearing for introduction and consideration of adoption of annexation ordinance.* (Regular Council Meeting)

* If more than twenty (20) adults who are residents of the area to be annexed protest within ten (10) days of the notice by publication, then one (1) of the public hearings must be held in the area to be annexed.

PARCEL DESCRIPTION

PROPOSED ANNEXATION

Situated in the County of Grayson,, State of Texas, being a part of the Fielding Bacon Survey, Abstract No. 120, and being a part of the same tract of land described as 130 acres conveyed by Dorothy Tait Cartledge et vir to Robert J. Tate by deed dated November 5, 1970, recorded in Volume 1176, Page 192, Deed Records, Grayson County, Texas, including part of that portion of said Tate tract now known as Kings Ridge addition to said Grayson County, Texas as shown by plat of record in Volume 20, Pages 142 & 143, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning *at a point the point of intersection of the South line of said Kings Ridge addition with the West line of both the said Bacon Survey and Tate tract and East line of both the William B. Thompson Survey, Abstract No. 1209 and an unplatted portion of Carriage House Estates Addition to said Grayson County as shown by plat of record in Volume 5, Page 24, said Plat Records, in a Northerly line of the same tract of land described as 20.00 acres conveyed by Robert J. Tate et ux to Christopher B. Rehmet et ux by deed dated October 8, 2015, recorded in Volume 5699, Page 611, Official Public Records, Grayson County, Texas, also being in an East line of the area described as 186.244 acres annexed by said City of Sherman by Ordinance No. 5915;*

Thence *North 00°51'07" East with the West line of both said Bacon Survey and original West line of said Tate tract, and East line of said 186.244 acre tract a distance of 1616.66 feet to a point for corner at the intersection of said West line with the North line of said Kings Ridge;*

Thence *North 82°30'57" East with said North line of Kings Ridge a distance of 59.40 feet to an angle point;*

Thence *North 89°11'14" East a continuing with said North line a distance of 473.43 feet to the Northeast corner of said Kings Ridge;*

Thence *South 00°48'46" East with the East line of Kings Ridge, passing the Northwest corner of the same tract of land described as 1.31 acres previously severed from the said Tate tract as conveyed by said Robert J. Tate et ux to said Christopher B. Rehmet et ux by deed dated March 23, 2016, recorded in Volume 5778, Page 935, said Official Public Records and continuing, passing the Southwest corner of the said 1.31 acre tract and a Northwest corner of the said 20.00 acre tract and continuing for a total distance of 1531.35 feet to the Southeast corner of said Kings Ridge and an inside "L" corner to the said 20.00 acre tract;*

Thence *South 76°41'20" West with the South line of said Kings Ridge and Northerly line of the said 20.00 acre tract a distance of 426.09 feet to and angle point;*

Thence *South 89°11'14" West continuing with said South line of Kings Ridge and Northerly line of the 20.00 acre tract a distance of 115.33 feet to the Point-of-Beginning and containing 19.379 acres of land more or less.....*

City of Sherman
Municipal Service Plan
King's Ridge

INTRODUCTION:

The annexation is the site of approximately 19.379 acres West of F.M. 1417, South of Lamberth Road, and East of Norwood Road, lying adjacent to the City of Sherman existing city limits.

This annexation is a step in the process of providing for the orderly growth and development of the City, to protect the City from substandard development and to provide for the enlargement of the city limits by including developments and improvements that are logically a part of the City and receive city utilities.

MUNICIPAL SERVICES TO BE PROVIDED:

POLICE PROTECTION: Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment will be provided on the effective date of annexation.

FIRE PROTECTION: Fire protection by the present personnel and equipment of the fire fighting force will be provided on the effective date of annexation.

SOLID WASTE: The same solid waste collection and disposal service now provided within the City of Sherman will be extended to the annexed area on the effective date of annexation.

BULK WASTE PICKUP: Free monthly bulk trash and brush pickup would be available on the effective date of annexation.

STREETS AND BRIDGES: All roads shall be accepted in current as-is conditions and shall be maintained by the City of Sherman. Any future streets or improvements will be developed by the standard provisions of the Developer's Ordinance. Street lighting will be established according to city guidelines.

PARKS: No public parks exist in the area to be annexed. Any new park facilities will be developed according to existing City policies as applicable to all city residents.

CONSTRUCTION INSPECTIONS: Building inspection activities will be available upon

annexation.

ENVIRONMENTAL HEALTH AND HEALTH CODE ENFORCEMENT: Enforcement of the City's environmental health ordinances and regulations shall be provided within this area on the effective date of the annexation ordinance.

ANIMAL CONTROL: Animal control services will be provided by the City on the effective date of annexation.

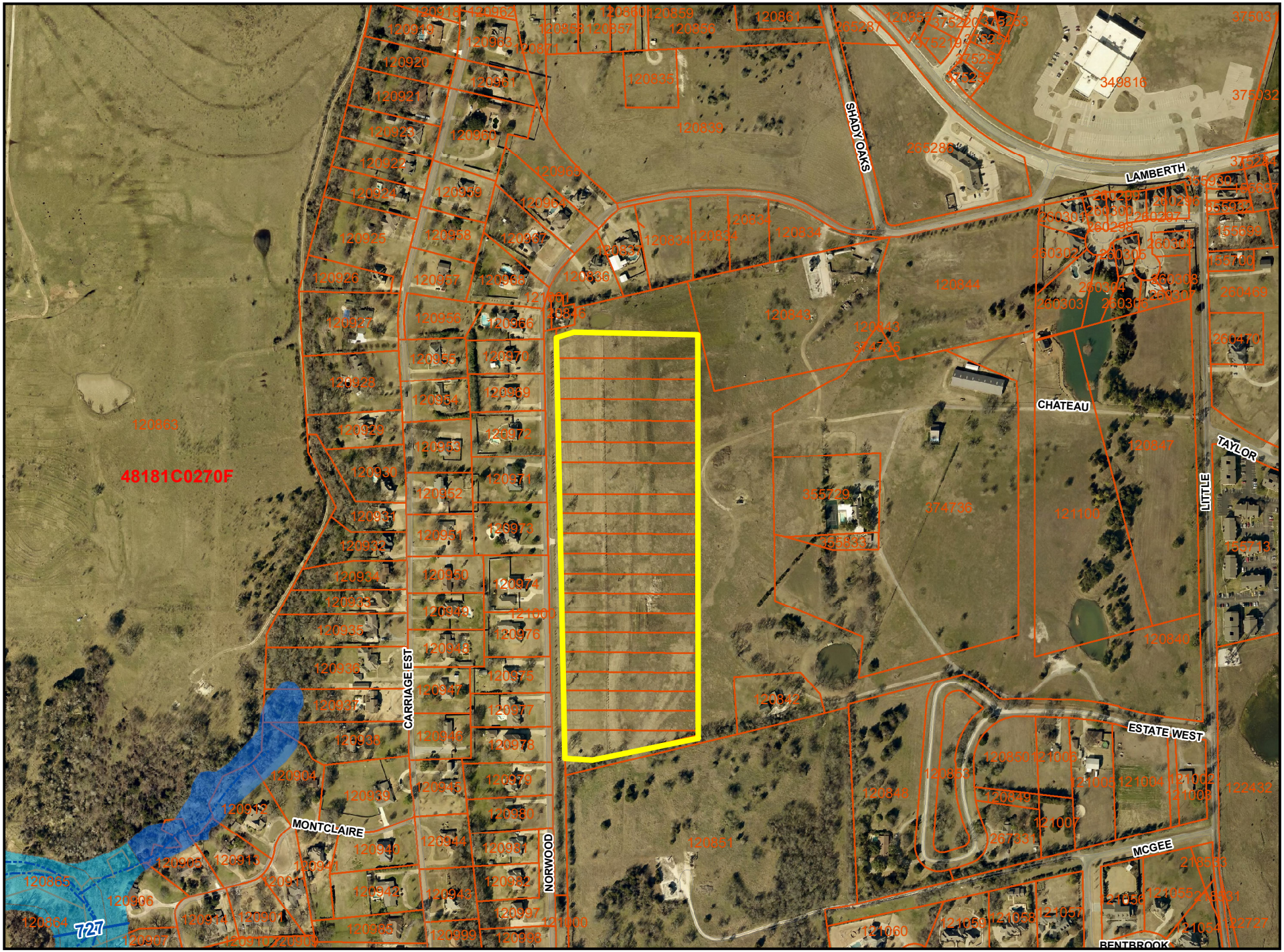
PLANNING AND ZONING: The Planning and Zoning jurisdiction of the City will extend to this area on the effective date of this annexation. All areas will be annexed as an R-A on the effective date of the annexation ordinance.

CAPITAL IMPROVEMENTS:

WATER SERVICE: Upon annexation and any required future CCN transfer from the Developer, the City of Sherman will provide water service to the annexed area. Any required utility extensions will be constructed in accordance with the City's Developer's Ordinance.

SEWER SERVICE: Due to the configuration and location of the platted lots, all properties within the annexation area will be served by individual and privately owned on-site waste treatment systems. Therefore, the City of Sherman will not provide sewer services to this area.

King's Ridge Addition Annexation



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Called Meeting
Meeting Date: 07/31/2017
Prepared By: Pamela Cloer, Assistant to the City Manager
Approved By: Robby Hefton, City Manager

Caption:
COUNCIL CALENDAR

Attachments

2017 Council Calendar

2017

JANUARY

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NOVEMBER

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DECEMBER

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1/2/2017	New Years Day/Called Council Meeting on 1/3/2017 - Cancelled
3/21/2017	Called Joint Meeting with SISD Board of Trustees
4/21/2017	Called Budget Planning Mtg in Council Chambers
5/22/2017	Called Council Meeting for Introduction, PH and Adoption of Annexation Ordinance (459.6 acre tract on Preston Club Drive in ETJ)
6/15-16/2017	Called Budget Workshop in Council Chambers
7/3/2017	July 3rd Council Meeting Cancelled
7/31/2017	Called Council Meeting for 2nd PH of Annexation Ordinance (Kings Ridge on Norwood Street in ETJ
9/4/2017	Labor Day/Called Council Meeting on 9/5/2017