

STATE OF TEXAS

§

June 6, 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 June 6, 2022.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

COUNCIL MEMBER STEVENSON.

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 Juston Dobbs.

CALL TO ORDER

CITIZEN'S COMMENTS

There were no citizen's comments.

CITIZENS COMMENTS

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.

CONSENT AGENDA

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

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.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Council Member Teamann moved to approve the Consent Agenda, subject to the Staff Review Letter. Second by Council Member Holland. All present voted AYE.

Mayor Plyler introduced Ordinance No. 6488 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES (UTILITIES), ARTICLE 13.06 (SOLID WASTE), SECTION 13.06.005 (CHARGES FOR RESIDENTIAL REFUSE COLLECTION) TO REMOVE THE OPTION FOR A RECYCLING CONTAINER; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES.

ORD 6488
SOLID WASTE
CHARGES

Clint Philpott, Assistant City Manager, said this change reflects a decision that was made in 2019, to discontinue the curbside pickup

for recycling. This modifies the ordinance saying that instead of providing one regular solid waste container and one recycling container, the City will now provide two solid waste containers per residence.

No citizens appeared before the City Council to discuss Ordinance No. 6488.

Mayor Plyler introduced Ordinance No. 6489 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ISSUANCE OF "CITY OF SHERMAN, TEXAS, LIMITED TAX NOTES, SERIES 2022"; SPECIFYING THE TERMS AND FEATURES OF SUCH NOTES; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SUCH NOTES; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO, INCLUDING THE APPROVAL AND EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT AND PROVIDING AN EFFECTIVE DATE.

ORD 6489
LIMITED TAX NOTES
FOR BUDGETED
ITEMS

Mary Lawrence, Director of Finance, said the sale of Limited Tax Notes was held this morning, and was included in the 2022 Budget.

Steven Adams, Specialized Public Finance, briefed the Council on the sale of the Tax Notes. They took bids this morning on \$2.1 million in City of Sherman, Limited Tax Notes. Several bids were received, with the low bid being 2.258%. The bonds are scheduled to close on July 6, 2022.

Eight bids were received with the spread between the low bid and high bids being approximately 23.7 basis points. SAMCO Capital Markets was the low bidder. He said there was a lot of interest in the City's bonds.

The debt service schedule shows the bonds maturing in FY 2027. The coupon rate is 5%, which is higher than the yield on the bonds. The City will have a \$2,199,000 deposit to the Construction Fund, after all the costs are paid.

Robby Hefton, City Manager, said the City has previously done business with SAMCO Capital.

No other citizens appeared before the City Council to discuss Ordinance No. 6489.

Mayor Plyler introduced Ordinance No. 6490 and called for a public hearing:

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RELATING TO GREATER TEXOMA UTILITY AUTHORITY CONTRACT REVENUE BONDS, SERIES 2022 (CITY OF SHERMAN PROJECT); AND APPROVING THE ISSUANCE THEREOF, THE NOTICE OF SALE PREPARED IN CONNECTION WITH THE PUBLIC OFFERING OF THE BONDS AND THE FACILITIES TO BE CONSTRUCTED OR ACQUIRED BY SUCH AUTHORITY.

ORD 6490
REVENUE BOND SALE
GTUA CIP PROJECTS

COUNCIL MINUTES – JUNE 6, 2022

Ms. Lawrence said on June 2, 2022, Specialized Public Finance competitively bid almost \$70 million in Revenue Debt for the Greater Texoma Utility Authority's City of Sherman projects.

Most of the projects funded by this debt were not budgeted in 2022, because the City didn't know what was going to happen in the industrial park. She referenced the Texas Instruments project and Project Boston, and the indirect effect they would have on the community.

Mr. Adams said these bonds were sold by GTUA and the City will ratify their actions. Bidders could buy these bonds with the option of buying bidder's insurance too. The bonds hold an optional redemption date of October 1, 2031 at par. They are scheduled to close on June 28, 2022.

Mr. Adams said these bonds received fewer bids, but the bidders were composed of "teams," and were very competitive. Robert W. Baird & Co. was the low bidder, but they are comprised of about 20 firms. Their bid was 4.034%.

On the schedule of the debt service for the bonds, the principal doesn't start until 2026, which allows the payments to more directly align with the revenue from the projects. He also addressed the sources and uses of these funds.

Mr. Adams said they recommend that the City of Sherman ratify the GTUA award of \$68,005,000 in Contract Revenue Bonds to Robert W. Baird & Co., Inc., for City of Sherman Project.

No other citizens appeared before the City Council to discuss Ordinance No. 6490.

Mayor Plyler asked that the captions for Ordinance Nos. 6491 and 6492 be read together.

Mayor Plyler introduced Ordinance No. 6491 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF THE SAID CITY SO AS TO ANNEX AN AREA OF LAND CONSISTING OF APPROXIMATELY 150.434 ACRES OF LAND LOCATED SOUTH OF W LAMBERTH ROAD, WEST OF CARRIAGE ESTATES ROAD AND NORTH OF SAND CREEK, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNERS; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/ REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN

ORD 6491
ANNEXATION
HICKORY HILL

EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

Mayor Plyler introduced Ordinance No. 6492 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12 AND SECTION 6.12, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO REZONE PROPERTY GENERALLY LOCATED IN THE 3400-4000 BLOCKS WEST LAMBERTH ROAD, BEING 143.742 ACRES IN PART OF THE RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18, PART OF THE G.R. REEVES SURVEY, ABSTRACT NO. 1020, THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1288 AND THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209, AS A PLANNED DEVELOPMENT DISTRICT SUBJECT TO THIS ORDINANCE AND ORDINANCE NO. 2280 (LAMBERTH HICKERY HILL, LLC, OWNER; LINESIGHT DEVELOPMENT, DEVELOPER; UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING THAT THE PROPERTY IS REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT; DESCRIBING THE PROPERTY TO BE REZONED; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6492
ZONE CHANGE
(2400-4000 BLOCKS
W. LAMBERTH RD)

Rob Rae, Director of Development Services, said these ordinances are related and asked that the action on them be taken together.

The first ordinance is for the annexation of approximately 150 acres on the west side of Sherman, where West Lamberth Road and North Lamberth Road come together. The schedule for the annexation was approved by the City Council at the last meeting.

The second ordinance is the zone change from R-A zoning to a Planned Development, for the Hickory Hill Development. The Development will be a mixed-use development of single-family, multi-family, commercial, with a significant amount of open space and parks dedication.

On February 21, 2022, the City Council approved Linesight Developer to apply for the Planned Development, even though it is less than 200 acres. Planned Developments aren't allowed unless they are over 200 acres, or have Council approval for less than 200 acres.

Mr. Rae introduced Taylor Blanchard, Managing Partner, Linesight Development. Mr. Blanchard said they had previously approached the Council about applying for the Hickory Hill Planned Development, which is 144 acres.

They are currently proposing a residential sub-district and a fixed-use sub-district. There will be a park district, with 30 acres of open space where the pond is located, and a trail will connect to Canyon Creek Estates.

The Planning and Zoning Commission recommended approval of the ordinances.

COUNCIL MINUTES – JUNE 6, 2022

No other citizens appeared before the City Council to discuss Ordinance Nos. 6491 and 6492.

Mayor Plyler introduced Ordinance No. 6493 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 A TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AT 620 AND 624 EAST KING STREET, BEING 0.29 ACRES AND BEING A REPLAT OF LOTS 2 AND 3, BLOCK 1, OF THE TEXOMA RENTALS ADDITION (ARTHUR NUNEZ, MALACHI 310 CONSTRUCTION, LLC, OWNER; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6493
SUP FOR DUPLEX
(620 & 624 E. KING ST)

Mr. Rae said this item is for a Specific Use Permit to allow a duplex at 620 and 624 East King Street. The applicants originally requested a zone change to R-2, however the Planning and Zoning Commission didn't feel comfortable with the recommendation. They requested that the applicant come back for a Specific Use Permit, to keep the Site Plan true to what they were presenting.

Once the applicant came back with a request for a Specific Use Permit, the Planning and Zoning Commission recommended approval.

No citizens appeared before the City Council to discuss Ordinance No. 6493.

Mayor Plyler introduced Ordinance No. 6494 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 R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT LOCATED AT 3012 TEXOMA PARKWAY, BEING 5.839 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504 AND ALSO BEING LOT 2, BLOCK 1, AARON'S ADDITION (AVANT CAPITAL, LLC, OWNERS; GREG GUERIN, EAST STAR DESIGN, REPRESENTATIVE/ARCHITECT; DAVID L. GARRISON LANDSCAPE DESIGN STUDIO, LANDSCAPE DESIGNER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6494
ZONE CHANGE
(3012 TEXOMA PKWY)

Mr. Rae said this item was a zone change from a C-2, General Commercial District, to an R-2, Multi-Family District. The developer is planning to construct two buildings, each with 60 units, for a total of 120 units. The site is currently unoccupied, but was formally a used car dealership.

The Planning and Zoning Commission recommended approval of the zone change.

COUNCIL MINUTES – JUNE 6, 2022

Frixmon Michael, 5152 Village Creek Dr., Plano, Texas

Mr. Michael, CEO, Avant Tax and Finance, Inc., appeared representing the request for the zone change.

No other citizens appeared before the City Council to discuss Ordinance No. 6494.

Mayor Plyler introduced Ordinance No. 6495 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE NO. 6149 AND SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT AN AMENDMENT TO THE SPECIFIC USE PERMIT TO ALLOW A HIGH SCHOOL (GRADES 9-12) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT AT 2907 WEST TRAVIS STREET, BEING 94.760 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (SHERMAN INDEPENDENT SCHOOL DISTRICT, OWNER; TYSON BENNETT, REPRESENTATIVE; AND MIKE WILSON, TEAGUE NALL AND PERKINS, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6495
SUP AMENDMENT
FOR HIGH SCHOOL
(2907 W. TRAVIS ST)

Mr. Rae said in 2018, the Sherman Independent School District applied for a Specific Use Permit for the High School. They would now like to amend the Site Plan that was approved with the SUP, to allow for additional parking. They will be adding 183 parking spaces.

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

No citizens appeared before the City Council to discuss Ordinance No. 6495.

Mayor Plyler introduced Ordinance No. 6496 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 R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT LOCATED IN THE 1300-1400 BLOCKS OF WEST TAYLOR STREET, BEING 32.580 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (TERRELL 176 PARTNERS, LLC, OWNER; BRYAN MOORE, REPRESENTATIVE; DBA ARCHITECTS, ARCHITECT; KIMLEY-HORN AND ASSOCIATES, ENGINEER, MDG LANDSCAPE ARCHITECTS, LANDSCAPE ARCHITECT; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6496
ZONE CHANGE
(1300-1400 BLOCKS
W. TAYLOR ST)

Mr. Rae said this item is for a zone change from a mix of R-1 and C-1, to R-2 zoning, to allow for a multi-family developer. The developer plans to construct 560 units at this location. The project

will be split into two phases. The site is the old Anderson Slaughter House property, across the street from Fairview Park.

The Planning and Zoning Commission recommended approval of the Zone Change.

Bryan Moore, 111 S. Kentucky Street, Suite 210, McKinney, Texas
Mr. Moore appeared representing DBA Architects, and said the project includes about 16 acres of the 32 acres, across the street from Fairview Park. There is Flood Plain to the west and south of the location.

He said most of the property is currently zoned R-2, but there are two "slivers" of land that are zoned R-1 and R-2, and they are asking that those two pieces of property become R-2 zoning. They plan to build about 560 apartment units in two phases. Phase one would be about 270 units, on the east side of the tract. That part of the project would be done immediately.

Phase two would be another 290 units, and would come within a year or two. He said the first thing they plan to do is to demolish the old Slaughter House, remove it, and clean the property.

Mr. Moore said, tonight, they are asking for Site Plan approval and zoning of those two "slivers."

No other citizens appeared before the City Council to discuss Ordinance No. 6496.

Mayor Plyler introduced Ordinance No. 6497 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 A MINI-WAREHOUSE (SELF STORAGE) IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT IN THE 2100-2200 BLOCKS NORTH TRAVIS STREET, BEING 2.809 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 AND BEING A PART OF LOT 2, REPLAT OF LOT 3, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE (POST OAK TRUST, OWNER; BRAD TIDWELL, PROSPECTIVE BUYER; BACA ARCHITECTURE, ARCHITECT; STEPHENS ENGINEERING, ENGINEER; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6497
SUP FOR SELF
STORAGE
(2100-2200 BLOCKS
N. TRAVIS ST)

Mr. Rae said this item is for a Specific se Permit to allow a mini-warehouse in a C-1 District. The developer plans to develop the mini-warehouse on the west side of the tract, closest to Travis Street.

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

COUNCIL MINUTES – JUNE 6, 2022

Brad Tidwell, 178 Jellico Circle, Southlake, Texas

Mr. Tidwell appeared representing the developer, Oak View Capital Partners. He said they have the entire nine acres under contract, but will be using the portion on Travis Street for their self-storage development. The facility will be mostly climate-controlled storage.

The remainder of the six acres will be left for future development of industrial, office, or whatever is needed.

No other citizens appeared before the City Council to discuss Ordinance No. 6497.

Mayor Plyler introduced Ordinance No. 6498 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 A BED AND BREAKFAST ESTABLISHMENT IN A C-O (COMMERCIAL OFFICE) DISTRICT/HERITAGE ROW HISTORICAL DISTRICT AT 402 SOUTH CROCKETT STREET, BEING 0.162 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND BEING PART OF LOT 1, BLOCK 1, DICKERMAN'S FIRST ADDITION (WORMINGTON 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.

ORD 6498
SUP FOR BED &
BREAKFAST
(402 S. CROCKETT ST)

Mr. Rae said this item is for a Specific Use Permit to allow a bed and breakfast in a Commercial-Office District. The Planning and Zoning Commission recommended approval of the Specific Use Permit.

Jada Saldana, 402 S. Crockett Street

Ms. Saldana said they are currently under contract to purchase property at 303 Cherry Street, for covered parking for the facility. In the meantime, they are trying to renew the parking contract they had with the Baptist Church across the street.

No other citizens appeared before the City Council to discuss Ordinance No. 6498.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6488

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES (UTILITIES), ARTICLE 13.06 (SOLID WASTE), SECTION 13.06.005 (CHARGES FOR RESIDENTIAL REFUSE COLLECTION) TO REMOVE THE OPTION FOR A RECYCLING CONTAINER; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES.

ORD 6488
SOLID WASTE
CHARGES

Ordinance 6489

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ISSUANCE OF "CITY OF SHERMAN, TEXAS, LIMITED TAX NOTES, SERIES 2022"; SPECIFYING THE TERMS AND FEATURES OF SUCH NOTES; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SUCH NOTES; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO, INCLUDING THE APPROVAL AND EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT AND PROVIDING AN EFFECTIVE DATE.

ORD 6489
LIMITED TAX NOTES
FOR BUDGETED
ITEMS

Ordinance 6490

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RELATING TO GREATER TEXOMA UTILITY AUTHORITY CONTRACT REVENUE BONDS, SERIES 2022 (CITY OF SHERMAN PROJECT); AND APPROVING THE ISSUANCE THEREOF, THE NOTICE OF SALE PREPARED IN CONNECTION WITH THE PUBLIC OFFERING OF THE BONDS AND THE FACILITIES TO BE CONSTRUCTED OR ACQUIRED BY SUCH AUTHORITY.

ORD 6490
REVENUE BOND SALE
GTUA CIP PROJECTS

Council Member Teamann said this was a big bond issue, and he asked if all the projects on the list had been previously approved by the Council.

Mr. Hefton said "yes and no." He said some of the projects were part of the 2022 work plan. A majority are not, but are projects that they have spoken about, and that primarily relate to Texas Instruments.

He said there are two "buckets" of money for that, with one being engineering, for various aspects of the projects that will relate to the expansion. The second is funding to actually pre-procure pipe and other fittings, in order to take advantage of better pricing today than in the future. The purchase of other supplies have long lead times.

Mr. Hefton reiterated that most of the projects are Texas Instruments related, but the ones that aren't, are in the work plan.

Council Member Teamann asked about the funding source for the bonds, especially before Texas Instruments actually comes on line. He asked if they were still planning to fund those through payments of cash.

Mr. Hefton said that will be discussed at tomorrow's budget workshop. But, they are using capitalized interest for some period of time, about \$6 million in capitalized interest, until the revenues catch up. Second, they will use the rates, the reserves, using what's available in the Utility Fund, to make the debt service payments.

Council Member Teamann asked if there was any plan to use increases in citizen's rates to pay for the project. Mr. Hefton said the staff believed, not only for this issue, but for what is projected

out, that it will not change the “trajectory” of the rate study, for the next five years. He expected no change to the citizens, other than what was discussed in the past.

Ordinance 6491

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF THE SAID CITY SO AS TO ANNEX AN AREA OF LAND CONSISTING OF APPROXIMATELY 150.434 ACRES OF LAND LOCATED SOUTH OF W LAMBERTH ROAD, WEST OF CARRIAGE ESTATES ROAD AND NORTH OF SAND CREEK, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNERS; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6491
ANNEXATION
HICKORY HILL

Ordinance 6492

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12 AND SECTION 6.12, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO REZONE PROPERTY GENERALLY LOCATED IN THE 3400-4000 BLOCKS WEST LAMBERTH ROAD, BEING 143.742 ACRES IN PART OF THE RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18, PART OF THE G.R. REEVES SURVEY, ABSTRACT NO. 1020, THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1288 AND THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209, AS A PLANNED DEVELOPMENT DISTRICT SUBJECT TO THIS ORDINANCE AND ORDINANCE NO. 2280 (LAMBERTH HICKORY HILL, LLC, OWNER; LINESIGHT DEVELOPMENT, DEVELOPER; UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING THAT THE PROPERTY IS REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT; DESCRIBING THE PROPERTY TO BE REZONED; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6492
ZONE CHANGE
(2400-4000 BLOCKS
W. LAMBERTH RD)

Ordinance 6493

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 A TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AT 620 AND 624 EAST KING STREET, BEING 0.29 ACRES AND BEING A REPLAT OF LOTS 2 AND 3, BLOCK 1, OF THE TEXOMA RENTALS ADDITION (ARTHUR NUNEZ, MALACHI 310 CONSTRUCTION, LLC, OWNER; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR)

ORD 6493
SUP FOR DUPLEX
(620 & 624 E. KING ST)

PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Ordinance 6494

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 R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT LOCATED AT 3012 TEXOMA PARKWAY, BEING 5.839 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504 AND ALSO BEING LOT 2, BLOCK 1, AARON'S ADDITION (AVANT CAPITAL, LLC, OWNERS; GREG GUERIN, EAST STAR DESIGN, REPRESENTATIVE/ ARCHITECT; DAVID L. GARRISON LANDSCAPE DESIGN STUDIO, LANDSCAPE DESIGNER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6494
ZONE CHANGE
(3012 TEXOMA PKWY)

Council Member Marroquin asked what type of building they planned to put at this location, because there is only commercial on that side of the street.

A representative said they are looking at a three-story apartment building in the back, and a small convenience store in the front.

Ordinance 6495

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE NO. 6149 AND SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT AN AMENDMENT TO THE SPECIFIC USE PERMIT TO ALLOW A HIGH SCHOOL (GRADES 9-12) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT AT 2907 WEST TRAVIS STREET, BEING 94.760 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (SHERMAN INDEPENDENT SCHOOL DISTRICT, OWNER; TYSON BENNETT, REPRESENTATIVE; AND MIKE WILSON, TEAGUE NALL AND PERKINS, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6495
SUP AMENDMENT
FOR HIGH SCHOOL
(2907 W. TRAVIS ST)

Ordinance 6496

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 R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT LOCATED IN THE 1300-1400 BLOCKS OF WEST TAYLOR STREET, BEING 32.580 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (TERRELL 176 PARTNERS, LLC, OWNER; BRYAN MOORE, REPRESENTATIVE; DBA ARCHITECTS, ARCHITECT; KIMLEY-HORN AND ASSOCIATES, ENGINEER, MDG LANDSCAPE ARCHITECTS, LANDSCAPE ARCHITECT; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6496
ZONE CHANGE
(1300-1400 BLOCKS
W. TAYLOR ST)

Deputy Mayor Howeth said it was wonderful that someone wanted to use that property. She said almost anything would be an improvement.

Council Member Teamann said that the driveway is to the west, and runs through the City property. He said the City would still need to use the drive to access their property. He said the City might not ever need that property, and it might be good to give the property to them.

Mr. Rae said the developer did ask the City to look into that possibility. He said, if it was dedicated park land, there are some challenges to selling that property.

Ordinance 6497

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 A MINI-WAREHOUSE (SELF STORAGE) IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT IN THE 2100-2200 BLOCKS NORTH TRAVIS STREET, BEING 2.809 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING A PART OF LOT 2, REPLAT OF LOT 3, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE (POST OAK TRUST, OWNER; BRAD TIDWELL, PROSPECTIVE BUYER; BACA ARCHITECTURE, ARCHITECT; STEPHENS ENGINEERING, ENGINEER; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6497
SUP FOR SELF
STORAGE
(2100-2200 BLOCKS
N. TRAVIS ST)

Deputy Mayor Howeth said they would not use all the acreage for the mini-warehouse, but eventually it would be developed. She asked if the developer would need to come back to Council for approval to use the rest of the property.

Mr. Rae said it would depend on what they decide to do as to permitted uses on the property. If it was a permitted use, they might not need to come back for approval. They would need Site Plan approval through the Planning and Zoning Commission.

He added that, the Specific Use Permit is restricted to the legal description that they provided. Therefore, they can't move the mini-warehouse to another location on that lot. It is restricted to the location that they have described.

Ordinance 6498

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 A BED AND BREAKFAST ESTABLISHMENT IN A C-O (COMMERCIAL OFFICE) DISTRICT/HERITAGE ROW HISTORICAL DISTRICT AT 402 SOUTH CROCKETT STREET, BEING 0.162 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND BEING PART OF LOT 1, BLOCK 1, DICKERMAN'S FIRST ADDITION (WORMINGTON PRESTON TRAIL LAND SURVEYING, SURVEYOR)

ORD 6498
SUP FOR BED &
BREAKFAST
(402 S. CROCKETT ST)

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 Deputy Mayor Howeth to adopt Ordinance Nos. 6488, 6489, 6490, 6491, 6492, 6493, 6494, 6495, 6496, 6497, and 6498, as presented. Second by Council Member Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6898 – ACKNOWLEDGING RECEIPT OF A PETITION SUBMITTED BY LANDOWNER SPARKS SHEPARD VENTURES, LLC TO CREATE A MUNICIPAL UTILITY DISTRICT OVER APPROXIMATELY 391.322 ACRES OF LAND IN THE CORPORATE LIMITS OF THE CITY OF SHERMAN, TEXAS; CONSENTING TO THE INCLUSION OF THE LAND WITHIN THE DISTRICT AND THE CREATION OF THE MUNICIPAL UTILITY DISTRICT TO BE KNOWN AS THE SHEPHERD'S PLACE MUNICIPAL UTILITY DISTRICT NO. 1 OF GRAYSON COUNTY IN ACCORDANCE WITH SECTION 54.016 OF THE TEXAS WATER CODE SUBJECT TO CERTAIN CONDITIONS

RES 6898
SHEPHERD'S PLACE
MUNICIPAL UTILITY
DISTRICT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACKNOWLEDGING RECEIPT OF A PETITION SUBMITTED BY LANDOWNER SPARKS SHEPARD VENTURES, LLC TO CREATE A MUNICIPAL UTILITY DISTRICT OVER APPROXIMATELY 391.322 ACRES OF LAND IN THE CORPORATE LIMITS OF THE CITY OF SHERMAN, TEXAS; CONSENTING TO THE INCLUSION OF THE LAND WITHIN THE DISTRICT AND THE CREATION OF THE MUNICIPAL UTILITY DISTRICT TO BE KNOWN AS THE SHEPHERD'S PLACE MUNICIPAL UTILITY DISTRICT NO. 1 OF GRAYSON COUNTY IN ACCORDANCE WITH SECTION 54.016 OF THE TEXAS WATER CODE SUBJECT TO CERTAIN CONDITIONS.

Mr. Philpott said this is a petition by the developer, to allow the creation of a Municipal Utility District. A part of the developer's agreement that was previously approved for the Planned Development and Tax Reinvestment Zone, was to consent to the creation of this Utility District.

This Utility District is a financing mechanism for the developer, but they will not maintain any of the water, sewer, or roads. Those will all be dedicated to the public and taken over by the City of Sherman. They will connect to the City's sewer and water. Approval of this Municipal Utility District allows them to finance their public infrastructure.

Council Member Teamann said the City had a contract with this developer, but he asked if the Municipal Utility District was specific to the property owner, or can it be transferred to another owner.

Mindy Kochne, 14755 Preston Road, Suite 600, Dallas, Texas

Ms. Kochne appeared representing Coats Rose, attorneys. She explained that the Municipal Utility District is specific to the

property, and is not owned by the developer. One of the first actions that will be done, is to created a reimbursement agreement with the developer.

ACTION TAKEN.

Motion by Deputy Mayor Howeth to approve Resolution No. 6898, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6899 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH DAVID DOWNTAIN, D/B/A RP SHERMAN PROPERTIES II, LLC UNDER THE CITY OF SHERMAN'S CENTRAL BUSINESS DISTRICT HISTORIC BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO 219 WEST HOUSTON STREET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH DAVID DOWNTAIN, D/B/A RP SHERMAN PROPERTIES II, LLC UNDER THE CITY OF SHERMAN'S CENTRAL BUSINESS DISTRICT HISTORIC BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO 219 WEST HOUSTON STREET.

RES 6899
CENTRAL BUSINESS
DISTRICT HISTORIC
BUILDING
RESTORATION
GRANT
(219 W. HOUSTON ST)

Nate Strauch, Community and Support Services Manager, said this project has been in the works for downtown Sherman, for a long time. Numerous people have tried to purchase this building, but have failed.

David Downtain, Sherman Properties II, was successful in the purchase of the building, and has a plan to develop it as a commercial property. It is in a very visible location and should be a great asset to the downtown. The building was formerly Kreager's Feed Store.

ACTION TAKEN.

Motion by Council Member Teamann to approve Resolution No. 6899, as presented. Second by Council Member Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6900 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH MERRITT TENNIS & TRACK SYSTEMS BASED ON A REQUEST FOR PROPOSALS FOR THE PICKLEBALL COURT INSTALLATION AND THE BASKETBALL COURT INSTALLATION AT FAIRVIEW PARK

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH MERRITT TENNIS & TRACK SYSTEMS BASED ON A REQUEST FOR PROPOSALS FOR THE PICKLEBALL COURT INSTALLATION AND THE BASKETBALL COURT INSTALLATION AT FAIRVIEW PARK.

RES 6900
FAIRVIEW PARK
PICKLEBALL &
BASKETBALL COURTS

Theresa Hutchinson, Parks and Recreation Manager, said the staff received two responsive bids for each of the projects, and they are requesting to award the proposal to Merritt. They scored the highest on the scoring criteria, and were also the lowest bidder.

Deputy Mayor Howeth said, with the popularity of pickleball, would this court be enough. Ms. Hutchinson said this would actually be six courts.

Council Member Dobbs confirmed the location of the pickleball courts and the basketball courts in Fairview Park. Council Member Teamann confirmed that the tennis courts would remain tennis courts. Council Member Marroquin confirmed that the courts would have a shade covering.

ACTION TAKEN.

Motion by Deputy Mayor Howeth to approve Resolution No. 6900, as presented. Second by Council Member Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6901 – AUTHORIZING EXECUTION OF A PROFESSIONAL DESIGN SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE DESIGN OF SHEPHERD DRIVE FROM US 75 TO FLANARY ROAD

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL DESIGN SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE DESIGN OF SHEPHERD DRIVE FROM US 75 TO FLANARY ROAD.

RES 6901
SHEPHERD DRIVE
DESIGN FROM
US 75 TO FLANARY RD

Wayne Lee, Director of Engineering, said Shepherd Drive is on the City's Master Thoroughfare Plan, and will ultimately be a six-lane, divided roadway.

In October 2021, Kimley-Horn was contracted to provide a 30% design schematic, horizontally and vertically, so Shepherd's Place Development could determine how the roadway would affect their development. The design went to Farmington Road, in case additional development occurred westward.

This contract will provide the City with 100% design plans from US Hwy 75 to the Flanary Road Extension. The roadway is also needed for the Shepherd's Place Development, as well as for the additional traffic generated by the Texas Instruments project.

The design should be completed within the next nine to twelve months, and will cost approximately \$132,000.

Mr. Hefton said the construction of this project and the location, are within the Shepherd's Place Tax Increment Reinvestment Zone that was already approved by the City Council. Therefore, funding for this project will be through the TIRZ, as well.

ACTION TAKEN.

Motion by Council Member Dobbs to approve Resolution No.

6901, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6902 – AUTHORIZING EXECUTION OF A
PROFESSIONAL SERVICES AGREEMENT WITH PLUMMER
ASSOCIATES, INC. FOR ENGINEERING SERVICES FOR DESIGN
OF THE WASTEWATER TREATMENT AND WATER REUSE
MASTER PLAN PROJECT

RES 6902
WWTP & WATER
REUSE MASTER
PLAN PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH PLUMMER ASSOCIATES, INC. FOR ENGINEERING SERVICES FOR DESIGN OF THE WASTEWATER TREATMENT AND WATER REUSE MASTER PLAN PROJECT.

Mr. Lee said this contract engages Plummer Associates to look at the treatability of industrial waste that the City will be receiving and determine if the existing plant can handle that or if modifications need to be made, or possibility a second plant needs to be added. It will also include a Water Reuse Master Plan project to consider the reuse of the effluent from the Wastewater Treatment Plant.

The project should supply 30% schematic designs, with recommendations for all the aspects. The contract is a little over \$2 million, and will be funded by 2022 Greater Texoma Utility Authority Bond Funds.

ACTION TAKEN.

Motion by Council Member Dobbs to approve Resolution No.

6902, as presented. Second by Deputy Mayor Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6903 – AUTHORIZING EXECUTION OF A
PROFESSIONAL SERVICES AGREEMENT WITH BUREAU
VERITAS FOR THE PLAN REVIEW AND BUILDING INSPECTION
SERVICES FOR THE TEXAS INSTRUMENTS PROJECT

RES 6903
TEXAS INSTRUMENTS
PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH BUREAU VERITAS FOR THE PLAN REVIEW AND BUILDING INSPECTION SERVICES FOR THE TEXAS INSTRUMENTS PROJECTS.

Mr. Rae said this is a contract with Bureau Veritas to handle third party inspections and plan review for the Texas Instruments project. Cost of the contract would be paid by the general contractor, Austin Commercial. The City and contractor have agreed to split the payment throughout the duration of the project, so it won't have to all be paid up front. It will be paid throughout the project, as the facility is built.

COUNCIL MINUTES – JUNE 6, 2022

Mr. Rae said this will replace the building permit fee that they would be required to get when they take out a building permit. The City of Sherman would not have to allocate any funds for this contract.

Council Member Holland asked if this was normal for bigger cities with a lot of development. Mr. Rae said, it depends. They really have the choice of going through the City's Office to handle building inspections, but they wanted a little more responsiveness, so they're willing to pay more for those services.

He said Bureau Veritas will have an inspector on site, five days a week, and will be on call on the weekends.

Deputy Mayor Howeth confirmed that this will free the City's inspectors up to work on their normal workload of projects. Mr. Rae said that was one of the concerns with this project. They didn't want the other projects "put on the back burner." There's a lot of new housing and new commercial going on right now. This will free them up and allow their inspectors to continue working on business as usual.

He introduced Larry Bollier, Building Official/Chief Plans Examiner, and Billy Hartsfield, Fire Marshall, who will essentially be the Project Managers on the City's side.

Mr. Hefton said, it's not part of this agreement, but Texas Instruments has agreed to reimburse the cost, on an hourly basis, for the inspectors that the City will use on the project. This will be in addition to the \$2.2 million, that the staff is asking for approval for tonight.

Council Member Dobbs asked if there was any "downside" for the City. He also clarified that the City isn't "writing the checks up front." Mr. Rae added that Texas Instruments can't contract directly with Bureau Veritas, that must come through the City of Sherman.

ACTION TAKEN.

Motion by Council Member Dobbs to approve Resolution No. 6903, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6904 – SUSPENDING THE JUNE 17, 2022
EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S
REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO
STUDY THE REQUEST AND TO ESTABLISH REASONABLE
RATES; APPROVING COOPERATION WITH THE STEERING
COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND
CONSULTING SERVICES AND TO NEGOTIATE WITH THE
COMPANY AND DIRECT ANY NECESSARY LITIGATION AND
APPEALS

RESOLUTION OF THE CITY OF SHERMAN, TEXAS, SUSPENDING
THE JUNE 17, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC
DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT

RES 6904
ONCOR ELECTRIC
RATE CHANGE

THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS. REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.
CONSENT AGENDA.

RESOLUTION NO. 6905 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH DOUGLAS DAILY CONSTRUCTION, LLC BASED ON AN INVITATION TO BID FOR THE TEXOMA PARKWAY WATER MAIN REPLACEMENT FROM FM 691 TO FALLON DRIVE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH DOUGLAS DAILEY CONSTRUCTION, LLC BASED ON AN INVITATION TO BID FOR THE TEXOMA PARKWAY WATER MAIN REPLACEMENT FROM FM 691 TO FALLON DRIVE.
CONSENT AGENDA.

RES 6905
TEXOMA PKWY
WATER MAIN
REPLACEMENT

RESOLUTION NO. 6906 – AUTHORIZING EXECUTION OF THE CERTIFICATE OF APPROVAL FOR ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR THE BENEFIT OF THE SHERMAN LEASED HOUSING ASSOCIATES III, L.P. OR AN AFFILIATE THEREOF IN ACCORDANCE WITH SECTION 147(F)(2)(A)(II) OF THE INTERNAL REVENUE CODE OF 1986

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A CERTIFICATE OF APPROVAL FOR ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR THE BENEFIT OF THE SHERMAN LEASED HOUSING ASSOCIATES III, L.P. OR AN AFFILIATE THEREOF IN ACCORDANCE WITH SECTION 147(F)(2)(A)(II) OF THE INTERNAL REVENUE CODE OF 1986.
CONSENT AGENDA.

RES 6906
TAX-EXEMPT
MULTIFAMILY
HOUSING REVENUE
BONDS

RESOLUTION NO. 6907 – AUTHORIZING EXECUTION OF A WATER SUPPLY CONTRACT WITH THE CITY OF DORCHESTER TO SUPERSEDE THE EXISTING WATER SUPPLY CONTRACT BETWEEN THE PARTIES DATED NOVEMBER 1, 2004, AS AMENDED BY THAT CERTAIN FIRST RENEWAL AND EXTENSION OF THE WATER SUPPLY CONTRACT DATED SEPTEMBER 7, 2016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A WATER SUPPLY CONTRACT WITH THE CITY OF DORCHESTER TO SUPERSEDE THE EXISTING WATER SUPPLY CONTRACT BETWEEN THE PARTIES DATED NOVEMBER 1, 2004, AS AMENDED BY THAT CERTAIN FIRST RENEWAL AND EXTENSION OF THE WATER SUPPLY CONTRACT DATED SEPTEMBER 7, 2016.
CONSENT AGENDA.

RES 6907
DORCHESTER WATER
SUPPLY CONTRACT

RESOLUTION NO. 6908 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE

RES 6908
RESIDENTIAL TAX
ABATEMENT

CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1612 NORTH HOARD AVENUE WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10)

(1612 N. HOARD)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1612 NORTH HOARD AVENUE WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10).
CONSENT AGENDA.

OTHER BUSINESS

FINAL PLAT APPROVAL FOR MEALS ON WHEELS ADDITION, BEING 3.662 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NUMBER 503; MEALS ON WHEELS, OWNER; PLYLER CONSTRUCTION, DEVELOPER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (2626 HILLTOP DRIVE)

APPROVE FINAL PLAT
MEALS ON WHEELS
ADDITION
(2626 HILLTOP DR)

Mr. Rae said this was a Final Plat that was approved by the Planning and Zoning Commission. It is a great project and Meals on Wheels is a great asset to the community.

Deputy Mayor Howeth said she was on the Board of Directors for Meals on Wheels, and that Plyler Construction was the developer. Both were going to abstain from the vote.

Deputy Mayor Howeth said it was a wonderful organization and it would be great to have the facility. Council Member Teamann said that building had been vacant for so long and he was happy to see it back in use.

ACTION TAKEN.

Motion by Council Member Holland to approve the Final Plat for Meals on Wheels Addition, located at 2626 Hilltop Drive, as presented. Second by Council Member Teamann.

VOTING AYE: Dobbs, Holland, Marroquin, Teamann.

VOTING NAY: None.

ABSTAIN: Plyler, Howeth.

MOTION CARRIED.

REPAIR AND REPLACEMENT OF THE ARAPAHO EAST TRAIL SEWER LINE UNDER EMERGENCY DESIGNATION

ARAPAHO EAST
TRAIL SEWER LINE
REPLACEMENT

The City Council approved the repair and replacement of the Arapaho East Trail Sewer Line under an Emergency Designation.

A small section of collapsed main was recently repaired, and it was discovered through TV inspection, that a larger portion of the existing line was severely deteriorated. The current condition of the main places nearby customers at risk of backing up. The sewer line is being replaced under an emergency declaration by the staff.

The estimated cost to repair and replace the sewer line is estimated to be \$210,245, and will be paid from the City's Utility Improvement Fund.

CONSENT AGENDA.

CONSIDER CALLING A SPECIAL MEETING OF THE CITY COUNCIL FOR TUESDAY, JULY 5, 2022, DUE TO CONFLICT WITH A FEDERAL HOLIDAY

The City Council called a Special Meeting of the City Council for Tuesday, July 5, 2022, due to a conflict with a Federal Holiday. Independence Day falls on Monday, July 4, 2022, which is a holiday for City employees.

CONSENT AGENDA.

SET CALLED
COUNCIL MEETING
(JULY 5, 2022)

REPLAT APPROVAL OF MALACHI ADDITION, BEING 0.29 ACRES AND BEING A REPLAT OF LOTS 2 AND 3, BLOCK 1, OF THE TEXOMA RENTALS ADDITION; ARTHUR NUNEZ, MALACHI 310 CONSTRUCTION, LLC, OWNER AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (620 AND 624 EAST KING STREET)

The City Council approved the Replat of Malachi Addition, a 0.29 acre tract, located at 620 and 624 East King Street. The owner would like to replat the property into one lot to build two, 2,076 square foot single-family homes.

APPROVE REPLAT
MALACHI ADDITION
(620 & 624 E. KING ST)

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

REPLAT APPROVAL OF WOOD HAVEN ADDITION, BEING 1.259 ACRES AND ALSO BEING PART OF BLOCKS 4 AND 5 OF THE REPLAT OF LOTS 6 THRU 45, WOOD HAVEN ADDITION; SHERMAN C & G PROPERTIES, LTD, OWNERS/DEVELOPER AND PIPELINE LAND SERVICES, INC., SURVEYOR (1200 BLOCK PARK PLACE)

The City Council approved the Replat of Wood Haven Addition, a 1,259 acre tract, located in the 1200 block of Park Place. The owner would like to replat the property into one lot for a multi-family development.

APPROVE REPLAT
WOOD HAVEN
ADDITION
(1200 BLOCK PARK
PLACE)

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

REPLAT APPROVAL FOR PART OF LOT 5 AND ALL OF LOT 6, BLOCK 1, CANYON CREEK ADDITION, SECTION TWO "B", CONTAINING 0.435 ACRES; LAURA HILL, OWNER AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYOR (2525 NANTUCKET DRIVE)

The City Council approved the Replat of Canyon Creek Addition, Section Two "B", a 0.435 acre tract, located at 2525 Nantucket Drive. The owner would like to replat the property into one lot for residential development.

APPROVE REPLAT
CANYON CREEK
ADDITION
(2525 NANTUCKET DR)

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

REPLAT APPROVAL OF CORNERSTONE ADDITION, BLOCK 2, LOT 4R, 6R, 9R1 BEING A REPLAT OF LOTS 4, 5, 6, 7 AND 9R, BLOCK 2 CORNERSTONE ADDITION, BEING 5.250 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING LOTS 4, 5, 6 AND 7, BLOCK 2, CORNERSTONE ADDITION AND BEING LOT

APPROVE REPLAT
CORNERSTONE
ADDITION
(301-309 & 2608-2708
N. CORNERSTONE DR)

9R, BLOCK 2 OF REPLAT OF CORNERSTONE ADDITION; JACK PATEL, P&N SHERMAN, LLC, OWNER AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (301-309 AND 2608-2708 NORTH CORNERSTONE DRIVE)

The City Council approved the Replat of Cornerstone Addition, a 5.250 acre tract, located in the 301 to 309 and 2608 to 2708 blocks of North Cornerstone Drive. The owner would like to replat the property into three lots for commercial development.

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF SHAWN MacDONALD ADDITION, BEING 5.281 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763; SHAWN AND DANA MacDONALD, OWNERS AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (2412, 2450 AND 2500 NORTH TRAVIS STREET)

The City Council approved the Final Plat of the Shawn MacDonald Addition, a 5.281 acre tract, located at 2412, 2450, and 2500 North Travis Street. The owner would like to plat the property into three lots for commercial development.

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

APPROVE FINAL PLAT
SHAWN MacDONALD
ADDITION
(2412, 2450, 2500
N. TRAVIS ST)

REPLAT APPROVAL OF NAZARENE 1ST ADDITION, BEING 14.597 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND THE G.W. McGLOTHLIN SURVEY, ABSTRACT NO. 828, AND BEING PART OF LOTS 1 AND 2, BLOCK 5, LAUREL CREEK ADDITION; FIRST CHURCH OF THE NAZARENE OF SHERMAN, OWNER AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (601 NORTH FM 1417 (HERITAGE PARKWAY))

The City Council approved the Replat of Nazarene 1st Addition, a 14.597 acre tract, located at 601 North FM 1417. The owner would like to replat the property into two lots for commercial development.

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

APPROVE REPLAT
NAZARENE 1ST
ADDITION
(610 N. FM 1417)

FINAL PLAT APPROVAL OF LOT 1, BLOCK 1, ARTISAN ADDITION, BEING 10.30 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625; PARISH DC INVESTMENTS, LLC, OWNERS; SIVA PALCHURU, DEVELOPER; AND KAZ SURVEYING, SURVEYOR (3401 STEEPLE CHASE DRIVE)

The City Council approved the Final Plat of the Artisan Addition, a 10.30 acre tract, located at 3401 Steeple Chase Drive. The owner would like to plat the property into one lot for residential development.

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

APPROVE FINAL PLAT
(3401 STEEPLE
CHASE DR)

FINAL PLAT APPROVAL GARCIA LAMAR ADDITION, BEING 2.814 ACRES IN THE G.W. McGLOTHLIN SURVEY, ABSTRACT NO. 827 AND THE S. McGLOTHLIN SURVEY, ABSTRACT NO. 808; HERIBERTO MUNOZ GARCIA, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (1530 EAST LAMAR STREET)

The City Council approved the Final Plat of Garcia Lamar Addition, a 2.814 acre tract, located at 1530 East Lamar Street. The owner would like to plat the property into two lots for residential development.

APPROVE FINAL PLAT
GARCIA LAMAR
ADDITION
(1530 E. LAMAR ST)

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

REPLAT APPROVAL OF FRIENDS OF OWN DECOY ESTATES, PHASE TWO IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 5.297 ACRES, AND BEING A PART OF THE JOSEPH DEEVER SURVEY, ABSTRACT NO. 359, AND BEING LOT 1, FRIENDS OF OWN DECOY ESTATES; OWN DeCOY HOLDINGS, LLC AND CLOIS CARROL WADE, OWNERS AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (543, 563, 581 AND 583 NORTH FRIENDSHIP ROAD)

The City Council approved the Replat of Friends of Own Decoy Estates, Phase Two, a 5.297 acre tract, located at 543, 563, 581, and 583 North Friendship Road.

APPROVE REPLAT
FRIENDS OF OWN
DECOY ESTATES
(543, 563, 581 &
583 N. FRIENDSHIP RD)

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

FINAL PLAT APPROVAL FOR DAVID H. BROWN ADDITION, LOT 1, BLOCK 1, BEING 1.043 ACRES AND BEING ALL OF TRACT 3 AND A PORTION OF TRACT 2 IN THE SAMUEL McGLOTHLIN SURVEY, ABSTRACT 811; HOME PLACE PARTNERS, OWNER AND ELD ENGINEERING, SURVEYOR (2309 GALLAGHER DRIVE)

The City Council approved the Final Plat of David H. Brown Addition, a 1.043 acre tract, located at 2309 Gallagher Drive. The owner would like to plat the property into one lot for commercial development.

APPROVE FINAL PLAT
DAVID H. BROWN
ADDITION
(2309 GALLAGHER DR)

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

COUNCIL COMMENTS
DEVELOPMENT IN SHERMAN

Council Member Holland said there is currently lots of development going on in Sherman.

DEVELOPMENT
IN SHERMAN

HOT SUMMER NIGHTS

Deputy Mayor Howeth said Hot Summer Nights was great last Thursday night and she enjoyed the band. She invited everyone to attend the upcoming concerts.

HOT SUMMER NIGHTS

CITY COUNCIL MEETING

Council Member Teamann commented on the length of the Council Meeting and the number of agenda items that were included.

CITY COUNCIL MTG

PICKLEBALL COURTS

Council Member Teamann felt that, with the popularity of pickleball, the number of courts would probably need to be doubled next year.

PICKLEBALL COURTS

CITY EMPLOYEE RETIREMENT

Mr. Hefton recognized Tammy Davis, the City's Controller, on her upcoming retirement. She will be moving to Missouri after her retirement. He acknowledged her hard work and dedication in the Finance Department over the years. He said she had been a "fantastic employee" and the staff is sorry to see her go.

CITY EMPLOYEE
RETIREMENT

CITY EMPLOYEE RETIREMENT

Council Member Dobbs said Ms. Davis is also a great citizen of Sherman, and is very active at Sherman Independent School District events. He said we are also losing a great citizen of the community.

CITY EMPLOYEE
RETIREMENT

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Hot Summer Nights is finally underway with nearly 5,000 in attendance at the first concert with Diamond Rio. Next concert is Jo Dee Messina.
- Downtown Sherman Now will host Craft the Night Away on June 11, 2022. It's a great way to support the downtown businesses.
- CASA of Grayson County will host their annual Chocolate Indulgence fundraiser on June 18, 2022.

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

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

COUNCIL MINUTES – JUNE 6, 2022

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

On Motion duly made and carried, the meeting adjourned at 5:58 p.m.

ADJOURNMENT



MAYOR



CITY CLERK

Bond Sale Overview

City of Sherman
June 6, 2022



*Issuance of:
Greater Texoma Utility Authority, Contract Revenue Bonds, Series 2022 (City of Sherman
Project)*



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Steven Adams | Managing Director
Office 214.373.3911 | Cell 214.608.2293
steven@spfmuni.com

Garry Kimball | Managing Director
Office 214.373.3911 | Cell 512.820.6083
garry@spfmuni.com

Transaction Overview



- On Tuesday, June 2nd, Specialized Public Finance (“SPFI”) competitively bid the \$68,005,000 Greater Texoma Utility Authority, Contract Revenue Bonds, Series 2022 (City of Sherman Project) (the “Bonds”).
- Bids were due on June 2, 2022 at 9:30 AM, CDST. All bids were submitted via Parity’s online bidding system.
- The spread between the low bid and the high bid is approximately 0.414% (or 41.4 basis points).
- All five bidders elected to have the principal and interest payments on the Bonds insured by Assured Guaranty Mutual (giving the Bonds an insured rating of “AA”). The winning bidder elected to have the principal and interest payments insured for a premium of \$211,169 based on the resized par amount.
- The Final TIC equated to 4.025471% based on the resized par amount
- The Bonds hold an optional redemption date of October 1, 2031 at par.
- The Bonds are scheduled to close on June 28th.



Summary of Bids Received

S

- The spread between the low bid and high bid is approximately 41.4 basis points.
- All bids were submitted via Parity's online bidding system.

Summary of Bids Received on the Bonds

1.	Robert W. Baird & Co., Inc.....	4.034%
2.	Citigroup Capital Markets Inc.....	4.068%
3.	Raymond James & Associates, Inc.....	4.108%
4.	HilltopSecurities.....	4.277%
5.	Huntington Securities, Inc.....	4.448%

Debt Service of the Series 2022 Bonds (TIC 4.025%)

Series 2022 Debt Service

Date	Principal	Coupon	Interest	Total P+I
09/30/2022	-	-	-	-
09/30/2023	-	-	2,156,813.75	2,156,813.75
09/30/2024	-	-	2,844,150.00	2,844,150.00
09/30/2025	-	-	2,844,150.00	2,844,150.00
09/30/2026	265,000.00	4.000%	2,838,850.00	3,103,850.00
09/30/2027	260,000.00	4.000%	2,828,350.00	3,088,350.00
09/30/2028	260,000.00	5.000%	2,816,650.00	3,076,650.00
09/30/2029	410,000.00	5.000%	2,799,900.00	3,209,900.00
09/30/2030	420,000.00	5.000%	2,779,150.00	3,199,150.00
09/30/2031	865,000.00	5.000%	2,747,025.00	3,612,025.00
09/30/2032	870,000.00	5.000%	2,703,650.00	3,573,650.00
09/30/2033	900,000.00	5.000%	2,659,400.00	3,559,400.00
09/30/2034	1,080,000.00	5.000%	2,609,900.00	3,689,900.00
09/30/2035	1,190,000.00	5.000%	2,553,150.00	3,743,150.00
09/30/2036	1,300,000.00	5.000%	2,490,900.00	3,790,900.00
09/30/2037	2,485,000.00	5.000%	2,396,275.00	4,881,275.00
09/30/2038	2,615,000.00	5.000%	2,268,775.00	4,883,775.00
09/30/2039	2,735,000.00	4.000%	2,148,700.00	4,883,700.00
09/30/2040	2,845,000.00	4.000%	2,037,100.00	4,882,100.00
09/30/2041	2,960,000.00	4.000%	1,921,000.00	4,881,000.00
09/30/2042	3,085,000.00	4.000%	1,800,100.00	4,885,100.00
09/30/2043	3,210,000.00	4.000%	1,674,200.00	4,884,200.00
09/30/2044	3,340,000.00	4.000%	1,543,200.00	4,883,200.00
09/30/2045	3,475,000.00	4.000%	1,406,900.00	4,881,900.00
09/30/2046	3,620,000.00	4.000%	1,265,000.00	4,885,000.00
09/30/2047	3,765,000.00	4.000%	1,117,300.00	4,882,300.00
09/30/2048	3,920,000.00	4.000%	963,600.00	4,883,600.00
09/30/2049	4,080,000.00	4.000%	803,600.00	4,883,600.00
09/30/2050	4,245,000.00	4.000%	637,100.00	4,882,100.00
09/30/2051	4,420,000.00	4.000%	463,800.00	4,883,800.00
09/30/2052	4,600,000.00	4.000%	283,400.00	4,883,400.00
09/30/2053	4,785,000.00	4.000%	95,700.00	4,880,700.00
Total	\$68,005,000.00	-	\$60,497,788.75	\$128,502,788.75

Yield Statistics

True Interest Cost (TIC)	4.0254707%
--------------------------	------------



Sources and Uses of Funds

Sources and Uses of Funds	
Par	\$68,005,000
Net Reoffering Premium	1,142,036
Total Sources	\$69,147,036
Costs of Issuance	\$271,086
Gross Bond Insurance Premium (16.4 bp)	211,169
Deposit to Debt Service Reserve Fund	3,259,753
Deposit to Capitalized Interest Fund	6,373,361
Deposit to Project Construction Fund	59,030,460
Rounding Amount	1,207
Total Uses	\$69,147,036

Recommendation

S

Specialized Public Finance Inc., recommends the City of Sherman award

the Greater Texoma Utility Authority \$68,005,000 Contract Revenue Bonds, Series 2022 (City

of Sherman Project) to Robert W. Baird & Co., Inc.



Note Sale Overview

City of Sherman

June 6, 2022



Issuance of:

City of Sherman, Limited Tax Notes, Series 2022



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Steven Adams | Managing Director
Office 214.373.3911 | Cell 214.608.2293
steven@spfmuni.com

Garry Kimball | Managing Director
Office 214.373.3911 | Cell 214.288.7898
garry@spfmuni.com

Transaction Overview



- On Monday, June 6th, Specialized Public Finance (“SPFI”) competitively bid the \$2,100,000 City of Sherman, Limited Tax Notes, Series 2022 (the “Notes”).
- Bids were due on June 6, 2022 at 10:00 AM, CDST. All bids were submitted via Parity’s online bidding system.
- The spread between the low bid and the high bid is approximately 0.237% (or 23.7 basis points).
- The final TIC equated to 2.258265% based on the resized Notes.
- The Bonds are scheduled to close on July 6th.



Summary of Bids Received

S

- The spread between the low bid and high bid is approximately 23.7 basis points.
- All bids were submitted via Parity's online bidding system.

Summary of Bids Received on the Notes

1.	SAMCO Capital Markets.....	2.257%
2.	Stephens Inc.....	2.274%
3.	BOK Financial Securities, Inc.....	2.295%
4.	SWBC Investment Services, LLC.....	2.332%
5.	UBS Financial Services Inc.....	2.349%
6.	Huntington Securities, Inc.....	2.354%
7.	Robert W. Baird & Co., Inc.....	2.391%
8.	HilltopSecurities.....	2.494%

Debt Service of the Series 2022 Notes (TIC 2.258%)

S

Series 2022 Debt Service				
Date	Principal	Coupon	Interest	Total P+I
09/30/2022	385,000.00	5.000%	11,375.00	396,375.00
09/30/2023	310,000.00	5.000%	85,750.00	395,750.00
09/30/2024	325,000.00	5.000%	70,250.00	395,250.00
09/30/2025	340,000.00	5.000%	54,000.00	394,000.00
09/30/2026	360,000.00	5.000%	37,000.00	397,000.00
09/30/2027	380,000.00	5.000%	19,000.00	399,000.00
Total	\$2,100,000.00	-	\$277,375.00	\$2,377,375.00

Yield Statistics

True Interest Cost (TIC)	2.2582651%
--------------------------	------------

Sources and Uses of Funds

S

Sources and Uses of Funds	
Par	\$2,100,000
Net Reoffering Premium	145,034
Total Sources	\$2,245,034
Costs of Issuance	\$45,892
Deposit to Project Construction Fund	2,199,142
Total Uses	\$2,245,034

Recommendation

S

Specialized Public Finance Inc., recommends the City of Sherman award

the \$2,100,000 City of Sherman Limited Tax Notes, Series 2022 to

SAMCO Capital Markets

