

STATE OF TEXAS §
 July 15, 2019
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on July 15, 2019.

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

MEMBERS ABSENT: NONE.

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

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

APPROVE MINUTES

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

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

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

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

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

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

COUNCIL MINUTES – JULY 15, 2019

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ron Barton, 715 S. Sam Rayburn

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

Brad Douglass, 2400 Meadows Lane

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

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

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

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

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

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

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

Bill Douglass, 2301 San Miguel

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

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

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

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

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

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

ORD 6226
OFFICIAL ZONING
MAP

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

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

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6222

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

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

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

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

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

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

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

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

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

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

David Baca, 100 N. Travis

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

COUNCIL MINUTES – JULY 15, 2019

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

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

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

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

ACTION TAKEN.

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

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6223

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

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

Ordinance 6224

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

ORD 6224
ZONE CHANGE
(1129 S.
MONTGOMERY)

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

ACTION TAKEN.

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

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6225

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

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

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

VOTING NAY: None.

MOTION CARRIED TO TABLE.

Ordinance 6226

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

ORD 6226
OFFICIAL ZONING
MAP

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

ACTION TAKEN.

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

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

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

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

CONSENT AGENDA

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

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

APPROVE REPLAT
TOBAR ADDITION
(511 N. EAST ST)

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTIONS

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

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

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

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

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

ACTION TAKEN.

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

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

VOTING NAY: None.

MOTION CARRIED.

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

**RES 6499
FIREARMS TRAINING
FACILITY SITE
IMPROVEMENTS**

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

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

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

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

ACTION TAKEN.

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

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

VOTING NAY: None.

MOTION CARRIED.

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

RES 6500
ANNUAL AUDIT

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

REQUEST TO ADVERTISE CONSTRUCTION OF FLANARY ROAD WASTEWATER EXTENSION

REQ TO ADVERTISE
FLANARY RD
WASTEWATER
EXTENSION

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

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

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

ACTION TAKEN.

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

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

VOTING NAY: None.

MOTION CARRIED.

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

SCHEDULE CALLED
COUNCIL MTG

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

ACTION TAKEN.

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

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

VOTING NAY: None.

MOTION CARRIED.

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

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

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

CONSENT AGENDA.

APPROVE REPLAT
DOS LAGOS
SUBDIVISION
(5313 ARROYO TR)

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

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

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

CONSENT AGENDA.

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

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

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

APPROVE REPLAT
MEALS ADDITION
(1035 S. IDLEWILD DR)

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

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

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

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

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

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

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

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

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

CITIZENS REQUESTS

There were no citizen's requests.

MEDIA QUESTIONS

There were no media questions.

COUNCIL COMMENTS

CHRISTMAS IN JULY

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

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

APPROVE FINAL PLAT
DANIELS FAMILY
ADDITION
(1655 MAYES DR)

CITIZENS REQUESTS

MEDIA QUESTIONS

CHRISTMAS
IN JULY

ANIMAL SHELTER ADOPTIONS

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

**ANIMAL SHELTER
ADOPTIONS**

FRED DOUGLASS SCHOOL REUNION

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

**FRED DOUGLASS
SCHOOL REUNION**

ANNOUNCEMENTS

Mayor Plyler announced the following:

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

ANNOUNCEMENTS

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

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

EXECUTIVE SESSION

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

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

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

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

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

OPEN MEETING

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

OPEN MEETING

ADJOURNMENT

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

ADJOURNMENT

MAYOR

CITY CLERK