

STATE OF TEXAS §
 July 31, 2017
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Called Meeting of the Sherman City Council was begun and held in the City Council Chambers on July 31, 2017.

COUNCIL MEMBERS PRESENT: Mayor David Plyler; Deputy Mayor Jason Sofey.
Council Members Couch, Howeth.

COUNCIL MEMBERS ABSENT: Council Members Brown, Steele, Teamann.

CITY STAFF PRESENT: Robby Hefton, City Manager; Steve Ayers, Assistant City Manager; Brandon Shelby, City Attorney; Mark Gibson, Director of Utilities; Zachary Flores, Police Chief; Clint Philpott, Director of Engineering; Pam Cloer, Assistant to the City Manager; Linda Ashby, City Clerk.

PURPOSE: **Call to Order, Quorum Determined, Meeting Declared Open**

Invocation by Mayor David Plyler

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

Council Comments

Adjournment

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Mayor Plyler called the meeting to order at 12:00 p.m., declared a quorum present, and opened the Called City Council Meeting.

INVOCATION BY MAYOR DAVID PLYLER

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

Mayor Plyler called for a public hearing on the annexation of a 19.379 acre tract of land in Kings Ridge Addition on Norwood Street.

Robby Hefton, City Manager, explained that this was the second public hearing on a proposed annexation of the Kings Ridge Addition on the east side of Norwood Street. The property is adjacent to Carriage Estates, which the City annexed last year.

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The last public hearing will be held on August 21, 2017, at which time the introduction and adoption of an ordinance will be considered. The property owner requested annexation in order to have access to City utilities.

Stephen Hearrell, 2008 Norwood Street

Mr. Hearrell said an article in the Herald Democrat yesterday stated that “in a document prepared for the Council, City staff noted all property owners in the area have signed the annexation petition.” Mr. Hearrell said he has not signed an annexation petition.

Mr. Hefton explained that, at least 50% of the property owners that are being annexed, have to sign the petition. Mr. Hearrell said there is only one property owner. He felt that it was misleading to say all property owners in the annexed area. He is across the street from the area being annexed.

Mr. Hefton said State law says a City has to have a certain percentage of the property owners who are being annexed. Deputy Mayor Sofey said the City does not control what is printed in the newspaper. Mr. Hearrell asked if the newspaper was inaccurate.

Deputy Mayor Sofey said the accurate statement is that the City is required to have signatures from over 50% of the owners to annex property. The City Council does not have control over “the verbiage” that is in the newspaper.

Mr. Hearrell said Mr. Tate owns the property being annexed, so it’s not “citizens in the area” it’s just him. He felt the Herald Democrat needs to print a retraction because it is incorrect. He said no one on his side of the street is in favor of the annexation as it is currently proposed, because of the tiny lots. Mr. Hearrell said he would be okay with one and a half acre or two acre lots, but tiny lots will affect his property value.

Mr. Hefton added that the City has more authority to regulate development and working with developers when the property is inside the City limits rather than outside. From a standpoint of managing something that would be appropriate for the area, the annexation will be a good thing, to address Mr. Hearrell’s concerns.

Mr. Hearrell said Mr. Tate previously had the plat approved many years ago, and it appears that the Council is voting on 50 foot lots across the street from their property. He said if the developer is adding many lots, it will require more aerobic septic systems. He felt that at some point, City sewer would need to be extended to the property.

No other citizens appeared before the City Council to discuss the proposed annexation of a 19.379 acre tract of land in Kings Ridge Addition on Norwood Street.

The Public Hearing was closed.

COUNCIL COMMENTS

Mayor Plyler thanked the staff for their hard work for putting together the Hot Summer Night series. He said it was great for the community and brought thousands of people out for the events.

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ADJOURNMENT

There being no further business to come before the City Council, motion was duly made and approved to adjourn the Called Meeting at 12:08 p.m.

MAYOR

ATTEST

CITY CLERK