

STATE OF TEXAS

§

June 16, 2022

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Called Meeting of the Sherman City Council was begun and held in the City Council Chambers on June 16, 2022.

COUNCIL MEMBERS PRESENT: Mayor David Plyler (Zoom); Deputy Mayor Pam Howeth.
Council Members Dobbs, Holland, Marroquin, Stevenson,
Teamann (Zoom).

COUNCIL MEMBERS ABSENT: None.

CITY STAFF PRESENT: Robby Hefton, City Manager; Terrence Steele, Assistant City Manager; Clint Philpott, Assistant City Manager; Zach Flores, Executive Director of Public Safety; Wayne Lee, Director of Engineering; Mary Lawrence, Director of Finance; Rob Rae, Director of Development Services; Nate Strauch, Community and Support Services Manager; Sarah McRae, Tourism/Main Street Manager; Teri Fine, Assistant to the City Manager; Tasheena Taylor Administrative Assistant.

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

Pledge of Allegiance Led by Mayor David Plyler

Invocation by Mayor David Plyler

Citizen Comments

Public Hearing

Introduction and Public Hearing of Ordinance No. 6499

Close Public Hearing and Consider Adoption of Ordinances
Consider Adoption of Ordinance No. 6499

Council Comments

Executive Session

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

TEX. GOV'T CODE § 551.071 --

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

TEX. GOV'T CODE § 551.072 --

Deliberating the purchase, exchange, lease or value of real property if

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deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

TEX. GOV'T CODE § 551.073 –

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

TEX. GOV'T CODE § 551.074 –

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

TEX. GOV'T CODE § 551.076 –

Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit

TEX. GOV'T CODE § 551.087 –

Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect

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

Open Meeting

Adjournment

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Deputy Mayor Howeth called the meeting to order at 12:00 p.m., declared a quorum present, and opened the Called City Council Meeting. Mayor Plyler and Council Member Teamann attended by way of Zoom.

PLEDGE OF ALLEGIANCE LED BY DEPUTY MAYOR PAM HOWETH

INVOCATION BY DEPUTY MAYOR PAM HOWETH

CITIZEN COMMENTS

There were no citizen's comments.

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PUBLIC HEARING

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6499

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, DESIGNATING CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NO. 12; PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA DESCRIBED QUALIFIES FOR DESIGNATION AS A TAX ABATEMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE AND THAT THE IMPROVEMENTS PROPOSED BY THE LAND'S OWNER, GLOBITECH INCORPORATED, ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY; AUTHORIZING THE CITY MANAGER TO NEGOTIATE WRITTEN AGREEMENTS WITH THE OWNERS OF ANY TAXABLE REAL AND TANGIBLE PERSONAL PROPERTY LOCATED WITHIN THE DESIGNATED ZONE; AUTHORIZING THE CITY MANAGER TO TAKE ALL OTHER ACTIONS NECESSARY TO EFFECTUATE THE SAME; PROVIDING A REPEALING CLAUSE AND SEVERABILITY CLAUSE

Robby Hefton, City Manager, said the purpose of the meeting is to create the Reinvestment Zone for the project with GlobiTech. The project includes up to \$5 billion of investment in real and personal property, that would be added to the tax rolls. The project would bring hundreds of jobs to Sherman, and would be completed in four phases.

He explained that this action is necessary before any of the entities, including the City of Sherman, can take action on a Tax Abatement Agreement or 380 Agreement, which will be on the Council's June 20, 2022 Meeting Agenda. He said this item will create the Investment Zone.

No citizens appeared before the City Council to discuss Ordinance No. 6499.

CLOSE PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCES

ADOPTION OF ORDINANCE

CONSIDER ADOPTION OF ORDINANCE NO. 6499

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, DESIGNATING CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NO. 12; PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA DESCRIBED QUALIFIES FOR DESIGNATION AS A TAX ABATEMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE AND THAT THE IMPROVEMENTS PROPOSED BY THE LAND'S OWNER, GLOBITECH INCORPORATED, ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY; AUTHORIZING THE CITY MANAGER TO NEGOTIATE WRITTEN AGREEMENTS WITH THE OWNERS OF ANY TAXABLE REAL AND TANGIBLE PERSONAL PROPERTY LOCATED WITHIN THE DESIGNATED ZONE; AUTHORIZING THE CITY MANAGER TO TAKE ALL OTHER ACTIONS NECESSARY TO EFFECTUATE THE SAME; PROVIDING A REPEALING CLAUSE AND SEVERABILITY CLAUSE

Council Member Stevenson confirmed that this is a Reinvestment Zone that will allow Grayson County and Grayson College to participate.

Mr. Hefton said the ordinance that was attached to his agenda, changed slightly in Section 2. The language changed clarifies that the zone is to be created now, with no condition precedent. The previous ordinance said that it was going to be created on the condition that GlobiTech acquires the land within so many days. The language has been clarified to state that the Reinvestment Zone will be created immediately and that it will terminate one year after the effective date, if the land isn't purchased. Currently today, GlobiTech does not own this land that they would be building on, but they

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are working with the Sherman Economic Development Corporation to acquire the land. He clarified that this ordinance, creates the zone, and will automatically terminate within a year, if GlobiTech does not purchase the land.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6499, to designate the Sherman Industrial Reinvestment Zone No. 12, pursuant to Chapter 312 of the Texas Tax Code, with the changes included in the version of the ordinance distributed by staff at the meeting. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

ABILITY TO PARTICIPATE IN COUNCIL MEETING

Council Member Teamann said he appreciated Council getting them set-up to participate in the meeting virtually by Zoom. He said this is a very important thing for Sherman.

GREAT PROJECT FOR THE CITY OF SHERMAN

Mayor Plyler also appreciated the opportunity to participate, but also wanted to say that this particular project has been such a great example of all the taxing entities working together. He said it had not been an easy process. He also thanked Texas Governor Greg Abbott for being involved in this process, and helping Sherman reach the goals. He said this is a great project for the City of Sherman. He also thanked the Council for their support.

PROUD OF THE INDUSTRIAL PROJECT

Council Member Marroquin said he was proud of the industrial project in Sherman.

GREAT DAY FOR SHERMAN

Council Member Holland said it was a great day for Sherman and the City will continue to grow.

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.

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

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TEX. GOV'T CODE § 551.073 --

DELIBERATING A NEGOTIATED CONTRACT FOR A PROSPECTIVE GIFT OR DONATION TO THE CITY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.074 --

DELIBERATING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE; OR TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE UNLESS THE OFFICER OR EMPLOYEE WHO IS THE SUBJECT OF THE DELIBERATION OR HEARING REQUESTS A PUBLIC HEARING

TEX. GOV'T CODE § 551.076 --

DELIBERATING THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES OR A SECURITY AUDIT

TEX. GOV'T CODE § 551.087 --

DISCUSSING OR DELIBERATING COMMERCIAL OR FINANCIAL INFORMATION THAT THE CITY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE CITY SEEKS TO HAVE LOCATE, STAY OR EXPAND IN OR NEAR THE CITY AND WITH WHICH THE CITY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; OR DELIBERATING THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT

TEX. GOV'T CODE § 551.089 --

DELIBERATING SECURITY ASSESSMENTS OR DEPLOYMENTS RELATING TO INFORMATION RESOURCES TECHNOLOGY, NETWORK SECURITY INFORMATION, OR THE DEPLOYMENT OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL, CRITICAL INFRASTRUCTURE OR SECURITY DEVICES

The Executive Session was not needed.

ADJOURNMENT

There being no further business to come before the City Council, motion was duly made and approved to adjourn the Called Meeting at 12:09 p.m.



MAYOR

ATTEST



CITY CLERK