STATE OF TEXAS §

July 18, 2022

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on July 18, 2022.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR PAM HOWETH. COUNCIL MEMBERS DOBBS, HOLLAND, MARROQUIN, STEVENSON, TEAMANN.

MEMBERS ABSENT: NONE.

CALL TO ORDER

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meetings of June 20, 2022, and the Called City Council Meeting of July 5, 2022. Deputy Mayor Howeth moved to approve the Minutes, as presented; Second by Council Member Holland; All present voted AYE.
MOTION CARRIED.

PROCLAMATION
"AMERICANS WITH DISABILITIES ACT AWARENESS DAY" – JULY 26, 2022

AMERICANS WITH DISABILITIES AWARENESS DAY (JULY 26, 2022)

Deputy Mayor Howeth presented a proclamation designating July 26, 2022 as "Americans with Disabilities Act Awareness Day", to April Martin, Workforce Texoma.

Ms. Martin said one in three Americans will experience a disability before the age of 65, if even only temporarily. She said, "it impacts us all." She thanked the City Council for recognizing "Americans with Disabilities Act Awareness Day."

CITIZEN'S COMMENTS
GRAYSON COUNTY JAIL EXPANSION

GRAYSON COUNTY JAIL EXPANSION

Alisha Rosenthal, 133 Providence Drive, Van Alstyne, said her business is located at 114 South Crockett Street, and she is concerned about the proposed expansion of the Grayson County Jail in the downtown area. Her business is currently located 1.5 blocks from the current jail facility.

She said they currently have a problem with inmates that have been released from the jail coming into her business to use the phone or the restrooms. She has had to call the Sherman Police Department on three occasions, when these former inmates have become unruly or overly aggressive.

They have installed panic buttons and door locks to avoid worse reactions. She expressed concern about the additional capacity that will be held in the expanded facility.

At one of the meetings she attended, it was asked what the County would do to protect the downtown residents, and they said "they would do everything in their power," but ultimately the first call would be to the Police Department.

Ms. Rosenthal was concerned that the City was moving the Police Department from the downtown area, and said she hoped there would be a plan to protect them with patrols during business hours, or at least when inmates are released.

Mayor Plyler reminded citizens that the City's resolution is geared to establishing communication, and to talk about the jail expansion. This Council has recently approved the largest utility upgrade for the downtown area, in Sherman's history. The City has spent millions of dollars downtown and wants to continue to develop the Central Business District.

The City would like to dialogue with the County about good urban planning downtown, to make it walkable, and to make all of the businesses flourish.

GRAYSON COUNTY JAIL EXPANSION

GRAYSON COUNTY JAIL EXPANSION

Judge Rim Nall, 353 Westridge, said since his retirement, he has been working at court houses throughout North Texas and there are many ways to do it. He said McKinney did it the right way.

They were in a similar situation as Sherman, with a Court House downtown and a Justice Center a couple of blocks away. After about 20 years, they ended up tearing it down and building a complex on US Hwy 75. He said, after this happened, there was "a boom" in downtown McKinney.

He felt the development of the downtown area depended on moving the jail from that area.

GRAYSON COUNTY JAIL EXPANSION

GRAYSON COUNTY JAIL EXPANSION

David Downtain, 1612 W. Washington, thanked the Mayor, Council, and City staff for having the courage to talk about the issue of the Grayson County Jail expansion and to bring it into the public forum.

He said it is a critical time for downtown Sherman. There has been support by the Council and some substantial investment by others, and he said revitalization is essential, and the economic vitality that can come from that is substantial.

Mr. Downtain thanked the Council for considering the resolution, and for showing the County leadership, that the citizens are united in finding a better path for the jail.

GRAYSON COUNTY JAIL EXPANSION

GRAYSON COUNTY JAIL EXPANSION

Karen Tooley, 1202 S. Travis, said she works with Downtown Sherman NOW, to help promote the downtown area. In that capacity she works with many business owners and property owners, and they are united in their opposition to expanding the County Jail at the downtown location.

She said many are worried that the County Commissioners that are elected to represent them, are "doing something that is going to harm the downtown businesses, especially the small businesses."

Ms. Tooley felt it would also destroy the vision that everyone has been working toward to revitalize the downtown area.

GRAYSON COUNTY JAIL EXPANSION

GRAYSON COUNTY JAIL EXPANSION

Bryan Wilson, 176 Snap Road, said in 2012, the second expansion should have helped expand the County facility, but according to a statement made by Sheriff Tom Watt, the facility needed additional beds as early as 2013.

As for the impact on Grayson County residents, Mr. Wilson said he also learned in a recent meeting, that Grayson County has not been accepting non-violent crimes in the jail due to space restrictions.

He said the Texas Commission on Jail Standards, issued an advisory, which the County didn't share, which projected growth rates between 7% and 25%, over a 10-year period. This translated to a jail capacity of 476 to 748 beds.

Mr. Wilson said he understood that the current design maxes out at approximately 700 beds. With the upcoming Texas Instruments and GlobiTech expansions and the huge amount of growth that is expected, the current County growth projections, could far exceed the previous projections, when the original study was done.

He felt that consideration should be given to constructing a jail with a higher minimum capacity. Mr. Wilson said the TCJS report stated their recommendations included, choosing a site sufficient for growth; designing a jail that is expandable; and providing adequate service and support in the initial design. He understood this to mean that the County should choose a site that is expandable to meet the future needs of Grayson County.

He added that the current expansion plan might solve a short-term problem, but it may not be the solution to meet the future needs of Grayson County. He said this decision will affect all Grayson County residents for years to come.

GRAYSON COUNTY JAIL EXPANSION

GRAYSON COUNTY JAIL EXPANSION

Sandra Melton, 2814 Shoreline, said she realized that this resolution was on the agenda because of the City Council, and added that she was also against expansion of the jail in the downtown area.

She said the Council had also had a closed session discussion about money for the jail expansion. She urged them to remember that they are elected officials, elected by the people. If the City or the Sherman Economic Development Corporation were willing to give any money toward the project, that it would be a new facility built somewhere else, rather than expanding downtown.

CHANGE ORDER FOR MOORE STREET PROJECT

CHANGE ORDER FOR MOORE STREET PROJECT

Ms. Melton addressed the proposed Change Order, listed as Item H-1 on the agenda, to Lynn Vessels Construction, LLC, for the Moore Street Project, from West Travis Street to Heritage Parkway. The Change Order is for a $338,484.45 increase.

Ms. Melton said she did not like change orders, and this company has done this many times, on many projects. She said when she was on the Council, she was told they "had to approve it" because it would cost more to hire someone else to do the job, rather than accept the change order.

She asked how many times the same company could come before the Council for a change order on a project, before they realized they should consider hiring another company in the first place.

CONSENT AGENDA

CONSENT AGENDA

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

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

CONSENT AGENDA

CONSENT AGENDA

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

The Council reviewed the Consent Agenda. Deputy Mayor Howeth moved to approve the Consent Agenda, subject to the Staff Review Letter. Second by Council Member Stevenson. All present voted AYE.

PUBLIC HEARING
FINAL STATEMENT/ACTION PLAN FOR PROGRAM YEAR 2022 COMMUNITY DEVELOPMENT BLOCK GRANT

PUBLIC HEARING CDBG FINAL STATEMENT & ACTION PLAN

Mayor Plyler introduced the Final Statement/Action Plan for Program Year 2022 for the Community Development Block Grant.

Mary Lawrence, Director of Finance, said this was the final action needed to approve the Community Development Block Grant funding for next year. The public hearing is required and a resolution will be presented later in the meeting.

This year the City will be receiving $335,940 in funding, which is a decrease from previous years. The money will be used for 16 different nonprofit organizations in Sherman, the City's demolition program, and for some park improvements.

No citizens appeared before the City Council to discuss the Final Statement/Acton Plan for Program Year 2022 Community Development Block Grant.

Mayor Plyler asked to read Ordinance 6500 and 6501 together.

ORD 6500
ZONE CHANGE
(4500 FRISCO RD)

Mayor Plyler introduced Ordinance No. 6500 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 C-2 (GENERAL COMMERCIAL) DISTRICT, LOCTED AT 4500 FRISCO ROAD, BEING 1.873 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, A REPLAT OF MIDWAY MALL PART OF BLOCK 4 (DANIEL AND KARI WILLS, OWNERS; REX HUDDLESTON, PROSPECTIVE BUYER; KENT HUGHLETT, ARCHITECT; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Rob Rae, Director of Development Services, said these two items are "tied together," but will be handled separately.

Ordinance 6500 is for a rezone from M-1 to C-2, and is part of the request for Ordinance 6501, the Specific Use Permit for a mini-warehouse, in a C-2 District.

The applicant for the SUP has asked that his request be withdrawn, however the property owner does want to move forward with the zone change.

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

No citizens appeared before the City Council to discuss Ordinance No. 6500.

ORD 6501
SUP FOR INDOOR STORAGE
(4500 FRISCO RD)
(REQUEST WITHDRAWN)

Mayor Plyler introduced Ordinance No. 6501 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 INDOOR STORAGE (MINI-WAREHOUSE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 4500 FRISCO ROAD, BEING 1.873 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, A REPLAT OF MIDWAY MALL PART OF BLOCK 4 (DANIEL AND KARI HUGHLETT, ARCHITECT; AND PRESTON TRAIL 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.

Mayor Plyler announced that Ordinance No. 6501 had been withdrawn by the requestor.

ORD 6502
SUP FOR EARLY LEARNING & TUTORING CENTER

Mayor Plyler introduced Ordinance No. 6502 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 EARLY LEARNING & TUTORING CENTER (SCHOOL NURSERY, KINDERGARTEN, OR DAYCARE FOR CHILDREN) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AT 1817 GLENWAY DRIVE, BEING LOT NINE (9), BLOCK ONE (1) OF THE PEPPERTREE ADDITION (LUKE SCHEIBMEIR, OWNER; COLLEEN BOWLING, TENANT; AND DAVID FITE 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 day care in an R-1 District. The Planning and Zoning Commission recommended approval of the SUP, with the condition that it be tied to the applicant and that it must be renewed one year from the day it is approved.

No citizens appeared before the City Council to discuss Ordinance No. 6502.

ORD 6503
SUP FOR PATIO HOMES
(2000-2300 BLOCKS W. CENTER ST)

Mayor Plyler introduced Ordinance No. 6503 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 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT IN THE 2000-2300 BLOCKS WEST CENTER STREET, BEING 67.25 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT 625 (W.W. COLLINS HOLDINGS, LP, OWNER; FRANK SU, METITAGE HOMES OF TEXAS, PROSPECTIVE BUYER; JOHNSON VOLK CONSULTING, ENGINEER/SURVEYOR; AND KIMLEY-HORN AND ASSOCIATES, ENGINEER/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 to allow patio homes in an R-1 District. The developer is proposing to construct 233 patio home lots, with lot widths of 50 feet, instead of the allowed 60 feet.

The proposed development would also require them to provide 10% usable open space. They would be just under 14% of what the applicant is proposing. Therefore, they are almost 4% over the requirement, at 7.7 acres. The developer is also going to donate seven acres of unusable park land, on the south side of Center Street.

Ten residents spoke, and two letters were received, in opposition to the request at the last Planning and Zoning Commission

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

Steven Cook, 8840 Cypress Waters Blvd, Dallas
Mr. Cook was available to answer any questions the Council might have.

Shannon Cain, 2605 W. Cascade
Mr. Cain lives on West Cascade Drive and said they expected development, but the "form" in which it came is a surprise. He addressed a field west of his house that was cleared and now has flooding issues.

The property east of his house is where the proposed development will be located, and he expressed concern about the impact of the development to his neighbors.

He was concerned that Cascade Drive would be used as a through street to Baker Park Drive, and a shortcut to Hwy 56. There is an entry to the new development at Hwy 56 on the north side, and one on Center Street, but he felt this would still cause a problem. He asked if there was any plan to alleviate the through traffic that would impact Cascade Drive.

Mr. Cain said, high density development produces a lot of traffic. He said someone had said they could expect 1,500 drives per day at the corner of Baker Park Drive and Cascade Drive. He said this increase would change the nature of the neighborhood. And with 250 new houses, he asked how the traffic would be mitigated. He added that there were already problems with speeding in that area.

Nancy Sims, 2609 W. Cascade
Ms. Sims thanked the City Council and the staff for all they do. She said the taxpayers want to make sure that the coming growth is thoughtfully planned. She understands that the neighbors can't do a lot about a development coming in adjacent to them.

She said they could emphasize the effect as far as safety and flooding. She said the south end of that property is in the floodplain. She questioned adding patio homes, concrete, and very little greenery to an area that already floods.

On the west side there is a new development that will connect FM 1417 to Sory Elementary. She added that Sory is already to capacity and there is no room for additional students.

The developer is asking for a variance to the Master Plan for smaller lot sizes. By the City's ordinances, the stub out on an existing street must be connected to the streets in the new development.

Ms. Sims said if the developer is asking for a variance to the Master Plan, why can't taxpayers also ask for something, and shouldn't existing taxpayers have priority over a developer. She said the developer currently has over 200 unresolved complaints with the

Better Business Bureau. She asked the Council to take time and think about if this was their neighborhood.

She said currently there are probably no more than 50 cars traveling their street. Now there will be "hundreds" from FM 1417, cutting through the neighborhood to Sory Elementary, and then exiting on Hwy 56. She said this will cause bad traffic issues near the school.

John Gaddy, 2501 W. Center
Mr. Gaddy said a lot of water comes down by his house, and there is a retention pond right behind his house. He said the bottom part of that is flooding and he said, even a half inch rain causes flooding. He did not feel they were considering that.

He added that there is also a traffic problem in that area. Mr. Gaddy understood that the City of Sherman needed to grow, but he asked that they "do it right." He asked them not to grant the variance for 50 foot lots, but to stay with what had already been developed.

Ben Dever, 2413 W. Cascade
Mr. Dever said, during the last Planning and Zoning Commission Meeting, the Park Haven Community voiced their concern about a proposed entrance into the eastern part of this new development. He said it was not Meritage Homes that proposed opening Cascade Drive as a "cut through," but was the City of Sherman.

He asked that the Council consider the number of new homes and traffic that will be added to Baker Park Drive, and the severe impact of the growth, to the south, west, and east of Park Haven. All this traffic will be using Baker Park Drive. There is also a plan to use Cascade Drive, which today is stubbed out.

Mr. Dever agreed these streets should be used to serve the new housing addition. However, he said there is no reason to create a dangerous cut through, in the Park Haven neighborhood, for this new addition.

He said, studies show that drivers that use neighborhood streets to avoid main road congestion, tend to drive at a higher rate of speed. The combined effect of cut through traffic, increased speed, and volume, makes a neighborhood street even more dangerous.

He said the developer did not request a street connection between the new addition and Park Haven, and he asked that the City reconsider the requirement for this "unnecessary and dangerous" cut through on Cascade Drive.

Chris West, 2609 Biscayne
Mr. West expressed his concern about the rate of speed that people will be driving through the development. He said they are located 1,000 feet from Hwy 56 and 1,000 feet from Center Street, and asked why a road was needed, going that direction, through the neighborhood.

He also addressed the flooding issue, and said that it is more than four inches, at times. Water also floods over the curb. He felt the flooding and traffic issues needed to be corrected.

No other citizens appeared before the City Council to discuss Ordinance No. 6503.

Mayor Plyler introduced Ordinance No. 6504 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 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT IN THE 300-400 BLOCKS EAST SHERMAN STREET, BEING 50.908 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667 (KIRK ALLEN THREE OAKS DEVELOPMENT & CONSTRUCTION, OWNER AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

ORD 6504
SUP FOR PATIO HOMES
(300-400 BLOCKS E. SHERMAN ST)

Mr. Rae said this request is for a Specific Use Permit for patio homes in an R-1 District. The developer is proposing 82 patio home lots, and is working closely with the City on dedicating property for Shark Tooth Park. This park will allow them to conform to the open space requirement.

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

No citizens appeared before the City Council to discuss Ordinance No. 6504.

The Public Hearing was closed.

ADOPTION OF ORDINANCES
Ordinance 6500
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 C-2 (GENERAL COMMERCIAL) DISTRICT, LOCTED AT 4500 FRISCO ROAD, BEING 1.873 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, A REPLAT OF MIDWAY MALL PART OF BLOCK 4 (DANIEL AND KARI WILLS, OWNERS; REX HUDDLESTON, PROSPECTIVE BUYER; KENT HUGHLETT, ARCHITECT; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6500
ZONE CHANGE
(4500 FRISCO RD)

ACTION TAKEN.
Motion by Deputy Mayor Howeth to adopt Ordinance No. 6500, as presented. Second by Council Member Dobbs.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann
VOTING NAY: None.
MOTION CARRIED.

ORD 6501
SUP FOR INDOOR STORAGE
(4500 FRISCO RD)
(REQUEST WITHDRAWN)

Ordinance 6501
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 INDOOR STORAGE (MINI-WAREHOUSE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 4500 FRISCO ROAD, BEING 1.873 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, A REPLAT OF MIDWAY MALL PART OF BLOCK 4 (DANIEL AND KARI HUGHLETT, ARCHITECT; AND PRESTON TRAIL 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.

The request was withdrawn by the requestor.

ORD 6502
SUP FOR EARLY LEARNING & TUTORING CENTER
(TABLED)

Ordinance 6502
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 EARLY LEARNING & TUTORING CENTER (SCHOOL NURSERY, KINDERGARTEN, OR DAYCARE FOR CHILDREN) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AT 1817 GLENWAY DRIVE, BEING LOT NINE (9), BLOCK ONE (1) OF THE PEPPERTREE ADDITION (LUKE SCHEIBMEIR, OWNER; COLLEEN BOWLING, TENANT; AND DAVID FITE 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 how many children they will be allowed to serve. Mr. Rae said they have two proposed uses. It will serve as a daycare during the day, and tutoring at night. He said it will vary as to the number of children based on the time of day.

He said the concern that the Planning and Zoning Commission had was, more about the number of employees that would be there at a particular time. In total, they will have eight employees, that would be spread between evening session and during the day.

Robby Hefton, City Manager, said they will have two programs with a maximum of 12 students for each program.

Council Member Teamann asked if there were any requirements about parking. Mr. Rae said the parking requirements are 1.5 spaces per one employee, so they would be required to have six parking spaces for eight employees, because they only have four employees at any one time.

Mr. Rae said there was some debate about how this parking allotment was administered. Was it for the total eight employees or for the four that they would have at any one time. They actually have four parking spaces, two garage spaces and two parking spaces. If additional parking is needed, it will be on the street.

Council Member Teamann confirmed that if the employees park in the street, it will be a violation of their Specific Use Permit.

Council Member Teamann also confirmed that the Planning and Zoning Commission had discussed a one year review for renewal of the Specific Use Permit. He said that limitation or condition was recommended and is pretty consistent with day cares in residential areas.

Council Member Holland asked how the 12 month review was administered. Mr. Rae said the Specific Use Permit would end after one year and the applicant would need to reapply.

Council Member Stevenson expressed his concern about parking, and said there would also be drop off and pick up traffic on the street already. If employees parked on the street too, he felt there might be a problem. He said he would like to see a better plan for parking at the facility. He asked if the item could be tabled until the applicants presented a better parking plan.

ACTION TAKEN.
Motion by Council Member Stevenson to table Ordinance No. 6502, as presented. Second by Council Member Teamann.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann
VOTING NAY: None.
MOTION CARRIED TO TABLE.

ORD 6503
SUP FOR PATIO HOMES
(2000-2300 BLOCKS W. CENTER ST)
(AMENDED)

Ordinance 6503
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 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT IN THE 2000-2300 BLOCKS WEST CENTER STREET, BEING 67.25 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT 625 (W.W. COLLINS HOLDINGS, LP, OWNER; FRANK SU, METITAGE HOMES OF TEXAS, PROSPECTIVE BUYER; JOHNSON VOLK CONSULTING, ENGINEER/SURVEYOR; AND KIMLEY-HORN AND ASSOCIATES, ENGINEER/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 Teamann verified that they currently have zoning for Single-Family Residential 60' lots. No one has come before the City to build anything on 50' lots yet.

He said normally it's City policy to make sure dead-end roads are extended into new developments, but is there anything that would prohibit this development from not extending Cascade Drive into the new development, and only have two entrances and two exits.

Wayne Lee, Director of Engineering, said the ordinance calls for a connection to existing stub outs, but there's no reason the development couldn't just access Hwy 56 and Center Street. The Fire Code will want at least two entrances and exits.

Council Member Teamann recognized that three entrances and exits is what is called for in the City's ordinance, but there's not a safety issue that would require three.

Council Member Holland asked if two entrances and exits could handle the traffic.

Mr. Rae said if they used 60' lots, there would be approximately 35 to 40 lots less, without the green space. Which would equate to 350 to 400 extra trips that would not be used.

Council Member Stevenson verified that if they built on 60' lots, which it is zoned for, the City would have no input at all, and they could build more. Because they're asking for a Specific Use Permit and giving green space, there are less houses than they could build. Mr. Rae added that some of the 14% open space is unusable, and in areas they probably couldn't build on.

Council Member Teamann asked if the detention was in the middle of a dry creek. Mr. Lee said they were indicating dry detention.

Council Member Stevenson asked about the flooding issue. Mr. Lee said, with the existing development to the south, there are some drainage inlets and pipes along the east border of the existing development, down to a detention pond.

Deputy Mayor Howeth asked if another retention pond was needed in that area. Clint Philpott, Assistant City Manager, said any new development will be required to provide detention for the increased flow they are creating. Before construction, the City will review and make sure their design meets all the City ordinances. He added that this area is not on the FEMA Flood Maps for the 100 year flood zone. He said, even so, there's always the potential for flooding during a rain event.

Deputy Mayor Howeth added that if a developer decides to build on 60' lots, the City has no control. The City can't require any greenspace on anything. By the developer wanting to put in patio homes, which are on 50' lots, the City does have some control over the development and can require them to have greenspace, which should help with the drainage.

Council Member Teamann said many citizens in that area don't mind the neighborhood being built, they just don't want the drive through traffic. The developer doesn't care either way, and the City is the one requiring the connection.

Council Member Stevenson said the developer would give up three lots, if they move the curb. He asked if the developer was willing to remove the drive through.

The developer had no objection and the City's Engineering Department had no objection. Mr. Lee said the requirement is in the ordinance, but Ryan Pittman, City Attorney, said the City had the authority and discretion to approve the Specific Use Permit on the condition that the stub out remain closed. There would need to be clarity about what the developer is agreeing too. The zoning exhibit should reflect how many lots they are willing to not develop, to accommodate that.

Mr. Rae said there is also an easement for a water line along Cascade Drive. He said they would also like to maintain pedestrian access between the two neighborhoods. The developers have proposed a pedestrian entrance to Sory Elementary on the east side of their development.

Council Member Stevenson asked if the staff could outline the steps that will be needed, such as flooding, inspections, engineering, that would happen between the Council's approval of the zone change and when they start constructing houses.

Mr. Philpott said, typically they don't spend any money on engineering until they know they've been approved for whatever use they're asking for. Once the zoning is in place, they will move forward with full engineering design, conforming to the City's subdivision ordinance. That will include looking at underground storm drains, detention, looking at outside conditions from existing neighborhoods, and the potential for flooding.

The property is just downstream from one of the City's flood control lakes, so Mr. Philpott felt confident that they will be able to design a detention structure that will adequately protect everyone downstream. He said, they will have to "give up" some land to do that.

Council Member Teamann verified that this area is lower than the Baker Park Road area. He also verified that this is a conceptual site plan, waiting for final site plan approval. Mr. Rae said the Specific Use Permit does have language that ties them to this site plan. It could be added to the motion that they bring back a site plan without the stub out.

Council Member Dobbs urged the developer to put flooding at the "top of his list" and be proactive about possible flooding.

Council Member Stevenson reminded everyone that doing this under a Specific Use Permit allows the City more input than if they went through regular zoning.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6503, on the condition that the stub out connecting West Cascade Drive remain closed, with the addition of a sidewalk and the waterline easement, and directing the developer to work with staff to bring back an amended site plan to be included with the zoning exhibit for the SUP ordinance, that

addresses the closed stub. Second by Council Member Teamann.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann
VOTING NAY: None.
MOTION CARRIED AS AMENDED.

ORD 6504
SUP FOR PATIO HOMES
(300-400 BLOCKS E. SHERMAN ST)

Ordinance 6504
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 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT IN THE 300-400 BLOCKS EAST SHERMAN STREET, BEING 50.908 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667 (KIRK ALLEN THREE OAKS DEVELOPMENT & CONSTRUCTION, OWNER AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

ACTION TAKEN.
Motion by Council Member Stevenson to adopt Ordinance No. 6504, as presented. Second by Deputy Mayor Howeth.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann
VOTING NAY: None.
MOTION CARRIED.

RES 6923
CDBG FINAL STATEMENT / ACTION PLAN FOR PROGRAM YEAR 2022

RESOLUTION NO. 6923 – AUTHORIZING PUBLICATION OF THE PROPOSED FINAL STATEMENT/ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PROGRAM YEAR 2022; AUTHORIZING SUBMISSION OF THE BLOCK GRANT APPLICATION; AUTHORIZING EXECUTION OF CERTIFICATIONS OF COMPLIANCE IN CONNECTION WITH THE ADMINISTRATION AND CONDUCT OF THE COMMUNITY DEVELOPMENT PROGRAM FOR PROGRAM YEAR 2022
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING PUBLICATION OF THE PROPOSED FINAL STATEMENT/ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PROGRAM YEAR 2022; AUTHORIZING SUBMISSION OF THE BLOCK GRANT APPLICATION; AUTHORIZING EXECUTION OF CERTIFICATIONS OF COMPLIANCE IN CONNECTION WITH THE ADMINISTRATION AND CONDUCT OF THE COMMUNITY DEVELOPMENT PROGRAM FOR PROGRAM YEAR 2022.

Ms. Lawrence said this item was connected to the public hearing on the Community Development Block Grant, earlier in the meeting. It authorizes the staff to submit the application for funding.

Deputy Mayor Howeth said funding was down from previous years. Ms. Lawrence said funding was down across the United States, and the State of Texas, overall, received about $9 million less than last year. Funding was down by $129 million across the United States.

There were two states, including Connecticut, that received large increases in funding. Most entities received less funding.

ACTION TAKEN.
Motion by Deputy Mayor Howeth to approve Resolution No. 6923, as presented. Second by Council Member Holland.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6924
SHERMAN HOSPITAL MASTER DEVELOPMENT AGREEMENT – SECOND AMENDED

RESOLUTION NO. 6924 – APPROVING AND AUTHORIZING EXECUTION OF A SECOND AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT AMONG THE CITY OF SHERMAN, TEXAS, CROSSROADS HOSPITAL DEVELOPMENT LLC, IVY P3 GROUP, LLC AND CFP SHERMAN HOSPITAL, LLC FOR THE DEVELOPMENT, DESIGN AND CONSTRUCTION OF AN ESTIMATED 80-BED ACUTE CARE HOSPITAL AND APPROPRIATE SITE AMENITIES SUPPORTING THE SAME WITHIN THE CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND AUTHORIZING EXECUTION OF A SECOND AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT AMONG THE CITY OF SHERMAN, TEXAS, CROSSROADS HOSPITAL DEVELOPMENT LLC, IVY P3 GROUP, LLC AND CFP SHERMAN HOSPITAL, LLC FOR THE DEVELOPMENT, DESIGN AND CONSTRUCTION OF AN ESTIMATED 80-BED ACUTE CARE HOSPITAL AND APPROPRIATE SITE AMENITIES SUPPORTING THE SAME WITHIN THE CITY OF SHERMAN, TEXAS.

Mr. Hefton said Resolutions 6924 and 6925 both relate to changes that are being proposed for the Master Development Agreement and the Public Private Partnership Agreement. There are some clarifications and cleanup that are being proposed by attorneys for both sides.

The most significant, deals with clarifying the City's role in the disposition of the assets of the hospital, in situations that don't involve closure or a default of the terms of the agreement.

He said it was necessary to clarify this right, since investors in the A Series and B Series of Bonds will be the "lion's share" of the debt. They need to have superior rights in case they have to take action to remedy any defaults. These agreements clarify that they have the right to do that, if that happens.

ACTION TAKEN.
Motion by Council Member Stevenson to approve Resolution No. 6924, as presented. Second by Council Member Holland.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6925 SHERMAN HOSPITAL AMENDED PUBLIC PRIVATE PARTNERSHIP

RESOLUTION NO. 6925 – APPROVING AND AUTHORIZING EXECUTION OF AN AMENDED AND RESTATED PUBLIC PRIVATE PARTNERSHIP AGREEMENT BY AND BETWEEN THE CITY OF SHERMAN, TEXAS AND CFP SHERMAN HOSPITAL, LLC AND COMMUNITY HOSPITAL CORPORATION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND AUTHORIZING EXECUTION OF AN AMENDED AND RESTATED PUBLIC PRIVATE PARTNERSHIP AGREEMENT BY AND BETWEEN THE CITY OF SHERMAN, TEXAS, CFP SHERMAN HOSPITAL, LLC AND COMMUNITY HOSPITAL CORPORATION.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6925, as presented. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RES 6926 OPPOSING JAIL EXPANSION IN CENTRAL BUSINESS DISTRICT

RESOLUTION NO. 6926 – OPPOSING THE PROPOSED EXPANSION OF THE GRAYSON COUNTY JAIL IN SHERMAN'S CENTRAL BUSINESS DISTRICT; ENCOURAGING THE GRAYSON COUNTY COMMISSIONERS COURT TO DEFER ACTION ON THE PROPOSAL SO THAT POSSIBLE ALTERNATIVE LOCATIONS FOR EXISTING AND EXPANDED JAIL OPERATIONS AND RELATED SUPPORT SERVICES CAN BE FULLY CONSIDERED; OFFERING SUPPORT FOR THE EXPLORATION OF SUCH ALTERNATIVES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, OPPOSING THE PROPOSED EXPANSION OF THE GRAYSON COUNTY JAIL IN SHERMAN'S CENTRAL BUSINESS DISTRICT; ENCOURAGING THE GRAYSON COUNTY COMMISSIONERS COURT TO DEFER ACTION ON THE PROPOSAL SO THAT POSSIBLE ALTERNATVE LOCATIONS FOR EXISTING AND EXPANDED JAIL OPERATIONS AND RELATED SUPPORT SERVICES CAN BE FULLY CONSIDRED; OFFERING SUPPORT FOR THE EXPLORATION OF SUCH ALTERNATIVES.

Mr. Hefton said this is the item that many citizens spoke about during the "citizen's comments" section. He said he thought it was important to bring this resolution for Council consideration to encourage the County to "put the brakes" on the plan to allow there to be more dialogue between the City Council, City staff, the County Commissioners, and the County staff, on the issue of the jail expansion in the downtown area.

The said their plans to expand the jail at its present location, would significantly affect downtown, many believe negatively. He said it would be negative for the City and the planning for what they want downtown to be and not to be.

He asked the Council to approve this Resolution, to "put on record" the City's opposition to their plans. He said the staff doesn't have any answers today, but they are asking the County to pause, so there can be more discussion, to find if there are other alternatives that could be suitable.

Deputy Mayor Howeth said she didn't think anyone on the Council disagreed with the need for additional jail space, but they want to enhance the business atmosphere, to try and draw more citizens downtown. They feel that if the jail is expanded downtown, it would counteract all the things they are trying to do to help local business owners. She said they would like to see more shops and restaurants downtown, and people walking around downtown looking.

The Council understands that adequate jail facilities are needed, but they would like an opportunity to see if there are alternatives and other locations that might be used.

ACTION TAKEN.
Motion by Deputy Mayor Howeth to approve Resolution No. 6926, as presented. Second by Council Member Stevenson.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6927
WWTP EQUALIZATION
BASIN IMPROVEMENTS

RESOLUTION NO. 6927 – APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH RED RIVER CONSTRUCTION CO. FOR CONSTRUCTION OF THE POST OAK WASTEWATER TREATMENT PLANT EQUALIZATION BASIN IMPROVEMENTS PROJECT
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH RED RIVER CONSTRUCTION CO. FOR CONSTRUCTION OF THE POST OAK WASTEWATER TREATMENT PLANT EQUALIZATION BASIN IMPROVEMENTS PROJECT.
CONSENT AGENDA.

RES 6928
WWTP PRIMARY
CLARIFIER
REPLACEMENT &
SLUDGE TRANSFER
STATION REHAB

RESOLUTION NO. 6928 – APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH RED RIVER CONSTRUCTION CO. FOR THE WWTP PRIMARY CLARIFIER NO. 1 EQUIPMENT REPLACEMENT & SLUDGE TRANSFER STATION REHAB PROJECT
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH RED RIVER CONSTRUCTION CO. FOR CONSTRUCTION OF THE WWTP PRIMARY CLARIFIER NO. 1 EQUIPMENT REPLACEMENT & SLUDGE TRANSFER STATION REHAB PROJECT.
CONSENT AGENDA.

RES 6929
POLICE & FIRE
SALARY STRUCTURES
& INCENTIVE PAY

RESOLUTION NO. 6929 – REPEALING AND REPLACING RESOLUTION NO. 6851; ESTABLISHING SALARY STRUCTURES AND INCENTIVE/CERTIFICATION PAY SCHEDULES FOR FIREFIGHTERS AND POLICE OFFICERS; ESTABLISHING SPECIAL LONGEVITY PAY SCHEDULES FOR NEWLY HIRED FIREFIGHTERS AND POLICE OFFICERS; PROVIDING FOR AN EFFECTIVE DATE
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, REPEALING AND REPLACING RESOLUTION NO. 6851. ESTABLISHING SALARY STRUCTURES AND

INCENTIVE/CERTIFICATION PAY SCHEDULES FOR FIREFIGHTERS AND POLICE OFFICERS. ESTABLISHING SPECIAL LONGEVITY PAY SCHEDULES FOR NEWLY HIRED FIREFIGHTERS AND POLICE OFFICERS. PROVIDING FOR AN EFFECTIVE DATE.
CONSENT AGENDA.

RES 6930
TEXPOOL INVESTMENT FUNDS

RESOLUTION NO. 6930 – AMENDING THE AUTHORIZED REPRESENTATIVES TO INVEST CITY OF SHERMAN FUNDS WITH THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL (TEXPOOL)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE AUTHORIZED REPRESENTATIVES TO INVEST CITY OF SHERMAN FUNDS WITH THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL (TEXPOOL).
CONSENT AGENDA.

REQ TO ADVERTISE
CALL RECORDING SOFTWARE & HARDWARE

REQUEST TO ADVERTISE
REPLACEMENT OF THE CITY'S CALL RECORDING SOFTWARE AND HARDWARE
The City Council approved the request to advertise for replacement of the City's Call Recording Software and Hardware. The current system is no longer supported and has reached the end of its useful life. Replacement of this call recording system is essential to the Police Department and 911 communications recordkeeping.

Replacement of the system is budgeted in the FY 2021-2022 Budget, as part of the Capital Improvement Program.
CONSENT AGENDA.

CHANGE ORDER
MOORE STREET PROJECT
(TABLED)

CHANGE ORDER NO. 1
MOORE STREET FROM WEST TRAVIS STREET TO HERITAGE PARKWAY PROJECT; LYNN VESSELS CONSTRUCTION, LLC; $338,484.45 INCREASE
Mr. Lee said Lynn Vessels Construction is the contractor on the Moore Street Extension, from West Travis Street to Heritage Parkway. This project has experienced at least a 100 day delay, so far, because the electric company needed to move the utility poles.

In addition, the vendor supplying the concrete culverts missed their delivery date, causing weeks of delay. With these delays, and inflation and price increases in the construction industry, the subcontractor increased his prices to the contractor.

The contractor presented two other bids he received from other paving subcontractors, and those were even higher. The contractor is asking the City to approve a change order, which is actual pricing of his cost, with no additional markup included for his profit. The proposed change order will add another 100 days for the contractor.

Mr. Lee said there is also an ongoing issue with a major gas line at FM 1417, that needs to be relocated. That issue may cause additional delays for the last few hundred feet of the project. The City will have to pay for that gas line lowering. Hopefully it will be on the August 1, 2022 City Council Agenda. He said the cost with the gas company, will probably be $250,000. Mr. Hefton verified that the gas line was a "City side" expense.

Council Member Stevenson verified that the total price of the contract is $2.7 million for the current contract. Which, he said, was still lower than the second lowest bid. The second lowest bid was about $3.2 million.

Council Member Teamann said this is a bigger issue than this one road. He said the "bid process" is fair and is used to bid all the City's projects. A developer that wants more money on a change order, without changing the scope of the project, knows what the other bidders bid on the job. The bigger issue is allowing him to ask for more money on a project he's already been contracted to do, after he knows the other bids.

Because of that, Council Member Teamann said he would vote against the change order.

Mayor Plyler confirmed that it was Redi-Mix's cement prices that were the bulk of the change order, and had increased 30% to 50%.

Council Member Teamann said he didn't feel it was fair to allow one developer to increase their price after the bids came in.

Council Member Stevenson asked what the consequences were of denying the change order. Mr. Lee said they would tell the contractor that it wasn't approved and he doesn't have a contract to do the work. If he refused to complete the job, it would get turned over to his bonding company. He said it could take a year or two to get them mobilized. Council Member Holland verified that would "shut the project down."

Council Member Stevenson asked what project would be delayed if it had to go through the bonding company. Mr. Hefton said it was through the middle of the Village Planned Development, which has been slow to develop. He said nothing has been developed there yet, and wouldn't be until this road is completed. He felt Single-Family Residential would probably be the first phase that they would plan to do. This road would ultimately connect from Center Street to Shepherd Drive, and is a major corridor from the southern tip of Sherman to Center Street.

Mr. Hefton said there have been price increases for concrete, building materials, and other supplies. He did agree that getting change orders from the same contractor is "bothersome." He said it comes down to, if they were willing to "say no" to this, which would either cause delays, or cause the City to go through a bonding company.

Council Member Teamann asked what the other alternatives were. The contractor could go ahead and do the project. Council Member Holland verified that he would still have to meet minimum standards that are in the contract. Mr. Lee said he could make up the difference on future bids.

Mayor Plyler verified that there was a force majeure clause in the contract, and he asked if the City was opening themselves up to a lawsuit.

Mr. Pittman said the contract would require them to deliver the project at the price that was bid, and increases in cost would not be subject to force majeure.

Council Member Stevenson agreed that something needs to be included in the bid process about change orders. He said he didn't know if denying it was the answer, or overhauling the bid process for the future. Mr. Hefton said the staff has discussed having more contingency in the bids.

Mayor Plyler asked if delaying the contractor because of the gas line, would make the City culpable for price increases on the materials. Mr. Pittman said, it wouldn't, based on the contract in place today.

Council Member Teamann referenced the fact that the contractor was "foregoing his profit" on the change order amount. He asked was it just on that piece. Mr. Philpott explained the bid cost difference and the amount of the concrete now, as well as the amount that the contractor would lose.

Deputy Mayor Howeth verified that bids are public records after the bids are accepted.

Mr. Philpott said the City could add qualifications to the bids where they don't have to take the low bidder.

Council Member Stevenson said if they deny it and the contractor "walks," the project will be pushed back by a year or more. He asked if that was worth $338,484 or not.

Council Member Teamann ask how long it would take to rebid the project and get it started again. Mr. Philpott said it could be rebid, but if he was a paving contractor, he wouldn't accept someone else's subgrade.

Mr. Lee said the contract also states that a contractor receive 75% of what was awarded to them, unless there is mutual agreement otherwise.

Council Member Dobbs said they were looking at a history of change orders with an individual, and also a business/inflation issue. These are two separate things. Council Member Marroquin agreed that construction prices have increased greatly. He said change orders are a normal thing. He suggested talking with the contractor to see if the two parties could "meet in the middle."

ACTION TAKEN.

Motion by Council Member Teamann to table Change Order No. 1, as presented. Second by Council Member Stevenson.

Council Member Dobbs said he would like to put an item on a future agenda to overhaul the bid process. Council Member Stevenson asked the staff to make a presentation on that.

Mr. Hefton asked for clarification of the motion, whether it was to table the change order indefinitely. Council Member Teamann said table the change order to talk with the contractor, and "if he doesn't come back with it, he doesn't come back with it."

Ms. Melton said it's taxpayer's money, to talk behind closed doors on this. Council Members clarified that they meant talk with the contractor to see if he will finish the job. Council Member Teamann said, if there is a change order later, it will come back for a public vote.

Deputy Mayor Howeth asked what they hoped to accomplish by tabling the change order. Council Member Stevenson said by tabling the change order, it will allow City staff to reach out to the contractor, tell him it was not approved, and determine what his actions will be.

RESTATEMENT OF MOTION.
Motion by Council Member Teamann to table Change Order No. 1, as presented. Second by Council Member Stevenson.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann
VOTING NAY: None.
MOTION CARRIED TO TABLE.

OTHER BUSINESS
RECEIVE QUARTERLY PROGRESS REPORT FROM SHERMAN ECONOMIC DEVELOPMENT CORPORATION PRESIDENT KENT SHARP

SEDCO QUARTERLY PROGRESS REPORT

Kent Sharp, President, Sherman Economic Development Corporation, presented their Quarterly Progress Report. He said their mission is the same, to grow the economy with the addition of new jobs and investment of primary employers.

During the last quarter, one of their major accomplishments was the selection of Sherman as GlobiTech/GlobalWafers' site for their new 300 mm silicon semiconductor wafer production facility. Sherman was selected over Ohio and South Korea.

SEDCO authorized $20 million in financial assistance over a 10-year period toward the company's $5 billion facility and the creation of 1,500 jobs. They also transferred ownership of approximately 144 acres in Progress Park I at $1 per acre to the company.

Texas Instruments has also broken ground on their new 300 mm semiconductor wafer fabrication plant.

SEDCO also authorized a 3% capital investment incentive to Sunny Delight/Harvest Hill towards their capital investment of over $30 million, at their 300 FM 1417 facility. The company is adding two new product lines for Juicy Juice products and plans to add up to 74 new jobs.

They also presented a $50,000 Raising Innovative Sherman Entrepreneurs (RISE) grant to The Charlotte Letter, toward their capital investment of $128,524. The company designs and manufactures adaptive apparel for children with special medical needs, and plans to add up to 17 new jobs over the next five years. They are located in the downtown area.

SEDCO also presented a $100,000 RISE grant to Arctic Bracing, toward their capital investment of $1 million, at their 2828 Fallon Drive facility. The company designs and manufactures orthopedic braces with a patented custom mold system, and plans to add up to 38 new jobs over the next five years.

Mr. Sharp said one of his main goals for next quarter is to concentrate on retention and expansion, and he needs to visit the plants that are already located in Sherman and meet with the plant managers. He said, hopefully that will be easier to do now that COVID is not so prevalent. He felt that was very important with these "uncertain economic times" that they are currently going through.

He said they were currently working six active projects, with an estimated $5 billion in capital expenditures. These projects represent 1,853 new jobs, and 1,800 retained jobs. They also completed three site visits with companies interested in expanding their operations to Sherman.

SEDCO completed business retention and expansion visits with 903 Brewers, Arctic Bracing, GlobiTech, II-VI, PQD International, Quality Ingredients, Sunny Delight, and The Charlotte Letter.

They are working with a company called Lawrence Equipment, out of California. The company is looking at putting in a corn flour mill in Sherman. Their first and second phase would be to manufacture the equipment that other companies used to manufacture. They are looking at Progress Park.

SEDCO presented a $50,000 small business grant to Starr Aircraft. They installed a tornado shelter to enhance the site for their employees.

There are two tracts of property, located east of Schulman's Movie Bowl Grille that should be conveyed to the City.

Deputy Mayor Howeth said Sherman was recently mentioned in the Dallas Morning New and the Dallas Business Journal. She said there have been about five articles recently about Sherman growing the tech industry, in those types of publications.

BINKLEY PARK DR. CONCRETE PAVEMENT PROJECT

<u>REPAIR AND REPLACEMENT OF CONCRETE PAVEMENT ON BINKLEY PARK DRIVE UNDER EMERGENCY DESIGNATION</u>

Mr. Lee explained that Binkley Park Drive had to be closed recently because of settlement to the pavement, as it became unsafe for vehicle traffic. The City received quotes from three contractors, with Bill Vessels having the lowest bid.

Because of the cost, the City decided to handle the demolition of the area and preparation of the subgrade in-house. The contractor has set the forms today and will set the steel tomorrow. They should begin pouring concrete Wednesday.

He asked the Council to approve the contract for emergency replacement of the pavement on Binkley Park Drive, at an estimated cost of $51,413.92.

The project is being done as an emergency to maintain circulation from Hwy 56 to Center Street, and because school will be starting soon and access must be maintained to Sory Elementary.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the repair and replacement of concrete pavement on Binkley Park Drive under an Emergency Designation, as presented. Second by Deputy Mayor Howeth.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

PREVIEW OF THE 2022-2023 DRAFT BUDGET

DRAFT BUDGET

Ms. Lawrence presented a preview of the 2022-2023 Draft Budget, prior to the two required public hearings, scheduled for August 1 and August 15, 2022. The staff has incorporated the changes from the Council's Budget Workshop, including the elimination of the Commercial Solid Waste Rate increase.

She said the City has received notice from the Texoma Area Solid Waste Authority, that the City's tipping fees at the landfill will increase by $5 per ton, on January 1, 2023.

The employee cost-of-living and salary adjustments will be effective on August 1, 2022, instead of October 1, 2022. They have also updated the sales tax revenue, water and sewer revenue, and solid waste revenue.

Ms. Lawrence said the City has not received final property tax values from the Grayson Appraisal District, but will receive them by July 25, 2022. The staff still expects the property tax rate to be about $0.45 or $0.46 per $100 valuation.

Reserves are at 90 days in the General Fund, 62 days in the Utility Fund, and 60 days in the Solid Waste Fund.

She said no action is required tonight by the Council. The first public hearing will be held at the next City Council Meeting on August 1, 2022.

Mr. Hefton said, at the Budget Workshop, the need for a rate increase to cover the shortfall in the Commercial Solid Waste was discussed. After the workshop, the staff looked at how they financed some of the equipment that was being purchased. Financing the equipment instead of purchasing it, resulted in the City not requiring a rate increase.

Council Member Stevenson said the price of everything is increasing due to inflation. He asked if the City was also seeing the cost of items increasing.

Ms. Lawrence said there is uncertainty, as well as price increases in the purchase of equipment. The staff historically adds 5% for inflation, but this year they have increased that amount. She said it has been a "tough year" and there has been uncertainty, especially around larger pieces of equipment.

Mr. Hefton asked if the Council had any changes or thoughts on the Budget. The next time it's on the agenda, it will be in ordinance form.

He said there is still some uncertainty on what the property values will be for the tax base, and that has a direct impact on the calculation of what the tax rate will be. They have to give a range for the tax rate until those final numbers are in. He said the staff felt sure there would be a tax rate decrease, and it will be substantial, but they can't say what it will be at this time. He said that will not change the proposed budget.

Council Member Stevenson said Sherman is very competitive with the peer cities, but with the rate of inflation, it will be interesting to see if "any money will be left on the table" with the commercial solid waste rate. Mr. Hefton said, with the increase, Sherman would be "at average."

Council Member Teamann said several years ago the commercial solid waste rate increased by 18%, and he felt that was too high, given that Texas Instruments would be coming on board. The revenue from their water rates would offset the need for an increase.

Mr. Hefton addressed the increase in TASWA's gate rates, saying there would also be an amount that would be available for distribution to the three member cities. The amount to be distributed or the effect of the gate rate increase on that distribution, won't be known until next year.

FINAL PLAT APPROVAL OF THREE OAKS ADDITION SECTION 2, BEING 50.908 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667; KIRK ALLEN, THREE OAKS DEVELOPMENT & CONSTRUCTION; OWNER AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYOR (300-400 BLOCKS EAST SHERMAN STREET)

APPROVE FINAL PLAT THREE OAKS ADDITION (300-400 BLOCKS E. SHERMAN ST)

Mr. Rae said this Final Plat is related to Ordinance 6504, which is a Specific Use Permit for Patio Homes in the 300 to 400 blocks of East Sherman Street. This is Three Oaks Development.

The item could not be considered on the Consent Agenda, until the Specific Use Permit was approved.

ACTION TAKEN.
Motion by Council Member Stevenson to approve the Final Plat of Three Oaks Addition, Section 2, a 50.908 acre tract, located in the 300 to 400 blocks of East Sherman Street, as presented. Second by Deputy Mayor Howeth.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

QUARTERLY INVESTMENT REPORT

APPROVE QUARTERLY INVESTMENT REPORT FOR QUARTER ENDED JUNE 30, 2022
The City Council approved the Quarterly Investment Report for the quarter ended June 30, 2022. As of that date, the portfolios were in compliance with applicable State laws and the Investment Policy.

The operating investment portfolio had a book value of about $25.4 million, an increase of about $2.2 million from prior quarter of $23.2 million, due to purchases of $1 million in U.S. Agencies, $0.3 million in Texas political subdivision securities, and maturities of $1.5 million in Certificates of Deposit. There was also $1 million in U.S. Agency Securities, and withdrawals of $0.8 million from FDIC Insured Investments.

The underlying investments were adequately diversified among six different types of securities. This portfolio is appropriately liquid, and its weighted-avenge maturity was about 421 days, a decrease from 467 days at the end of last quarter. The portfolio yield of 0.59% is below the benchmark yield of 2.8%. Market value approximates book value.

The debt proceeds portfolio balance of $28.4 million was invested in Local Government Investment Pools, an FDIC insured investment account and U.S. Agency securities. Transactions in this portfolio consist of payments for capital projects and the receipt of interest income. The yield of 0.58% was below the benchmark yield of 1.28%. Market value approximates book value.
CONSENT AGENDA.

SET CALLED COUNCIL MEETING (SEPT. 5, 2022)

CONSIDER CALLING A SPECIAL MEETING OF THE CITY COUNCIL FOR TUESDAY, SEPTEMBER 5, 2022, DUE TO CONFLICT WITH A FEDERAL HOLIDAY
The City Council called a Special Meeting of the City Council for Tuesday, September 5, 2022, due to a conflict with a Federal holiday. The first regular meeting in September, would otherwise fall on Labor Day.
CONSENT AGENDA.

APPROVE REPLAT COVAS ADDITION (515 N. EAST ST)

REPLAT APPROVAL OF COVAS ADDITION, BEING PART OF J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 3, BLOCK 9, G.W. BOND'S SECOND ADDITION, CONTAINING 0.133 ACRES; M&G HOME BUILDERS, LLC, OWNER AND HELVEY-

WAGNER SURVEYING, INC., SURVEYOR (515 NORTH EAST STREET)
The City Council approved the Replat of Covas Addition, a 0.133 acre tract, located at 515 North East Street. The property is currently zoned an R-1 (One-Family Residential) District, but the owner would like to plat the property into one lot for residential development. They are also requesting a variance to allow a 48' lot width in lieu of the required 60'.

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

APPROVE REPLAT EILEEN'S ADDITION (922 S. MONTGOMERY)

REPLAT APPROVAL OF EILEEN'S ADDITION, BEING PART OF SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, BEING THE SOUTH 26 FT. OF LOT 4, THE NORTH 24 FT. OF LOT 5, BLOCK 6 OF ROBERT A. KING'S ADDITION, CONTAINING 0.161 ACRES; M&G HOME BUILDERS, LLC, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (922 SOUTH MONTGOMERY STREET)
The City Council approved the Replat of Eileen's Addition, a 0.161 acre tract, located at 922 South Montgomery Street. The property is zoned an R-2 (Multi-Family Residential) District, and the owner would like to replat the property 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.

APPROVE REPLAT VELA-AGUILAR ADDITION (2400 S. FIRST ST)

REPLAT APPROVAL OF VELA-AGUILAR ADDITION, BEING 0.648 ACRES AND BEING PART OF THE ROBERT THOMPSON SURVEY, ABSTRACT NO. 1200, AND BEING LOT 1 OF ALVARADO-VELA ADDITION; FRANCISCIO VELA & CINDY AGUILAR, OWNERS AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR (2400 SOUTH FIRST STREET)
The City Council approved the Replat of Vela-Aguilar Addition, a 0.648 acre tract, located at 2400 South First Street. The property is currently zoned R-1 (One-Family Residential) District, and the owner would like to replat the property into two lots for residential development.

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

APPROVE FINAL PLAT HIDDEN MEADOWS (3800 BLOCK W. HOUSTON ST)

FINAL PLAT OF HIDDEN MEADOWS, BEING 43.369 ACRES IN THE W.M. THOMPSON SURVEY, ABSTRACT 1210 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 119; LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD, OWNERS, AND MICHAEL CARLISLE, KIMLEY-HORN AND ASSOCIATES, INC., REPRESENTATIVE/ENGINEER/SURVEYOR (3800 BLOCK WEST HOUSTON STREET)
The City Council approved the Final Plat of Hidden Meadows, a 43.369 acre tract, located in the 3800 block of West Houston Street. The property is currently zoned R-1 (One-Family Residential)

District, and the owner would like to plat the property into 149 lots for residential development. The owner is also requesting four variances for reduced lot width frontage for four lots where knuckles are present.

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

FINAL PLAT APPROVAL OF BARBARA LANE ESTATES PHASE TWO, BEING 6.794 ACRES IN THE JOHN McCLENIHAM SURVEY, ABSTRACT NO. 789, IN SHERMAN'S EXTRATERRITORIAL JURISDICTION (ETJ); WILLIAM SMITH, OWNER AND COX LAND SURVEYING CO., SURVEYOR (111 BARBARA LANE)

APPROVE FINAL PLAT BARBARA LANE ESTATES, PHASE 2 (111 BARBARA LN)

The City Council approved the Final Plat of Barbara Lane Estates Phase Two, a 6.794 acre tract, located at 111 Barbara Lane. The property is currently in the City's Extraterritorial Jurisdiction. The owner would like to plat the property into two lots for residential development.

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

FINAL PLAT APPROVAL OF QT 1915 ADDITION, BEING 2.9654 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504; QT LLC SOUTH, OWNERS; COREY VAUGHAN, REPRESENTATIVE; TOMMY VILBIG, ENGINEER; AND BOWMAN CONSULTING GROUP, LTD. SURVEYOR (2801 TEXOMA PARKWAY)

APPROVE FINAL PLAT QT 1915 ADDITION (2801 TEXOMA PKWY)

The City Council approved the Final Plat of OT 1915 Addition, a 2.9654 acre tract, located at 2801 Texoma Parkway. The property is currently zoned C-2 (General Commercial) District, and is located in the O-1 (75 & 82) Overlay District. The owner would like to plat the property into one lot for commercial 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.

FINAL PLAT APPROVAL OF STONE CREEK FLATS, BEING 15.974 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625; SSCGC HOLDINGS, LLC, OWNERS; JNPHM DEVELOPMENT, LLC, DEVELOPER; AND UNDERWOOD SURVEYING, SURVEYOR (900 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY))

APPROVE FINAL PLAT STONE CREEK FLATS (900 BLOCK S. FM 1417)

The City Council approved the Final Plat of Stone Creek Flat, a 15.974 acre tract, located in the 900 block of South FM 1417. The property is currently zoned R-2 (Multi-Family Residential) District, and is located in the O-1.1 (FM 1417) Overlay District. The owner would like to plat the property into two lots for a multi-family 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.

COUNCIL COMMENTS

CITIZEN COMMENTS

CITIZEN COMMENTS

Council Member Teamann said he appreciated the citizen's comments tonight. He said that's exactly how government should work. Citizens should be able to tell the Council what they expect and the Council should work through those issues.

ANNUAL BUDGET

ANNUAL BUDGET

Council Member Teamann thanked the staff for hearing the Council's concerns at the Budget Workshop, and bringing back a Budget that addresses those concerns.

ANNOUNCEMENTS

ANNOUNCEMENTS

Mayor Plyler announced the following:

- There's just two weeks left for Hot Summer Nights. This week will feature a blast from the 90s as C&C Music Factory comes to town. Next week with be a great rock show by Alien Ant Farm.

- The Sherman Museum will host their "Night at the Museum" event on July 29 and August 5, 2022.

- Sherman Parks and Recreation is currently taking registration for fall sports. Go to www.ShermanParks.com to sign the little ones up for a variety of activities.

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

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

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

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

(a) Annual Performance Evaluation of the City Manager
(b) Sherman Housing Authority (3)

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

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 6:53 p.m.

On Motion duly made and carried, the Executive Session recessed at 7:56 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

CONSIDER APPROVAL OF AMENDED AND RESTATED EMPLOYMENT AGREEMENT (AREA) WITH THE CITY MANAGER

CITY MANAGER EMPLOYMENT AGREEMENT

ACTION TAKEN.

Motion by Council Member Stevenson to authorize the Mayor to execute the amended and agreed upon contract with the City Manager. Second by Deputy Mayor Howeth.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS
SHERMAN HOUSING AUTHORITY (3)

SHERMAN HOUSING AUTHORITY

ACTION TAKEN.

Motion by Council Member Teamann to reappoint Craig Anthony Davis, Sr., and Janet Roy to the Sherman Housing Authority, for a term from June 1, 2022 to June 1, 2024, and to appoint Richard Womack for a term from July 19, 2022 to June 1, 2024, as presented. Second by Council Member Stevenson.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

ADJOURNMENT

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:57 p.m.

MAYOR

Shonda Ashby
CITY CLERK