

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, JUNE 4, 2018
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER JASON SOFEY**
- A. 3. INVOCATION BY COUNCIL MEMBER JASON SOFEY**
- A. 4. APPROVE MINUTES OF THE CALLED CITY COUNCIL (BUDGET PLANNING) MEETING OF APRIL 27, 2018 AND THE REGULAR CITY COUNCIL MEETING OF MAY 21, 2018**

Public Hearing

- B. 1. PUBLIC HEARING**
Final Statement/Action Plan for Program Year 2018 Community Development Block Grant
- B. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6122**
Providing for Permanent "Speed Limit 30 MPH" Signs on Shepherd Drive, between U.S. Highway 75 West Service Road and Farmington Road, within the City Limits of the City of Sherman, Texas;
Providing for a Penalty Provision
- B. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6123**
Providing for Permanent "Stop" Signs on Canyon Creek Drive at Lamberth Road, on Canyon Creek Drive at Shady Oaks Lane, on Shady Oaks Lane at Canyon Creek Drive, on Bandera Drive at Shady Oaks Lane, on Canyon Creek Drive at Heritage Parkway, and on Overland Trail at Heritage Parkway within the City Limits of the City of Sherman, Texas; Providing for a Penalty Provision
- B. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6124**
Providing for Permanent "Stop" Signs on Peggey's Cove at Park Avenue and on Southridge Lane at Park Avenue within the City Limits of the City of Sherman, Texas; Providing for a Penalty Provision

Close Public Hearing and Consider Adoption of Ordinances

- B. 5. ADOPTION OF ORDINANCES**
Consider Adoption of Ordinance Numbers: 6122, 6123 and 6124

Resolutions

- C. 1. RESOLUTION NO. 6375**
Authorizing Certification of a State-Sanctioned Cultural District in Downtown Sherman for at least Ten (10) Years to be Named, the "Sherman Cultural District"

- C. 2. **RESOLUTION NO. 6376**
Authorizing Execution of a Memorandum of Understanding Defining Roles and Responsibilities between the City of Sherman and Austin College regarding Oversight of the Sherman Cultural District Program
- C. 3. **RESOLUTION NO. 6377**
Authorizing Execution of an Encroachment Easement to Quik Trip for the Installation of a 154-square foot, 10' 10" tall Monument Sign within a 20' Sewer Easement on the North Property Line of Lot 1, Block 1 of Sherman Landing, Phase I in the City of Sherman, Texas
- C. 4. **RESOLUTION NO. 6378**
Renewing Guidelines and Criteria for the City of Sherman's Industrial and Commercial Tax Abatement Program to Promote Development/Redevelopment in Certain Areas of the City
- C. 5. **RESOLUTION NO. 6379**
Authorizing Publication of the Proposed Final Statement/Action Plan for the Community Development Block Grant for Program Year 2018; Authorizing Submission of the Block Grant Application;
Authorizing Execution of Certifications of Compliance in Connection with the Administration and Conduct of the Community Development Program for Program Year 2018
- D. **CITIZEN REQUESTS**
- E. **MEDIA QUESTIONS**
- F. **COUNCIL COMMENTS**

Executive Session

- G. 1. **EXECUTIVE SESSION**
In Accordance with Chapter 551, Government Code, V.T.C.S. (Open Meetings Law), "The City Council Will Now Hold a Closed Executive Meeting Pursuant to the Provisions of the Open Meetings Law, Chapter 551, Government Code, Vernon's Texas Codes Annotated, in Accordance with the Authority Contained in the Following Sections:
- | | |
|-----------------|--|
| 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 551.074 | Personnel Matters:
(a) Consider the Qualifications, Appointment and Removal of Members to Boards and Commissions:
(i) Sherman Housing Authority (3)
(ii) Texoma Council of Governments (TCOG) Governing Body (1) |

- (a) 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

The Council reconvenes into General Session

H. 1. OPEN MEETING

Reconvene into Open Meeting and Consider Action, if any, on items discussed in Executive Session

I. ADJOURNMENT

COUNCIL CALENDAR

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on May 31, 2018 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 31st day of May, 2018
City of Sherman, Texas

City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of "Citizens Requests", "Media Questions", and "Council Concerns" may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda.

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT LINDA ASHBY AT (903) 892-7204, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

David Plyler

Deputy Mayor

Pamela L. Howeth

Council Members

Willie Steele, Council-At-Large, PL #1

Jason Sofey, Council-At-Large, PL #2

Shawn C. Teamann, Council – District #1

Josh Stevenson, Council – District #2

Pamela L. Howeth, Council – District #3

Daron Holland, Council – District #4



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

A.4.

Meeting Date: 06/04/2018

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPROVE MINUTES OF THE CALLED CITY COUNCIL (BUDGET PLANNING) MEETING OF APRIL 27, 2018 AND THE REGULAR CITY COUNCIL MEETING OF MAY 21, 2018

Attachments

April 27, 2018

Budget Planning Power Point

May 21, 2018

STATE OF TEXAS

§

April 27, 2018

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 April 27, 2018.

COUNCIL MEMBERS PRESENT: Mayor David Plyler; Deputy Mayor Pam Howeth.
Council Members Holland, Sofey Steele, Stevenson, Teamann.

COUNCIL MEMBERS ABSENT: None.

CITY STAFF PRESENT: Robby Hefton, City Manager; Brandon Shelby, City Attorney; Steve Ayers, Assistant City Manager; Terrence Steele, Director of Administration; Mark Gibson, Director of Utilities; Scott Shadden, Director of Development Services; Mary Lawrence, Director of Finance; Danny Jones, Fire Chief; Zachary Flores, Police Chief; Jason Jeffcoat, Assistant Police Chief; Bob Fair, Assistant Police Chief; Bruce Dawsey, Assistant Police Chief; Danny Fuller, Fire Marshal; Chris Olson, Fire Division Chief; Tom Brown, Fire Division Chief; Tammy Davis, Controller; Jim Cross, Water Systems Manager; Kevin Winkler, Public Works Manager; Clint Philpott, Director of Engineering; Cathy Perkins, Human Resources Manager; Nate Strauch, Community and Support Services Manager; Jon Kirksey, Assistant Public Works Manager; Theresa Hutchinson, Parks and Recreation Manager; Melissa Eason, Library Services Manager; Jimmy Mrozinski, Parks and Cemetery Maintenance Superintendent; Sarah McRae, Tourism/Main Street Manager; Moises Duran, Emergency Management Coordinator; Junior Jaimes, Computer Support Technician; Shane Kenney, Firefighter and Sherman Fire Association Representative; Hunter Nichols, Firefighter and Sherman Fire Association Representative; Pam Cloer, Assistant to the City Manager; Linda Ashby, City Clerk.

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

Invocation by Council Member Josh Stevenson

Resolution No. 6366

Authorizing Execution of an Amendment to a Development Agreement between the City of Sherman and 58 Aggie Development, LLC for the Construction of Public Facilities in Sherman Tax Increment Reinvestment Zone #7 in the City of Sherman

Other Business

Final Plat Approval of MBG Sherman Addition, being 13.215 acres in the Sherod Dunman Survey, Abstract No. 329; Sherman Economic Development Corporation and the City of Sherman, Owners; Mark Schulman, Developer; Vilbig and Associates, Civil Engineer; and Helvey-Wagner Surveying, Inc., Surveyor (100-200 blocks of East F.M.

COUNCIL MINUTES – APRIL 27, 2018

1417 (Vietnam Veteran's Parkway) and 3700 block of South U.S. Highway 75)

Financial Update and Council Input for 2018-2019 Budget Year

Adjournment

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

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

INVOCATION BY COUNCIL MEMBER JOSH STEVENSON

RESOLUTION NO. 6366

AUTHORIZING EXECUTION OF AN AMENDMENT TO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND 58 AGGIE DEVELOPMENT, LLC FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN SHERMAN TAX INCREMENT REINVESTMENT ZONE #7 IN THE CITY OF SHERMAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AMENDMENT TO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND 58 AGGIE DEVELOPMENT, LLC FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN SHERMAN TAX INCREMENT REINVESTMENT ZONE #7 IN THE CITY OF SHERMAN.

Robby Hefton, City Manager, explained that this resolution is a proposed amendment to the developer's agreement with Mark Schulman and 58 Aggie Development. There is a proposal to construct a City boulevard that would start at F.M. 1417 at the northbound service road of U.S. Hwy 75 South for the construction of Legacy Boulevard. The proposed road will continue the length of the Schulman development and ultimately into the 200 acre site. The resolution clarifies the agreement.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Resolution No. 6366, as presented.

Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS

FINAL PLAT APPROVAL OF MBG SHERMAN ADDITION, BEING 13.215 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329; SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF SHERMAN, OWNERS; MARK SCHULMAN, DEVELOPER; VILBIG AND ASSOCIATES, CIVIL ENGINEER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (100-200 BLOCKS OF EAST F.M. 1417 (VIETNAM VETERAN'S PARKWAY) AND 3700 BLOCK OF SOUTH U.S. HIGHWAY 75)

Scott Shadden, Director of Development Services, said the property is a 13.215 acre tract, located in the 100 to 200 blocks of East F.M. 1417 and the 3700 block of South U.S. Highway 75. The owners would like to plat the property into five lots for commercial development. This property is part of the Schulman development. The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.

COUNCIL MINUTES – APRIL 27, 2018

ACTION TAKEN.

Motion by Deputy Mayor Howeth to approve the Final Plat of MBG Sherman Addition, located in the 100 to 200 blocks of East F.M. 1417 and the 3700 block of South U.S. Highway 75, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

Mayor Plyler said that for the purpose of transparency, he did not vote on either of the previous agenda items.

FINANCIAL UPDATE AND COUNCIL INPUT FOR 2018-2019 BUDGET YEAR

Mr. Hefton presented the Budget Calendar, saying the Budget Workshop would be held on June 14, 2018, and June 15, 2018, if a second day is needed. Today's agenda will also introduce topics that are expected to be discussed at the June Workshop.

He said the goal today is to make sure the staff has a clear direction from the City Council, in order to "work through" the department budgets that will be submitted by 4:00 p.m. today. He hoped to have the elements that the Council would like to include in the budget in order to combine those with the staff requests. From this input, a work plan will be presented at the June Budget Workshop.

Work Plan Update

He updated the City Council on the Initiatives from the 2018 Workshop and their status, as well as items that have come up since that time. He outlined the completed directions as well as the ones that are still in progress.

Main initiatives include compensation and staffing, all items completed; storm water program, all items completed; fleet, still purchasing the necessary fleet and equipment; utility CIP's and utility rate adjustments, rates have been adjusted, still implementing the Utility CIP projects; enhanced street program, all items completed; parks and recreation, still working on design and beginning of phase 1 of Pecan Grove West ballfields; General CIP's and property tax increase, property tax rate adjusted, still implementing CIP projects, bonds will be issued in the Summer of 2018 (\$14 million to \$15 million) for the General CIP projects; additional resources for a cleaner City, continuing to enhance efforts for Substandard Structures Program and Stormwater Program, have not expanded Substandard Structure Program to consider commercial structures, have hired another employee; and continuing to evaluate funding for revisions to work plan, staffing, and employee group health plan.

Mr. Hefton said the work plan was finalized in the Summer of 2017, however there were additional items that came up between that time and today. He also discussed these initiatives. These include Legacy Village for the Schulman development, with Phase I being west of the creek and Phase II being east of the creek. They are expecting to "move dirt" by the end of May or first part of June 2018. He said the new roadway, to the south of the development will probably be done at the same time as the development to take advantage of "economies of scale" for the construction.

The boulevard in Sherman Crossroads is under construction and should be completed by the fourth quarter of 2018. The ER and DaVita are complete and the medical office building is currently under construction. Some pad sites are under contract.

Sherman Landing is located at the southwest corner of F.M. 691 and U.S. Hwy 75. QuikTrip is under construction and the City crews completed the utility work. Legacy Bank construction is also getting close.

COUNCIL MINUTES – APRIL 27, 2018

Mr. Hefton said Legacy Boulevard is the roadway that goes into the 200 acre mixed-use development, east and south of Legacy Village.

The engineering on Pecan Grove Ballfields is complete. Phase II includes the splash pad, walking trails, and lighting. The City is working on a partnership with Texoma Health Foundation for a grant for the \$2.5 million cost of construction of Phase II. A decision is expected this Summer.

The Texas Department of Transportation has contracted for the design of the U.S. Hwy 75 Ramp Reversal Project. The design should be complete by the end of the Summer, with construction expected in FY 2018-2019.

The Moore Street Development is a 400 acre development, just south of the proposed Sherman High School site. Discussions are being held about the extension of City facilities, such as water, sewer, and roads. These projects will enhance the value of the City's property on F.M. 1417 and Travis Street, which the City expects to sell by the end of 2018.

Mr. Hefton also presented an update on projects that were started in 2016 and 2017. Construction is on schedule for the Water Treatment Plant Expansion and it's scheduled for completion in the first quarter of 2019. Several months ago the surface water system was "taken down" so the other components could be built and it is now back online. There has been some "stirring of the water," but it seems to be clearing up.

Work is done on the Preston Club Water System, but the City is still waiting on State approval for the final transfer of the system. Design work is still being done on the sewer main for Preston Club Estates. The staff does still need to complete right-of-way acquisition.

Mr. Hefton said there are several other water and sewer main extensions that have been completed or are in process.

The City wants to continue getting the engineering and the right-of-way on the Taylor Street/ Washington Street thoroughfare, from F.M. 1417 to S.H. 289. Plans are to complete the preliminary items, but not start construction until it is warranted.

For the Lamberth Road West Extension, properties have been purchased through Carriage Estates. First phase of the actual construction will be from Shady Oaks to Friendship Road. The staff also plans to complete the preliminary items, and construction will begin as development warrants, probably in 2019 or later.

Engineering is complete on Phase IV of the West Travis Street Project, which is from F.M. 1417 eastward to Moore Street. Construction should begin by the third quarter of 2018. The City still does not have the right-of-way acquisition of Actitech. The goal for the entire thoroughfare, from F.M. 1417 eastward to U.S. Hwy 75, should be done and the road opened by the Spring of 2020. The new High School is expected to be open by Fall of 2020.

Construction on Friendship Road has also been pushed back. They are currently working on the road alignment and the right-of-way acquisition, which is expected to be completed in 2018. The road will be built as development requires.

Mr. Hefton said the design of Swan Ridge Drive is complete and the staff is coordinating with the developer on timing of the construction. The Canyon Creek Drive Extension is complete and the design is complete on the Park Avenue Realignment. Construction is planned for the Summer of 2018. He outlined several Texas Department of Transportation Projects that the staff is also working on.

COUNCIL MINUTES – APRIL 27, 2018

Other prior initiatives include the relocation of Fire Station #4, the Pecan Grove Ballfields, Library Renovation, Substandard Structures, Stormwater Management and Planning, and the Downtown Streetscape, Phase 2.

Financial Update – Operations

Mary Lawrence, Director of Finance, updated the Council on where the City ended FY 2017 financially and where they are today, in FY 2018. In the General Fund, the FY 2017 ending reserves were down by \$800,000 versus FY 2016, as expected. In August 2017, the City was notified that they had to refund a sales tax payer \$330,000, and land was purchased on West Travis Street for \$660,000.

In November of 2016, the City Council approved the City's participation in an ambulance supplemental payment program. At the time, the staff had no idea how much the City would receive through the program. Recently the first check was received for \$450,000 and another check is expected at the end of Summer 2018, probably for about \$350,000, and another in 2019 for about the same amount. However, Ms. Lawrence said the guidelines of the program are significantly changing after that year, and funding is contingent on the State of Texas. She said the staff will evaluate the program to see if it will be an ongoing source of revenue.

She said the City had also seen a big increase in building permits and engineering permits, starting in 2017 and continuing through 2018. For example, in FY 2016, revenue from building permits was about \$160,000. For the first seven months of 2018, it's about \$290,000.

For FY 2018, Ms. Lawrence said revenues look like they'll be over budget by about \$1.1 million, mostly due to sales tax, the additional payment on the ambulance supplemental program, and the increase in permits in engineering and building.

In the Utility Fund, ending reserves were up about \$500,000, but not due to revenue. There was some good budget performance and expenditures that helped out. For FY 2018, it is expected that the fund will meet the projected revenue and expenses. She said that weather can cause a \$1 million "swing" either direction. With a large water user like Panda Energy, the swing can be \$1.3 million.

She said the Pro-Rata Fund was merged with the Utility Fund. Most of the money in the fund was City money, either interest income or fees to construct the infrastructure line. Any money left in the fund that might be refunded, has been budgeted.

In the Solid Waste Fund, ending reserves were down about \$330,000 versus FY 2016, as was expected. She explained that 2016 was a really good year, while 2017 was "flat." Fund balances carried the City over during this time. FY 2018 was very good for revenues, but there were some expense increases because of the revenues. This comes from disposal fees and the purchase of additional containers.

She said the projected fund balances, as of September 30, 2018, are expected to be above budget in the three main funds. The General Fund is expected to be at \$7.8 million or \$1.3 million above the FY 2018 budget, with 80 days reserves. The Utility Fund is expected to be above budget, larger because of the fund merger and because the beginning fund balance was better than expected. It was expected to be at \$4.8 million or \$550,000 above the FY 2018 budget, at 77 days reserves. The Solid Waste Fund is also above budget at \$1.7 million or \$270,000 above the FY 2018 budget, with 93 days reserves.

Mr. Hefton said the target range for the three major funds is to have between 60 and 90 days of reserves. He said the General and Utility Funds are in the middle of the target range, however the Solid Waste Fund has higher reserves. He said the staff already has plans for the excess reserves and will discuss the purchase of some additional equipment during the Budget Work Session.

COUNCIL MINUTES – APRIL 27, 2018

Ms. Lawrence discussed the specific funds. The General Fund has seen good sales tax performance. The growth since the recession ended has been almost 4%. Expenditures may be a little higher than budget, but that is an indication of growth.

She presented a chart with the property tax rates and value, which showed an increase in existing value and new taxable value that has been added to the tax roll. In a survey of cities with population from 30,000 to 40,000, Sherman's property tax rates are the third lowest of 15 cities surveyed. As for taxable value, Sherman is in the middle of the cities. The tax rate actually dropped twice when voters approved a sales tax in lieu of property tax.

Ms. Lawrence said water sales are down, mainly due to a large industrial user not using as much water. She said the fund balance still looks good. In 2016 and 2017 the water and sewer revenues were about the same. Even with a 3% rate increase in 2017, there was not much revenue growth from water usage. Therefore, there was no revenue increase from this 3% rate increase. There was also a 3% rate increase in 2018 and there was some revenue growth from that increase.

The increase in revenues in the Solid Waste Fund is largely due to commercial solid waste. There has been about a 2% increase in residential solid waste revenues, which is about double the usual increase. Of course with this increase there has been an increase in disposal fees at the landfill.

Mr. Hefton said the current projected fund balance in the Solid Waste Fund is about \$300,000 to \$400,000, more than the target fund balance. However, that's also about the cost of a side-load residential trash truck. He said they might be adding a route in 2019 and the excess fund balance could be used to purchase equipment.

Ms. Lawrence said the staff is continuing to monitor the good performance in the group health plan and make adjustments as necessary. Mr. Hefton said the additional savings from the health plan will be used to help offset debt service costs in the future.

Financial Update – Capital Improvement and Debt

Mr. Hefton presented a look at the Capital Improvement Program through the General Improvement Fund. Most of the dollars relate to streets, however some relate to facilities like the Fire Station #4 and the Library. He did not anticipate spending all the money in 2018. This just reflects the amount of funding committed to projects that are already "on the books."

Mr. Hefton presented information on the three Certificates of Obligation Bond issues, two of which have already been done and the third, which will be done in 2018. This plan was presented to the City Council during budget discussion in 2017. Changes to the plan include deferring the construction on the Taylor / Washington Street project; the Friendship Road project; the Preston Club Road from Hwy 289 project; and the Parks Master Plan. The projects have been reprioritized and some of the money has been shifted to other projects due to development. The 2018 CO Bond issue should be about \$14 million now and the first action on the bond issue should be in June or July 2018 and should be finalized by the end of the summer.

He displayed a graphic of Sherman's long-term debt, both tax supported debt with CO's and with Revenue Bonds for the utility area. Many comparable cities don't have debt from Revenue Bonds because they don't operate their own water and/or sewer treatment facilities. They would be paying for this debt through their water rates with entities such as the North Texas Municipal Water District. Generally, this will result in rates higher than Sherman's rates.

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FY19 Planning

Mr. Hefton set the stage for the FY 2018 Budget Planning. He said, because of savings in the group health plan, which effects the operating dollars for the General, Utility, and Solid Waste Funds, the staff expects to keep the property tax rate unchanged for FY 2019. Debt will still be issued in 2018. He also expected no utility rate change. Finisar is expected to be a large water user in Sherman.

The City pays between \$6 million and \$7 million annually to the Greater Texoma Utility Authority for debt for the Water Treatment Plant, as well as the other utility projects. There are a number of bonds and they are usually 20 year bonds. As some of the old debt “rolls off” the debt service goes down. Mr. Hefton explained that will happen in FY 2021 by \$1 million annually. Some additional debt may be added between that time, but it won’t be as much as was added for the Water Treatment Plant.

Mr. Hefton felt the only question about a rate increase this year was for Solid Waste rates. Those rates will be reviewed in light of recent annexations and growth. Because of annexation and growth, he felt the City would probably need to add another route and at least one driver for residential service. He wasn’t sure what impact that would have on rates.

Council Member Sofey asked, if the City holds the same Stormwater Fee, is there a project earmarked for the funding. Mr. Hefton said there are more projects than the City has money for. The first \$1 ends up servicing about \$7 million of debt, and those projects are already “spoken for,” including Lamberth Road, smaller regional detention projects, and medium detention projects, especially in the northwest part of town. The priority of projects have already been lined out.

He added that another \$1 fee would give the Council another \$7 million to work with, to be paid as debt service over 20 years. He said Phase 2 would most likely be a combination of operating costs and project costs. He said a portion of that next \$7 million would probably be used for projects, with the remaining revenue being used to hire employees to build culverts, replace storm drain pipe, and similar projects.

When the Stormwater Fee was presented, the staff presented two components, an operating component and a capital component. Phase 1 was 100% capital, Phase 2 would be a mix between capital and operating.

Council Member Steele reasoned that the Stormwater Fee, based on its current rate, would increase because of growth and development. Mr. Hefton said every 14% growth the City has in either residential or commercial, would equate to about \$1 million in projects. Some large industrial or commercial growth could really increase that amount. He reiterated that \$1 in a Stormwater Fee would support \$7 million in debt service. The money is currently being strategically placed on the projects, but all \$7 million has already been “spoken for.” The projects are lined out, but it will take a couple of years to get them completed.

Clint Philpott, Director of Engineering, confirmed that the FEMA Flood Map updates should be completed this year. He said the calculations should be done by the first of June, but the formal approval should be in about six months. Those changes will be incorporated into the City’s GIS maps.

Mr. Philpott said the City is also looking at other grant opportunities that will help “stretch” that money even farther. Council Member Teamann said, as Sherman continues to grow, they could also add other money into the fund for stormwater projects. Mr. Hefton said tax-supported funds could be used for stormwater projects.

Mr. Hefton said they do expect property tax revenues to be up about \$400,000, both from increased values and from new property added. He addressed the impact that the City realizes from

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development, such as Finisar, Sherman Crossroads, and the Schulman project. There is a delay, in when the projects get built and when the City sees the impact of those on the profit and loss. The things on the ground on January 1, 2018 are what the City will see property tax revenue for in 2019. He said there is really a two-year delay from when the development is built and when the City sees the revenue. He said projected revenues will be discussed during the Budget Work Session.

Mr. Hefton said they also expect sales tax revenues to be up about \$800,000, for growth in the base and for new businesses added, such as J.P. Hart. They also expect group health costs, for the General Fund alone, to be down from \$500,000 to \$700,000, due to changes in the plan. Therefore, revenues for FY 2019 are expected to be from \$1.7 million to \$1.9 million “to the good.”

Revenue growth is also expected in the Utility Fund, mostly from new industry. No known major expense changes are expected. There is expected to be some growth in the Solid Waste Fund, however expenses are more closely tied to revenue increases in this fund, because of the cost of equipment and tipping fees.

Mr. Hefton said the staff would continue to focus on planning and infrastructure development for thoroughfares, utility infrastructure, facilities, and continuing to leverage City dollars for TxDOT projects, such as the F.M. 1417 project.

The staff will also continue to work the Stormwater Program project, as well as with private development on many projects. Things are changing very quickly and he emphasized that the City needs to take advantage of “opportunities” as they arise.

As for the budget, Mr. Hefton said there are always more requests for new staff than there are dollars, and not every department will get the new staff they requested. He said part-time help will also be used to help meet these needs. The City is in the “service business,” so growth does have an impact on staffing. He added that the City can’t get behind in upkeep on the facilities either.

Mr. Hefton said there would be discussion at the Budget Work Session concerning the Police Department Renovation and the Pecan Grove Ballfields, Phase 2. The grant application to the Texoma Health Foundation will be considered in June 2018, for 2019 funding.

He said these were critical issues as identified by the staff, but he asked the City Council to consider their critical issues too.

Mr. Hefton identified critical issues that he has received from the Council so far, including a continued focus on clean-up, code enforcement, and substandard structures; employee compensation, probably a 3% increase; a street maintenance program, includes ways to extend the chip-seal life; basketball courts at Pecan Grove West; considering traffic control management and if there is a better way to stage or sync traffic signals; and mosquito mitigation planning. He reminded the Council that when Sherman’s population reaches 50,000, Sherman will take over all traffic signals and their maintenance in the City.

Council identified critical issues in the Solid Waste Fund include evaluating the bulk trash pickup program and considering alternatives for quarterly or other pickup as compared to the current program; and evaluating the recycling program. The goal is to keep the City cleaner. Not only is the City saving money by not dumping recyclables in the landfill, but there is actually a market for them.

The market has changed over the past year because China has been a large purchaser of the recyclables. That has changed because of the political scene. At the peak of the market for recyclables, the City of Sherman was getting \$150,000 to \$200,000 annually in revenue from the sale of recyclables.

COUNCIL MINUTES – APRIL 27, 2018

Mr. Hefton said the City would continue to focus on strategic annexations, but there are currently none “on the radar.” Those would probably be driven by the necessity of what’s going on at the time. The Sherman Economic Development Corporation has land available and he discussed the land acquisition and designation for industrial growth, adding that there would be a continued focus on growth and development management.

There were other comments from the City Council that were more operational, and those will be handled in the normal course of business.

Mr. Hefton addressed what is needed from the City Council, including their support for thoroughfare and development activities. The City needs to pursue and take advantage of opportunities with TxDOT, with other developers, and with property owners, to align the placement of major thoroughfares and other infrastructure.

The City has used several “tools” for industrial and commercial development, including Tax Abatement, Tax Increment Financing, and a 380 Agreement, to supplement industrial incentives. There are provisions in State statutes that would allow the City to actively pursue retail growth. For example, a 380 Agreement is very broad and could be used to target retail and commercial growth for a finite period of time. He referenced restaurant or grocery store growth on the south end of town. There are ways to incentivize those types of development.

If the Council has support for these priorities, there would also need to be discussion about how to fund them. Funding could come from excess reserves, revenues from increased growth, or by issuing debt.

Mr. Hefton asked the Council about other direction they might have for the staff. The Budget Work Session is scheduled for June 14, 2018.

Council Member Steele said the new things that the City is doing are exciting and important, but he didn’t want to lose focus on the existing things, such as code enforcement, maintenance, and existing streets. He said Sherman is becoming a big City and needs to act like a big City and maintain what they have, not just focus on the new and exciting.

Council Member Sofey added that with the growth, there is more “wear and tear” on the infrastructure. Mayor Plyler said that’s why the City has replacement cycles on their equipment too.

Council Member Teamann verified that Mr. Hefton could offer additional detail to any Council Member that needed information, prior to the Budget Work Session.

Council Member Holland asked if the newer, more technical equipment that the City purchased would require more skilled workers to operate it and more skilled mechanics to work on it. Kevin Winkler, Public Works Manager, said the City is actively training the current personnel and that training is generally included in the cost of the equipment. So far they have not had to hire a mechanic to work on the equipment.

Council Member Steele asked about the status of the Kessler Street project and whether that was a Stormwater Project. Mr. Hefton said the plan was to move some sewer lines and fill it in a little. The area will not be a park, but it will be “green space.” Council Member Steele said it has been barricaded for a long time. Mr. Hefton said it hasn’t been forgotten, but the urgency of the situation has been dealt with.

Deputy Mayor Howeth said the City will continue to move west, and we need the roads and infrastructure in that area. However, she wanted to be sure that the residents that live on the east

COUNCIL MINUTES – APRIL 27, 2018

side of town, and pay taxes and sales tax, aren't forgotten, and that their roads are maintained and code enforcement is continued. She also liked the idea of creating incentives for restaurants and retail businesses, and wanted to be sure those were considered for the east side of Sherman too.

Council Member Steele said the Keep Sherman Beautiful Commission has a lot of good ideas and programs, but they need some support from the City, especially financially, to get them going. Mr. Hefton said some "targeted funding" has been requested for Keep Sherman Beautiful. Deputy Mayor Howeth said they can help "get Sherman cleaned up."

Council Member Stevenson said there also needs to be a fine or penalty for non-compliance for code enforcement violations. The City tries to "help people" come into compliance, but at the end of the day, their needs to be something else. Mr. Hefton said the goal for the "sweep" has been "the carrot, not the stick" but their needs to be a stick as well. Statutorily, it takes longer to "wield the stick."

Council Member Holland said he had spoken with some business owners on the east side of Sherman and they are receptive to cleaning up their property. He felt, if there was a positive incentive, it would keep them going.

ADJOURNMENT

There being no further business to come before the City Council, motion was duly made and approved to adjourn the Called Meeting at 1:41 p.m.

MAYOR

ATTEST

CITY CLERK



Budget Planning Meeting

April 27, 2018

Calendar

March 20-22, 2018

2 on 2 meetings

April 2, 2018

Regular Council Meeting

April 16, 2018

Regular Council Meeting

April 27, 2018

Budget Planning Meeting

May 2018

Management budget reviews

June 14-15, 2018

Budget Workshop



Work Plan Update

2018 Council Initiatives - Workshop

Page 1 of 2

★ In progress

★ Completed

Compensation and Staffing

- ★ *Add full time employees as presented*
- ★ *Adjust Public Safety and other pay*
- ★ *Provide a cost of living pay increase of 2% for all City employees*

Storm Water Program

- ★ *Implement Storm Water Program*
- ★ *Issue debt to begin capital program*
- ★ *Initiate phase I of stormwater fee*

Fleet

- ★ *Purchase necessary fleet/equipment*

Utility CIP's and Utility Rate Adjustments

- ★ *Implement Utility CIP projects*
- ★ *Adjust Utility rates to support*

Enhanced Street Program

- ★ *Additional personnel*
- ★ *Additional funding for street materials and equipment*

2018 Council Initiatives - Workshop

Page 2 of 2

Parks and Recreation

- ★ *Design and begin Phase I of Pecan Grove West ballfields*

General CIP's and Property Tax Increase

- ★ *Implement CIP projects*
- ★ *Adjust property tax rate to support*
- ☐ *Phased approach to issue bonds to support CIP General projects – **bonds to be issued Summer 2018***

Additional resources for a Cleaner City

- ★ *Enhanced efforts by PD, Environment Code, Substandard Structures program, and stormwater program*
- ☐ *Expand Substandard Structures program scope to consider commercial structures*

Other

- ★ *Evaluate funding throughout year for possible revisions to work plan, especially staffing and employee group health plan*

2018 Additional Initiatives

Page 1 of 3

Legacy Village (Schulman MBG)

- ✓ SEDCO close on NE tract 3/20
- ✓ Structures demolished, except Fire Station (Fall 2018)
- ✓ Close on Phase I property 4/23/18; Schulman schedule for 4/30/18 week
- ✓ Phase II (Hotel/conference center) preliminary
- ✓ Target open date for SMBG April 2019
- ✓ Corner site sold, other pad sites have ongoing discussion

Sherman Crossroads

- ✓ Crossroads Blvd under construction, 4Q18 expected completion
- ✓ DaVita and ER complete, Medical Office Building under construction
- ✓ Ongoing and progressing discussions for medical facility;
- ✓ Corner 1417/75 (2 acre) pad site under contract
- ✓ Several pad sites sales under discussion (restaurants)

2018 Additional Initiatives

Page 2 of 3

Sherman Landing

- ✓ Utility extensions completed by City crews
- ✓ QuikTrip under construction; Legacy Bank construction pending

Legacy Blvd

- ✓ 200 acre mixed-use development east & south of Legacy Village

Pecan Grove Ballfields – Phase II

- ✓ Discussions ongoing with Texoma Health Foundation for grant to construct Phase II - \$2.5 million
- ✓ Decision expected Summer 2018

Hwy 75 Ramp Reversal

- ✓ Project under design; expected construction 2018/2019

2018 Additional Initiatives

Page 3 of 3

Moore Street Development

- ✓ Preliminary discussions with property owner on 400 acre tract(s) south of new SHS site
- ✓ Site development would likely include extension of Moore St and sanitary services, which would serve the City's 16 acres on 1417/Travis

FM 1417/Travis land sale

- ✓ Land to be sold in late 2018/early 2019
- ✓ SHS site construction and W Travis construction, along with Moore Street sanitary sewer, expected to significantly increase value of tract

Prior Initiatives Update

Page 1 of 4

Utilities

Water Treatment Plant Expansion

- ✓ Construction on schedule – 1Q 2019 completion

Preston Club Water System

- ✓ City is operating the system. Awaiting TCEQ/PUC approval for final transfer of system.

Various water/sewer main extensions completed or planned by City crews

- ✓ Crossroads, Sherman Landing, Legacy Village (Schulman), Preston Club

Thoroughfares

Taylor Street/Washington Street

- ✓ Phase I design complete; construction TBD. **Construction deferred as part of reducing scope of FY2018 bond issue (per Council discussion in Fall 2017)**
- ✓ Phase I ROW purchase underway – appraisals complete, property owner discussions ongoing

Lamberth West

- ✓ Properties acquired through Carriage Estates; additional ROW acquisition to SH 289 upcoming
- ✓ Final alignment established
- ✓ Construction of Phase I (Shady Oaks to Friendship Rd) likely in FY19+

Prior Initiatives Update

Page 2 of 4

Thoroughfares (cont.)

Sherman Crossroads/West Travis

- ✓ TIRZ (TIF) established
- ✓ Phase IV (by new high school site) design complete. Construction bids in 2Q 2018; construction to begin by 3Q 2018
- ✓ West Travis Phase II: Actitech ROW acquisition still ongoing
- ✓ Northgate Dr. extension to W. Travis St. underway; expected completion 2H 2018
- ✓ West Travis Phase III: design underway, expected completion 2018; construction 2019
- ✓ OVERALL – expected completion of all phases by Spring 2020

Friendship Rd

- ✓ Schematic design underway, expected completion 3Q18.
- ✓ Working with Texas Water Conservation Board on road alignment over Site 8A dam
- ✓ ROW acquisition – ongoing through 2018
- ✓ Construction – TBD; **construction delayed as part of reducing scope of FY2018 Bonds (per Council discussion and direction in Fall 2017)**

Swan Ridge Drive

- ✓ Design complete
- ✓ Coordinating with developer on timing of construction

Prior Initiatives Update

Page 3 of 4

Thoroughfares (cont.)

Canyon Creek Dr. Extension

- ✓ **Construction complete**

Park Ave. Realignment

- ✓ **Design complete**
- ✓ **Construction planned for Summer 2018**

TxDOT Projects

- ✓ **Staff working with TxDOT directly and through MPO on various projects:**
- ✓ **Hwy 75 Gap – FM1417 to Texoma Parkway**
- ✓ **Hwy 75/82 Interchange**
- ✓ **FM 1417 – US 82 to US 75**
 - ✓ **Phase I - US 82 to SH 56 – design substantially complete, ROW acquisition underway**
 - ✓ **Phase II - SH 56 to Travis – continued scoping and timing discussions with TxDOT**

Prior Initiatives Update

Page 4 of 4

Other

SFD Station #4 Relocation

- ✓ Construction in progress; expected completion Fall 2018

Pecan Grove Ballfields

- ✓ Design underway
- ✓ CM @ Risk selection underway; construction to begin 2H 2018

Library Renovation

- ✓ Construction ongoing; expected completion May/June 2018

Substandard Structures

- ✓ 47 structures demolished in 2017, including FEMA/Stormwater projects; FY 2018 slowed by staffing changes

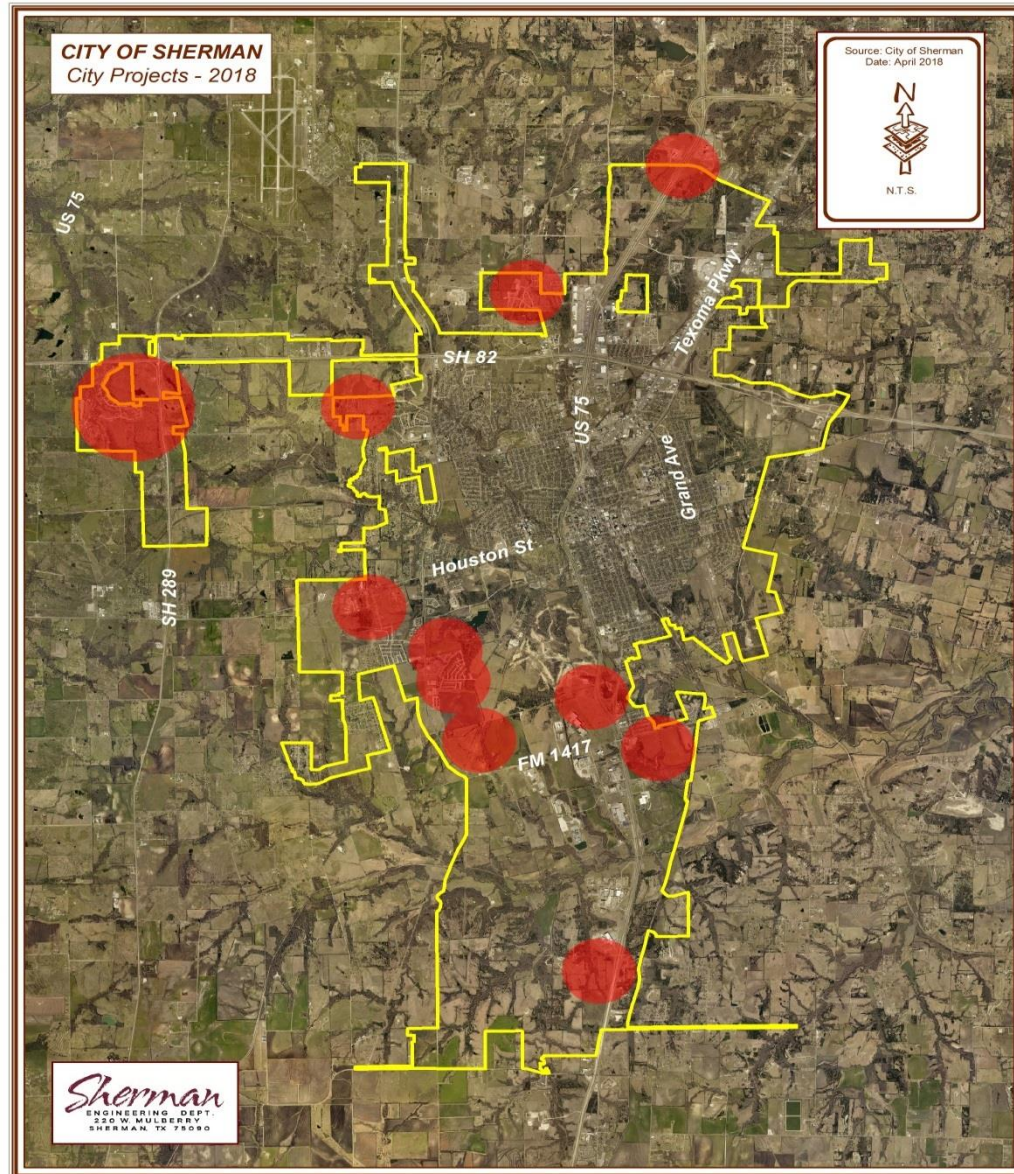
Stormwater Management and Planning

- ✓ Program implemented
- ✓ Multiple properties purchased; Lamberth Rd project under design
- ✓ \$1 fee implemented

Downtown Streetscape - Ph2

- ✓ Project awarded March, 2018; expected completion Fall 2018

Development Interest – April 2018



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Financial Update - Operations

Financial Update Summary

General Fund

- FY2017 ending reserves down \$800k vs FY2016, better than budget/expected
- FY2018 proj. revenues over budget; exp $\geq$ budget

Utility Fund

- FY2017 ending reserves up \$500k vs. FY2016, better than budget/expected
- FY2018 projected revenue/expenses = budget

Solid Waste Fund

- FY2017 ending reserves down \$330k vs. FY2016 as budgeted/expected
- FY2018 projected revenues \$250k above budget; expenses above budget \$100k

Financial Update Summary

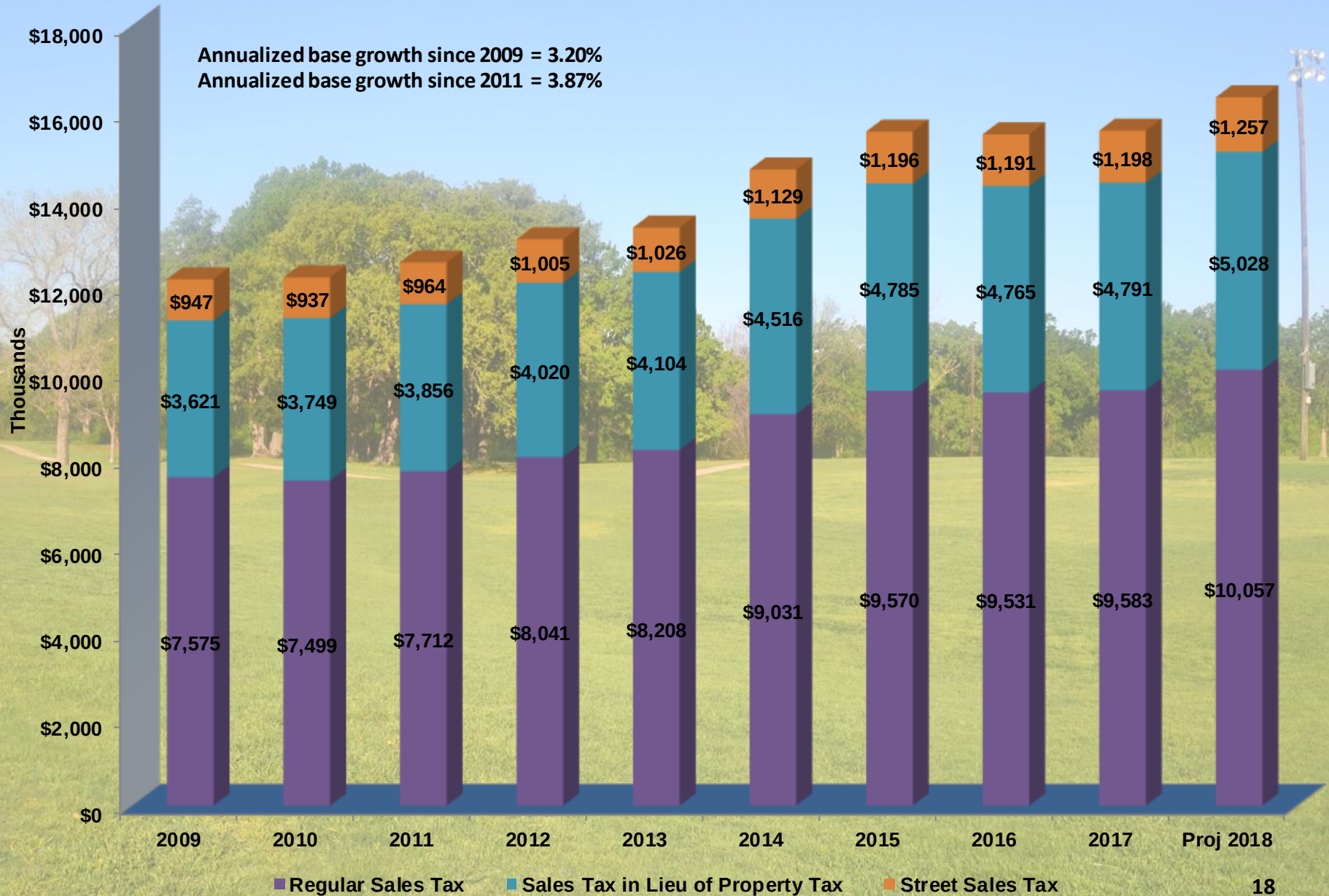
Projected Fund Balances as of Sept. 30, 2018

- General Fund - \$7.8 million
 - \$1.3mm above FY18 budget
 - 80 days reserves
- Utility Fund - \$4.8 million
 - \$500k above FY18 budget
 - 77 days reserves
- Solid Waste Fund - \$1.7 million
 - \$270k above FY18 budgeted
 - 93 days reserves

City of Sherman GENERAL FUND

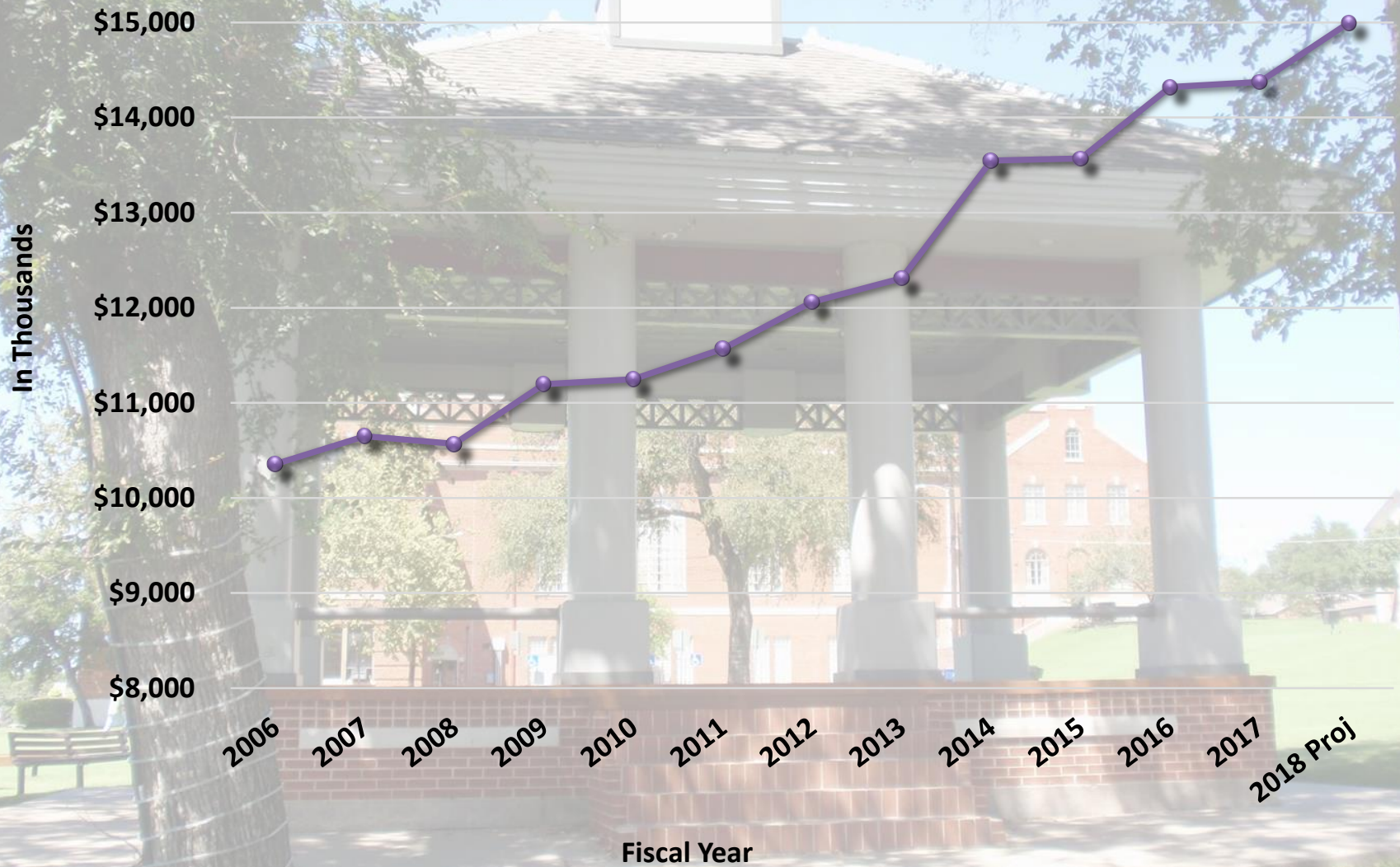
	Actual 2016-2017	Adjusted Budget 2017-2018	Projected 2017-2018
Beginning Fund Balance	\$ 7,479,053	\$ 5,892,555	\$ 6,654,042
Revenues			
Property Tax	9,263,048	9,748,400	9,906,300
Sales Tax	15,196,318	15,681,000	15,954,000
Franchise Tax	2,855,550	2,815,000	2,815,000
Other Taxes	138,675	138,000	141,400
Fines & Penalties	429,779	522,100	418,050
Recreation	327,759	355,300	330,200
Licenses & Permits	500,596	398,650	666,400
Rentals	40,245	35,100	45,000
Cemetery	185,795	171,100	181,100
Sales & Service	492,389	533,375	510,520
Ambulance Service	1,686,707	1,252,500	1,600,800
Interest Income	84,858	105,000	120,000
Grant Revenue	183,525	-	24,159
Intergovernmental	12,000	12,000	12,000
Miscellaneous Revenue	354,273	160,200	279,950
Total Revenues	31,751,515	31,927,725	33,004,879
Transfers In	2,884,019	3,800,000	3,800,000
Total Revenues and Transfers In	34,635,534	35,727,725	36,804,879
Total Funds Available	42,114,587	41,620,280	43,458,921
Expenditures			
Personnel	24,193,277	25,324,787	25,324,787
Supplies	1,523,579	1,335,239	1,335,239
Repair & Maintenance	1,392,642	1,391,214	1,391,214
Utilities	1,188,962	1,177,120	1,177,120
Information Technology	522,833	669,120	669,120
Services & Charges	2,257,994	2,263,883	2,763,883
Vehicle Usage	1,497,678	1,433,230	1,433,230
Capital Expenses	1,350,525	483,844	483,844
Transfers Out	1,533,054	1,083,428	1,083,428
Total Expenditures	35,460,545	35,161,864	35,661,864
Excess Revenues over Expenditures	(825,011)	565,861	1,143,014
Ending Fund Balance	\$ 6,654,042	\$ 6,458,416	\$ 7,797,056

Sales Tax Revenue History

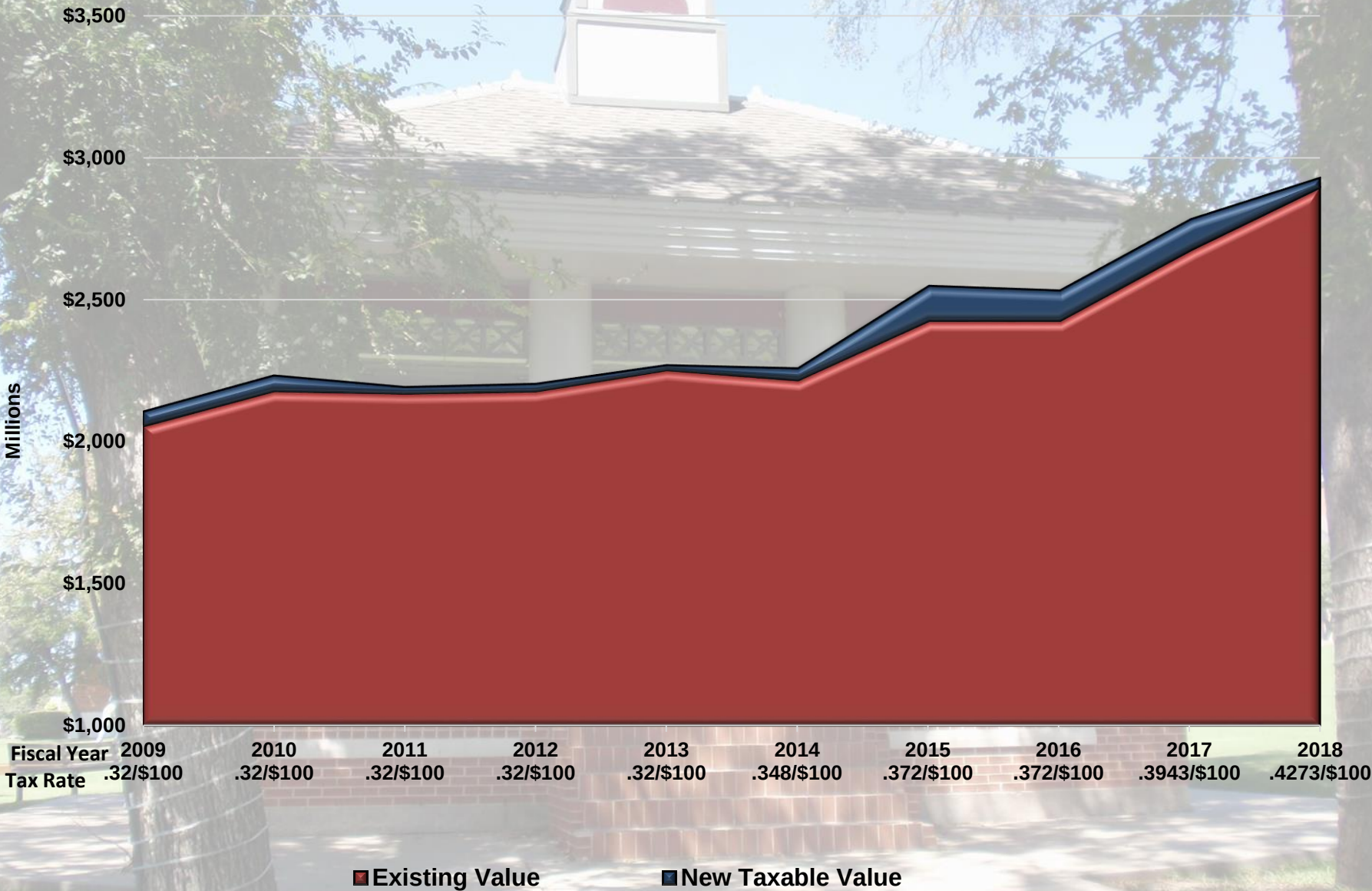


Sales Tax History

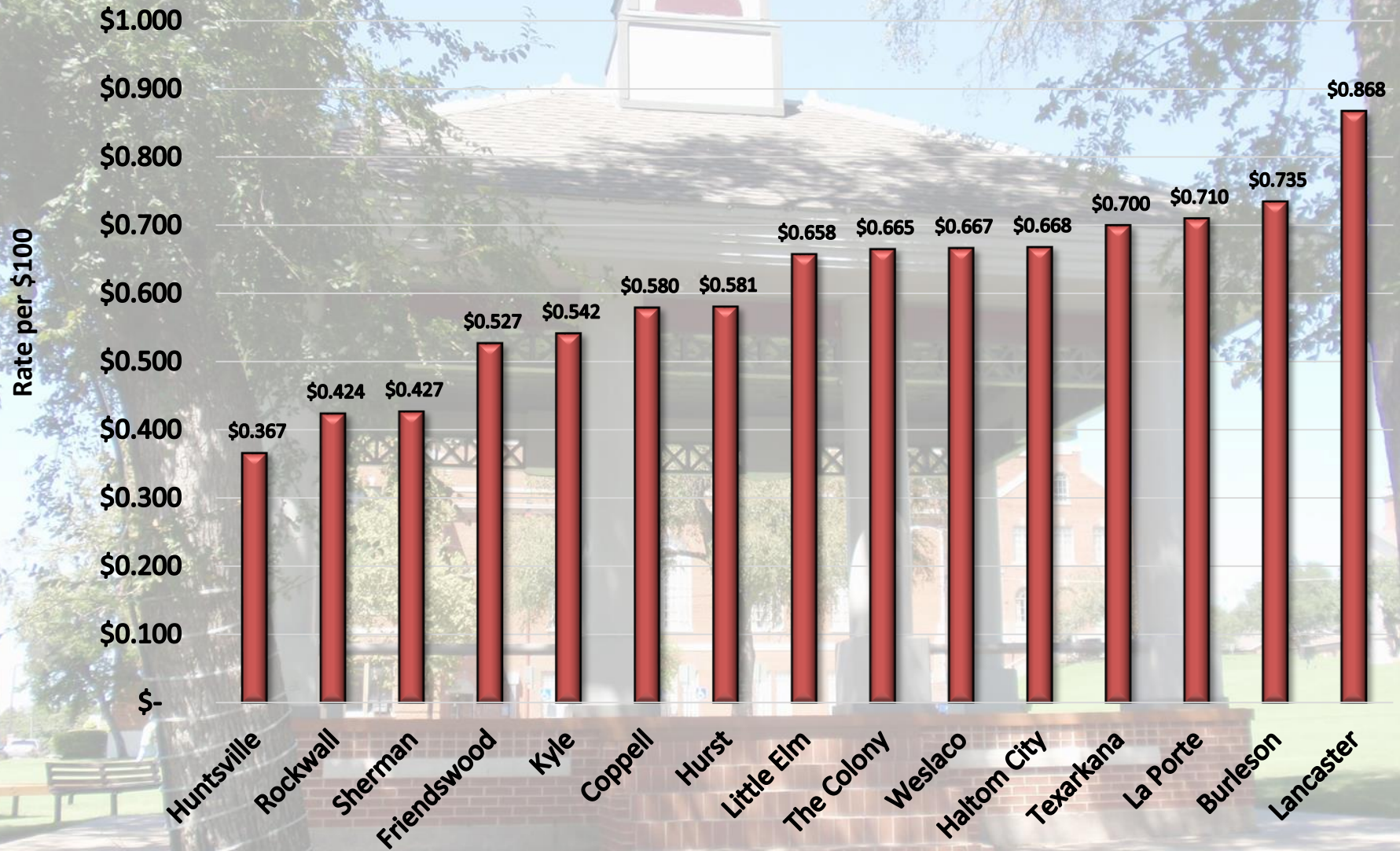
(excluding Street tax)



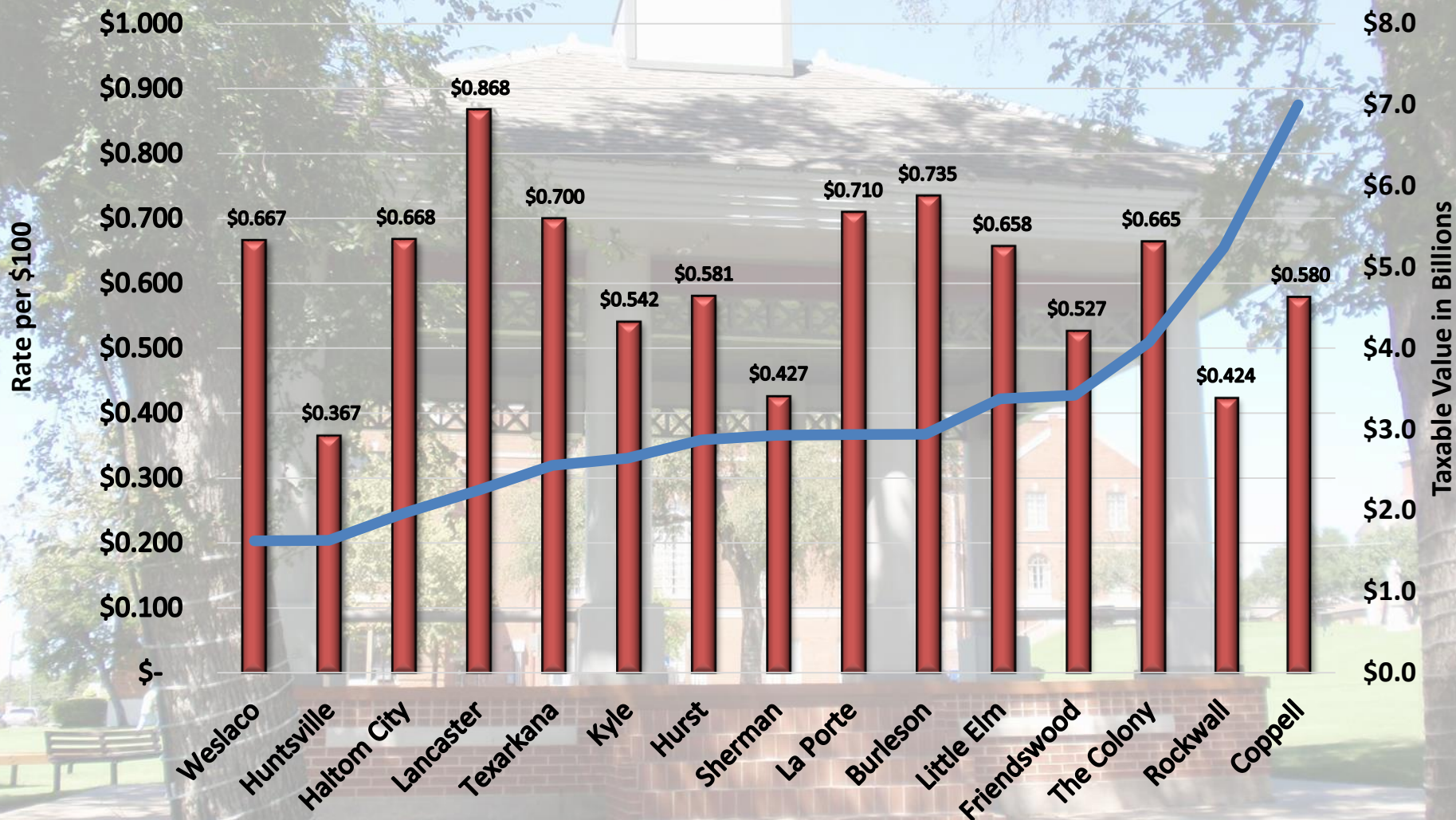
Property Tax Rates and Value



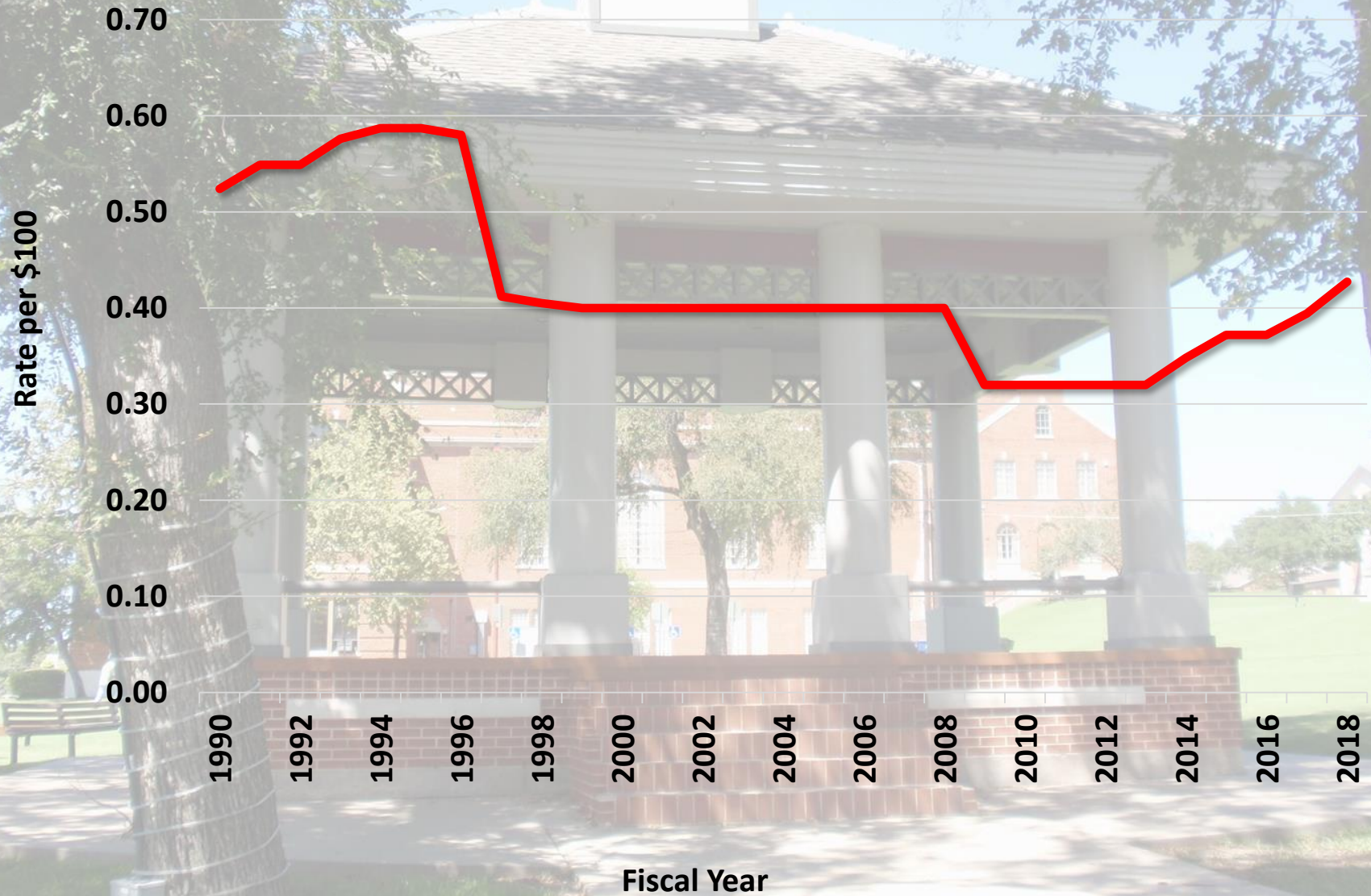
Property Tax Rates



Property Tax Rates



Property Tax Rate History

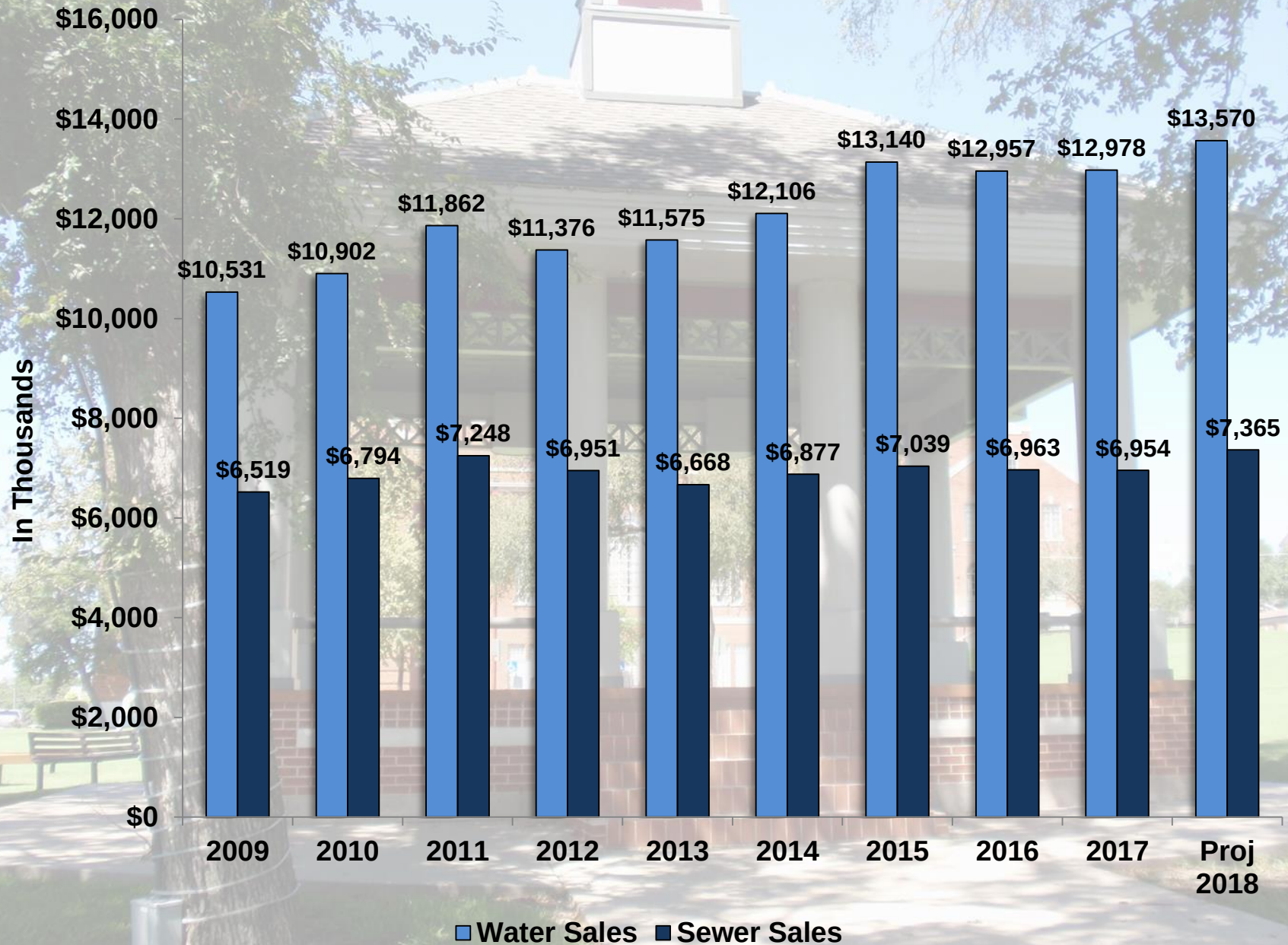


City of Sherman

UTILITY FUND

	Actual 2016-2017	Adjusted Budget 2017-2018	Projected 2017-2018
Beginning Reserve	\$ 4,067,753	\$ 4,017,290	\$ 4,539,922
Revenues			
Water Sales	12,977,531	13,933,000	13,570,000
Sewer Sales	6,954,280	7,313,000	7,365,000
Laboratory	151,311	147,000	154,000
Service Charges & Penalties	517,125	500,000	540,000
Charges for Services	112,254	135,000	130,000
Interest Income	15,894	45,000	25,000
Intergovernmental	433,757	423,803	413,803
Miscellaneous Revenue	72,661	56,000	81,861
Debt Proceeds	-	-	-
Total Revenues	21,234,813	22,552,803	22,279,664
Transfers In	405,639	462,000	723,437
Total Revenues and Transfers In	21,640,452	23,014,803	23,003,101
Total Funds Available	25,708,205	27,032,093	27,543,023
Expenditures			
Personnel	5,890,048	6,091,398	6,091,398
Supplies	1,365,872	1,622,849	1,622,849
Repair & Maintenance	1,256,711	1,381,104	1,381,104
Utilities	2,049,825	1,941,610	1,941,610
Information Technology	141,467	180,780	180,780
Debt Service	6,371,367	7,083,095	7,083,095
Services & Charges	1,065,095	1,569,863	1,569,863
Vehicle Usage	383,650	394,830	394,830
Capital Expenses	244,708	415,163	415,163
Total Expenditures	18,768,743	20,680,692	20,680,692
Transfers Out			
General Fund-Franch & Admin	2,052,000	2,058,000	2,058,000
Fleet	347,540	-	-
Total Transfers Out	2,399,540	2,058,000	2,058,000
Total Expenditures and Transfers Out	21,168,283	22,738,692	22,738,692
Excess Revenues over Expenditures	472,169	276,111	264,409
Ending Reserve	\$ 4,539,922	\$ 4,293,401	\$ 4,804,331

Water and Sewer Revenues



City of Sherman

SOLID WASTE FUND

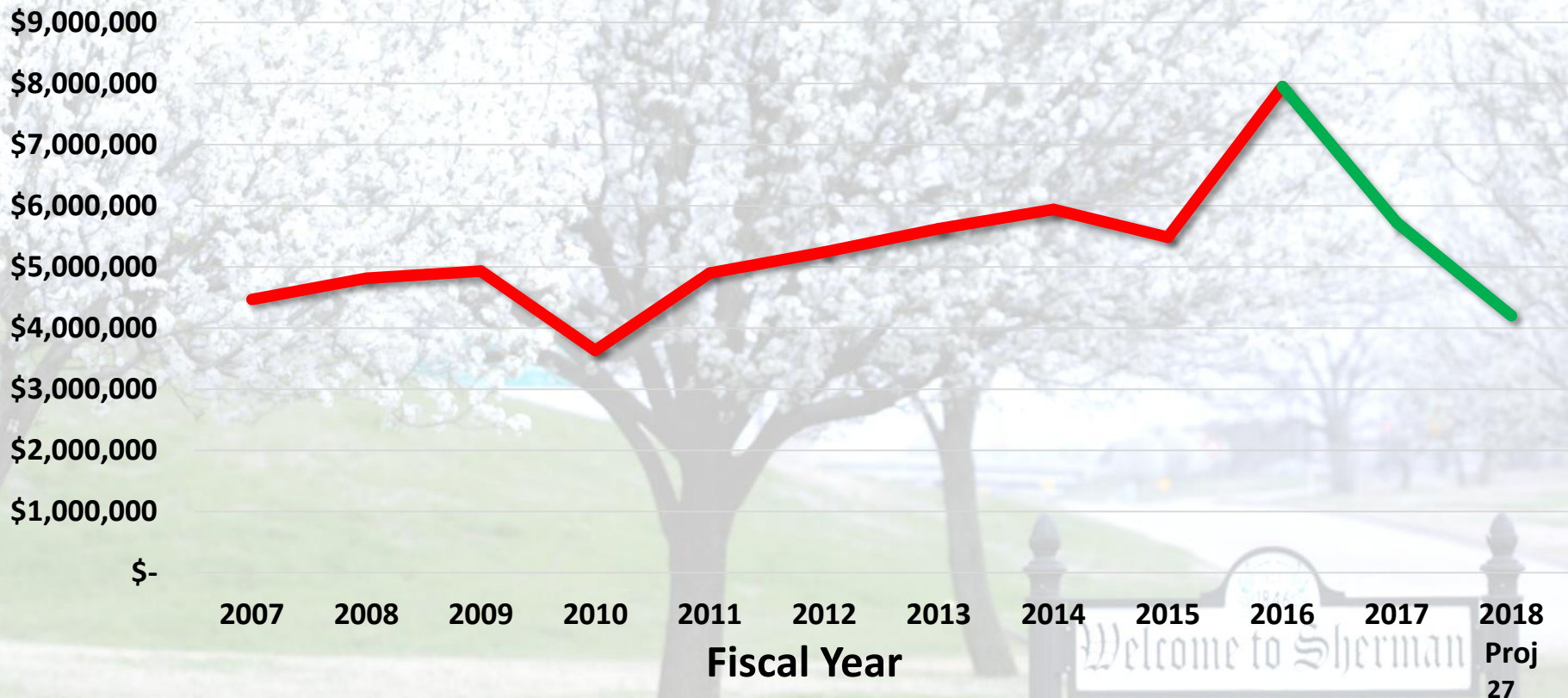
	Actual 2016-2017	Adjusted Budget 2017-2018	Projected 2017-2018
Beginning Fund Balance	\$ 1,984,395	\$ 1,522,558	\$ 1,648,931
Revenues			
Solid Waste Service	6,084,467	6,262,180	6,491,000
Service Charges & Penalties	50,554	52,000	68,000
Interest Income	9,741	8,000	16,000
Miscellaneous Revenue	170,952	94,000	85,000
Total Revenues	6,315,714	6,416,180	6,660,000
Total Funds Available	8,300,109	7,938,738	8,308,931
Expenditures			
Personnel	1,671,800	1,668,541	1,668,541
Supplies	159,414	133,854	133,854
Repair & Maintenance	102,559	49,566	49,566
Utilities	28,976	33,100	33,100
Information Technology	29,827	42,880	42,880
Services & Charges	1,692,289	1,750,200	1,850,200
Vehicle Usage	864,220	934,120	934,120
Capital Expenses	357,482	41,200	41,200
Transfers Out-Franchise & Admin	730,000	757,000	757,000
Transfers Out-Billing	161,000	162,000	162,000
Transfers Out-Fleet	853,611	948,781	948,781
Total Expenditures	6,651,178	6,521,241	6,621,241
Excess Revenues over Expenditures	(335,464)	(105,061)	38,759
Ending Fund Balance	\$ 1,648,931	\$ 1,417,497	\$ 1,687,690

Financial Update – Group Health

Group Health Fund

- FY 18 projected costs down \$1.5m vs 2017, \$3.9m vs 2016, \$1.0m vs budget
- Future cost savings to be used to offset debt service costs (and tax rate)

Health Fund Expenses





Financial Update - Capital Improvement and Debt

City of Sherman

GENERAL IMPROVEMENT FUND

	Actual 2016-2017	Adjusted Budget 2017-2018	Projected 2017-2018
Beginning Fund Balance	\$ 1,903,159	\$ 9,111,064	\$ 14,959,217
Revenues			
Transfers In	823,389	100,000	463,025
Grant Revenue	225,751	-	359,325
Interest Income	90,685	60,000	130,000
Miscellaneous Revenue	19,630	4,500,000	3,000,955
Debt Proceeds	11,896,604	7,925,000	12,403,199
Total Revenues	13,056,058	12,585,000	16,356,504
Total Funds Available	14,959,217	21,696,064	31,315,721
Expenditures			
Facilities	470,680	6,230,053	6,586,240
Parks	223,716	5,181,019	866,526
Streets	6,322,114	10,023,961	18,307,693
Other	911,889	569,272	981,353
Transfers Out	-	1,420,000	1,420,000
Total Expenditures	7,928,400	23,424,305	28,161,812
Excess Revenues over Expenditures	5,127,659	(10,839,305)	(11,805,308)
Ending Fund Balance	\$ 7,030,817	\$ (1,728,241)	\$ 3,153,909

CO Bond Summary – Original Plan

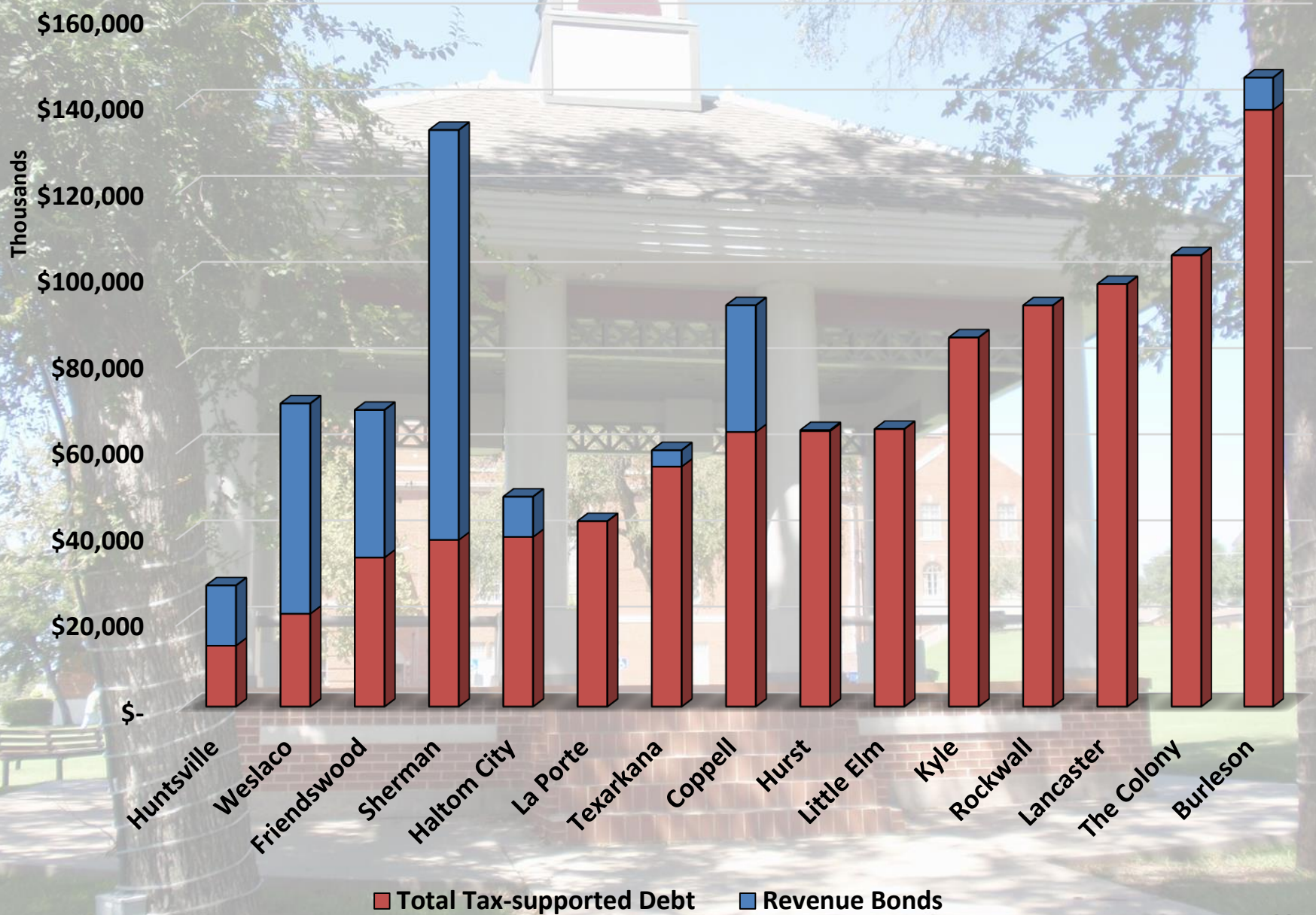
	2016 C.O. (in millions)	2017 C.O. (in millions)	2018 C.O. (in millions)
<i>Debt Proceeds</i>	\$ 6.9	\$ 18.8	16.0
<i>Facilities:</i>			
Library Remodel	1.7		
Fire Station #4		3.0	
<i>Streets:</i>			
Taylor/Washington		4.7	
Lamberth Road		0.8	
Friendship	1.1		3.0
Hwy 1417 from Hwy 56 to Hwy 82	1.6		
Travis St. West	0.1	4.1	5.0
Swan Ridge	0.1	1.2	
Canyon Creek	2.3		
TIRZ #5 Sherman Crossroads		3.0	
TIRZ #6 Hwy 75/Hwy 691		1.5	
Preston Club road from Hwy 289			2.0
<i>Bridges</i>			
Travis/Center/McGee		0.5	
<i>Parks</i>			
Pecan Grove West Ballfields			4.0
Additional Parks-Master Plan			2.0
Total debt-financed projects	6.9	18.8	16.0

CO Bond Summary

Projects	CO 2016	CO 2017	CO 2018	TOTAL
<i>Thoroughfares</i>				
Friendship Road - Eng + ROW	\$ 1.1			\$ 1.1
FM 1417 - US 82 to SH 56 Eng + ROW	\$ 1.6		\$ 1.7	\$ 3.3
Canyon Creek	\$ 2.3		\$ 0.2	\$ 2.5
Swan Ridge	\$ 0.1	\$ 1.2		\$ 1.3
Travis St West Phase I	\$ 0.1	\$ 1.1		\$ 1.2
Travis St West Phase II - IV		\$ 4.5	\$ 2.5	\$ 7.0
Legacy Blvd			\$ 2.0	\$ 2.0
Taylor/Washington - Eng + ROW		\$ 1.5	\$ 0.2	\$ 1.7
Lamberth Rd - Eng + ROW		\$ 0.8		\$ 0.8
TxDOT US 75 Ramp Reversal		\$ 0.2	\$ 2.1 *	\$ 2.3
Northgate Drive			\$ 1.1 *	\$ 1.1
	<u>\$ 5.2</u>	<u>\$ 9.3</u>	<u>\$ 9.8</u>	<u>\$ 24.3</u>
<i>Facilities</i>				
Library	\$ 2.0		\$ 0.1	\$ 2.1
Fire Station #4		\$ 3.5		\$ 3.5
Pecan Grove West Ballfields - Ph I			\$ 4.5	\$ 4.5
	<u>\$ 2.0</u>	<u>\$ 3.5</u>	<u>\$ 4.6</u>	<u>\$ 10.1</u>
<i>TIRZ</i>				
TIRZ #5 - Sherman Crossroads		\$ 3.0		\$ 3.0
TIRZ #6 - Sherman Landing		\$ 1.5		\$ 1.5
TIRZ #7 - Legacy Village		\$ 1.5		\$ 1.5
	<u>\$ -</u>	<u>\$ 6.0</u>	<u>\$ -</u>	<u>\$ 6.0</u>
TOTALS	<u><u>\$ 7.2</u></u>	<u><u>\$ 18.8</u></u>	<u><u>\$ 14.4</u></u>	<u><u>\$ 40.40</u></u>

* SEDCO to participate in project

Long-term Debt





FY19 Planning

Expected Rates and Fees – FY19

- Property Tax Rates
 - *Expect* to keep property tax rate unchanged for FY19
- Utility Rates
 - *Expect* no rate change
 - Looking ahead - significant debt relief in FY2021 (\$1.0 million annually)
- Solid Waste Rates – rates to be reviewed in light of recent annexations and growth
- Stormwater Fee – hold current rate; Phase II in FY2020?

Focus and Issues for FY19+

Revenue Projections

- General Fund
 - Expect property tax revenues to be up \$400k + for increased values + new property added
 - Expect sales tax revenues to be up \$800k for growth in base + new added (e.g., JP Hart)
 - Group health costs expected to be down \$500k - \$600k due to changes in plan
- Utility Fund
 - Modest increase in revenues based on growth and new industry - \$800k estimate
 - No known major expense changes at this point
- Solid Waste Fund
 - No known major revenue or expense effects

Focus and Issues for FY19+

- Continued focus on planning and infrastructure development
 - Thoroughfares
 - Utility infrastructure
 - Facilities – PD renovation
 - Leveraging City \$\$ for TXDoT projects (1417 – Hwy 56 to W Travis)
- Stormwater program projects
- Private development
 - Legacy Village, Sherman Crossroads, Sherman Landing, various residential
- Staffing needs
 - Public Safety - records, dispatch, FD staffing up for station #6
 - Environmental code
 - Building maintenance
 - Streets
 - Parks
 - Finance/Courts
 - Solid Waste

Focus and Issues for FY19+

Facilities

- Maintain what we have
 - Building – roofs, mechanical systems, other routine
- PD renovation
 - \$4.0 million renovation to add 25% more capacity and extend useful life 10-15 years (depending on growth)
 - Phased approach, utilizing internal maintenance staff where appropriate
 - Issue bonds in late FY2019 for FY2020 budget effect
- Pecan Grove Ballfields – Phase II
 - \$2.5 million for lighting, splash pad, trails, restroom/concession on east side
 - Grant application to Texoma Health Foundation to be considered by their Board in June, 2018 for 2019 funding

Critical Issues FY19 – Council identified

General Fund/General CIP

- Continued focus on clean-up (code enforcement) and substandard structures
- Employee compensation - current CPI change is 2.9%
- Street maintenance program – extending chip-seal life
- Basketball courts at Pecan Grove West
- Consider traffic control management – better way to stage or synch traffic signals?
- Mosquito mitigation planning

Solid Waste Fund

- Evaluate bulk trash pickup program – alternatives for quarterly or other pickup vs. current
- Evaluate recycling program

Critical Issues FY19 – Council identified

Development

- Continued focus on strategic annexations
- Land acquisition/designation for industrial growth
- Continued focus on growth and development management

Operations

- Various requests to look at street and park issues

Expected Future Needs - Preliminary

Projects	CO 2019	CO 2020	CO 2021
<i>Thoroughfares</i>			
Friendship Road			X
FM 1417 - SH 56 to West Travis		X	
Moore Street		X	
TxDOT participation	X		
Taylor/Washington		X	
Lamberth			X
Preston Club??		X	
<i>Facilities</i>			
PD - Phase II	X		
Pecan Grove Ballfields - Ph II *	X		
Station 4 - Phase II		X	

What we need

- Council continued support for thoroughfare and development activities
 - Continue to pursue TxDOT opportunities
 - Continue to pursue identified City opportunities – West Travis, Lamberth, Washington/Taylor
 - Pursue prospective development and other unidentified opportunities – i.e., Legacy Blvd, Schulman, Moore Street
 - Creative/additional incentive tools for retail/restaurant recruitment??
- Council support for funding these priorities
 - Issue CO debt as needed, with Council approval
 - GTUA Issued debt for water/sewer projects



Direction and Final Questions??



Other Information

City of Sherman

GENERAL IMPROVEMENT FUND

	Actual 2016-2017	Adjusted Budget 2017-2018	Projected 2017-2018
Beginning Fund Balance	\$ 1,903,159	\$ 9,111,064	\$ 14,959,217
Revenues			
Transfers In	823,389	100,000	463,025
Grant Revenue	225,751	-	359,325
Interest Income	90,685	60,000	130,000
Miscellaneous Revenue	19,630	4,500,000	3,000,955
Debt Proceeds	11,896,604	7,925,000	12,403,199
Total Revenues	13,056,058	12,585,000	16,356,504
Total Funds Available	14,959,217	21,696,064	31,315,721
Expenditures			
Muni Bldg Composition Roof	(48,995)	173,518	173,518
Muni Bldg Gutter & Cast Stone	-	27,000	27,000
⁽¹⁾ Library Remodel	507,607	1,638,722	1,786,143
⁽¹⁾ Taylor-Roundabout to Little Eng & Phase I	477,909	184,586	1,173,891
⁽¹⁾ FM 1417 (75 to 56) Engineering & ROW	471,358	960,478	1,937,978
⁽¹⁾ Travis St West	917,312	5,153,594	4,631,390
⁽¹⁾ Canyon Creek Shady Oaks to Lamberth	1,394,079	1,199,156	2,464,518
⁽¹⁾ Lamberth Rd Thoroughfare	351,574	43,085	436,057
⁽²⁾ FEMA Grant-Flood Mitigation	314,522	-	443,335
⁽¹⁾ Friendship ROW & Eng 56 to Lamberth	416,573	1,455,427	647,670
Lake Street Repair	12,404	-	21,502
Street Improvement Program	112,825	502,114	502,114
⁽²⁾ Downtown Streetscape	94,310	-	306,588
⁽¹⁾ Loy Lake Rd-Sara Swamy to Hwy 82	1,922,329	70,021	151,765
Grand Avenue Traffic & Pedestrian Imp	793	-	-
ESC Office	18,137	-	-
⁽¹⁾ Library Fire Recovery	(125,087)	(42,304)	(42,304)
Stormwater Fee Study	108,866	-	3,634
Dispatch Consoles	53,335	-	837
Grand Ave Bridge	76,088	-	-
Kings Ridge Annexation	660	-	-
Master Thoroughfare Plan	40,000	-	-

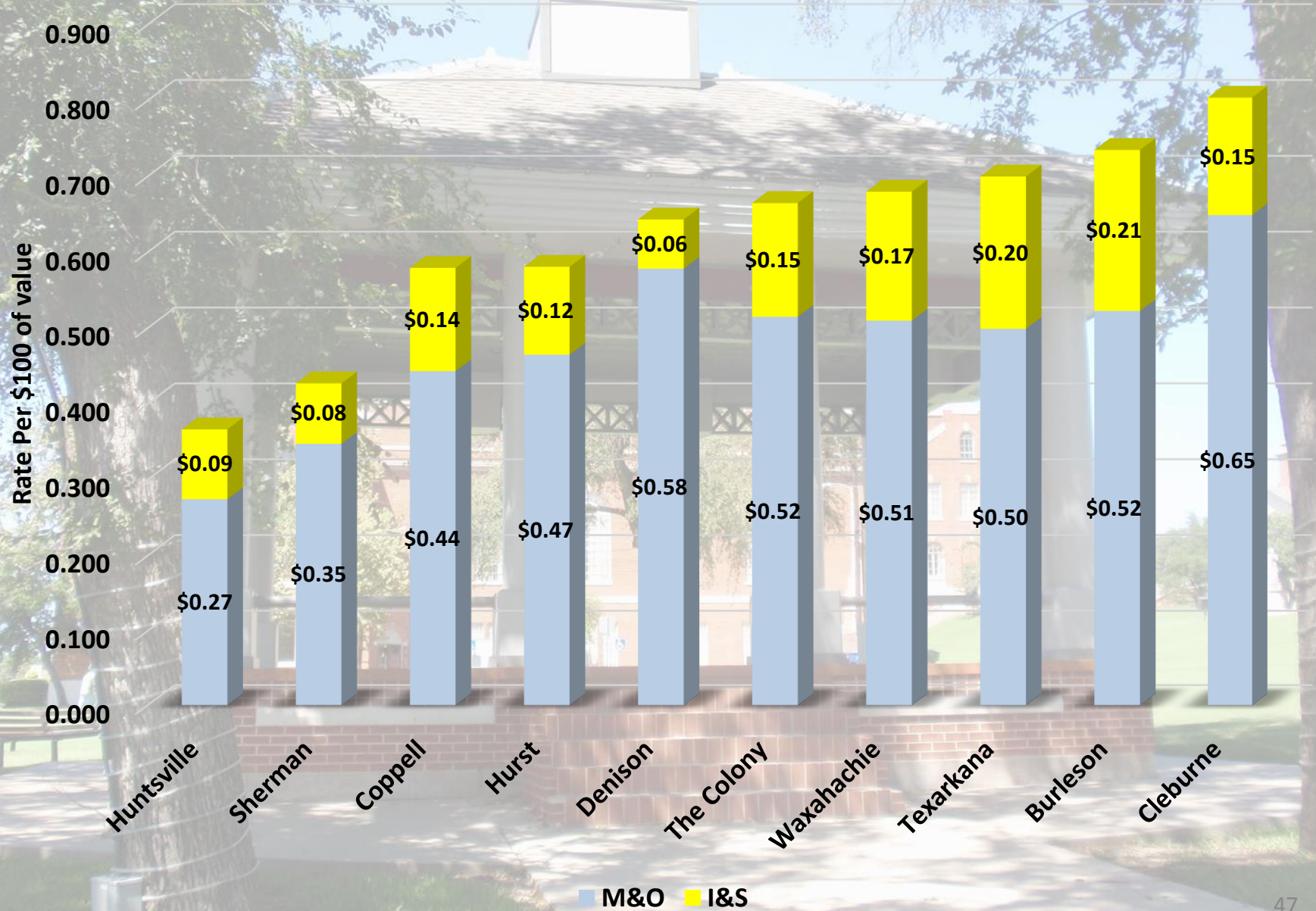
City of Sherman
GENERAL IMPROVEMENT FUND
(Continued)

	Actual 2016-2017	Adjusted Budget 2017-2018	Projected 2017-2018
Kessler St Erosion	76,189	-	5,800
Subdivision Ordinance Update	28,738	-	-
Parks Master Plan	47,500	-	-
Pecan Grove Park Land	176,216	56,019	-
⁽¹⁾ Swan Ridge Extension	5,325	305,500	-
Park Ave Realignment (net)	13,454	-	-
Fire Station #5 Remodel	6,100	-	86,407
Houston St Property Acquisition	329,579	-	585
⁽¹⁾ Bridges-Travis/Center/McGee	15,781	-	484,219
⁽¹⁾ Fire Station 4 Relocation	37,400	3,300,000	3,432,584
City Hall Roof Coating	75,518	-	-
⁽¹⁾ Northgate Dr	-	-	1,100,000
650 ESC Expand tool room	-	12,000	12,000
650 ESC Loft & shelving for storage building	-	13,000	13,000
630 Virtualization Server	-	50,000	50,000
630 2016 Server CALS	-	18,000	18,000
630 VM Server for Incode9/RTA/GIS	-	18,000	18,000
1162 Building Maint Shop Buildings Roof	-	20,000	22,309
650 ESC R-panel N and W side of bldg	-	20,000	20,000
5170 Taylor St Gym AC	-	20,000	20,000
2128 Radio Console from 88002	-	21,630	21,630
630 Exchange Server	-	25,000	25,000
5171 Lamar Green Space	-	25,000	25,000
5903 Patio West Side	-	25,240	25,240
650 South Plant - raise door on West side of bldg	-	30,000	60,000
650 South Plant LED lighting	-	30,000	-
2128 Outdoor Warning Siren	-	32,000	32,000
5903 New floor covering	-	32,225	32,225
650 ESC Ceiling Repairs	-	50,000	50,000
5903 Bathroom Renovations	-	50,000	50,000
630 Storage & Backup	-	50,000	50,000
2124 Virtual Server	-	15,000	15,000
5171 Ely Park playground equip	-	50,000	49,976

City of Sherman
GENERAL IMPROVEMENT FUND
(Continued)

	Actual 2016-2017	Adjusted Budget 2017-2018	Projected 2017-2018
5171 Sidewalk @ Fairview	-	50,000	49,250
1162 Muni Building Finance Remodel	-	60,000	60,000
5178 Library Parking lot, landscaping and park	-	60,000	60,000
5171 Skid Steer	-	70,000	65,611
650 ESC Roof Replacement	-	93,802	81,268
1162 Building Maint Shop pavement & parking	-	100,000	100,000
2124 Police Dept Storage & Backup	-	120,000	82,279
2124 Repeaters	-	149,642	149,642
3132 North Hickory Reconstruct Roadway	-	150,000	150,000
5171 Addl Parks-Master Plan	-	500,000	500,000
2124 Exterior of PD	-	516,850	516,850
⁽¹⁾ Ramp Reversal Northbound 75 at 1417	-	-	2,300,000
⁽¹⁾ Pecan Grove Ballfields	-	4,500,000	242,300
Downtown Sidewalks	-	-	-
⁽¹⁾ TxDOT-FM 1417 Cost Share	-	-	2,000,000
Transfers Out	-	1,420,000	1,420,000
Total Expenditures	7,928,400	23,424,305	28,161,812
Excess Revenues over Expenditures	5,127,659	(10,839,305)	(11,805,308)
Ending Fund Balance	\$ 7,030,817	\$ (1,728,241)	\$ 3,153,909

Property Tax Rates of Peer Cities



STATE OF TEXAS §
COUNTY OF GRAYSON §

May 21, 2018

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 May 21, 2018.

**MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR PAM HOWETH.
COUNCIL MEMBERS HOLLAND, SOFEY, STEELE,
STEVENSON, TEAMANN.**

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 Willie Steele.

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of May 7, 2018. Deputy Mayor Howeth moved to approve the Minutes as presented; Second by Council Member Sofey. All present voted AYE.
MOTION CARRIED.

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Plyler introduced Ordinance No. 6120 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING THE GRAYSON COUNTY THOROUGHFARE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER. PROVIDING FOR AN EFFECTIVE DATE.

Clint Philpott, Director of Engineering, said the City has been working with Grayson County and the Sherman-Denison Metropolitan Planning Organization on a county-wide Thoroughfare Plan. They presented a Draft Plan in March 2018 and now the Final Plan is being submitted to the City Council for adoption.

Clay Barnett, Executive Director, Sherman-Denison Metropolitan Planning Organization, said the Proposed Plan is virtually identical to the plan that was presented in March. He thanked the City Council for their participation on the project.

Cost of the project was \$300,000, with \$80,000 paid by Grayson County, \$40,000 paid by the City of Sherman, and \$20,000 paid by the City of Denison.

No other citizens appeared before the City Council to discuss Ordinance No. 6120.

Mayor Plyler introduced Ordinance No. 6121 and called for a public hearing:

CALL TO ORDER

APPROVE MNUTES

**ORD 6120
THOROUGHFARE
PLAN**

ORD 6121
US HWY 82

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ESTABLISHING MAXIMUM, REASONABLE AND PRUDENT RATES OF SPEED ON CERTAIN PORTIONS OF US 82 IN THE CORPORATE LIMITS OF SHERMAN, GRAYSON COUNTY, TEXAS; FIXING PENALTIES FOR VIOLATION THEREOF; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

SPEED LIMITS

Mr. Philpott said this past year the Texas Department of Transportation completed a lane extension project on U.S. Hwy 82, east toward Bonham. After that, they completed a State required traffic study for all of U.S. Hwy 82 throughout Sherman.

The recommendation is to change the speed limit on Hwy 82 to 75 mph, except for the corridor between Travis Street and Texoma Parkway, which will be 70 mph.

No citizens appeared before the City Council to discuss Ordinance No. 6121.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6120

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING THE GRAYSON COUNTY THOROUGHFARE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER. PROVIDING FOR AN EFFECTIVE DATE.

ORD 6120
THOROUGHFARE
PLAN

Ordinance 6121

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ESTABLISHING MAXIMUM, REASONABLE AND PRUDENT RATES OF SPEED ON CERTAIN PORTIONS OF US 82 IN THE CORPORATE LIMITS OF SHERMAN, GRAYSON COUNTY, TEXAS; FIXING PENALTIES FOR VIOLATION THEREOF; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6121
US HWY 82
SPEED LIMITS

Council Member Steele clarified that the portion that will be 70 mph will be a smaller section, with the remainder being at 75 mph.

ACTION TAKEN.

Motion by Council Member Sofey to adopt Ordinance Nos. 6120 and 6121, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 6372 – AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE DOCUMENT FROM SSCGC HOLDINGS, LLC FOR THE CONVEYANCE OF A 100' WIDE STRIP OF LAND AND TWO (2) RIGHT OF WAY PARCELS EAST OF F.M. 1417 IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

RES 6372
CONVEYANCE OF
100' WIDE STRIP
OF LAND & TWO
ROW PARCELS ON
FM 1417

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE DOCUMENT FROM SSCGC HOLDINGS, LLC FOR THE CONVEYANCE OF A 100' WIDE STRIP OF LAND AND TWO (2) RIGHT OF WAY PARCELS EAST OF F.M. 1417 IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Mr. Philpott said this is a 100' strip of land that is south of Herman Baker Park and north of Pebblebrook, adjacent to two developments. The conveyance was brought to the City by the developer as a donation, and if accepted, it would become part of the City's trail system.

Council Member Stevenson asked if the trail would be concrete. Robby Hefton, City Manager, said the City is trying to accumulate right-of-way for the hike and bike trails throughout the City and this would be a perfect addition to the system.

He said the City is working through the Parks Master Plan and this trail would be used to connect to different parts of the City.

Bill Magers, Representative, SSCGC Holdings, LLC, said trying to put a trail network together has been an issue in Sherman for years. He said this strip of land would give north-south connectivity through the solar farm and across Center Street into other parkland.

He added that, depending on what happens with the High School, their group would consider dedicating additional right-of-way.

Mr. Magers said their group would realize some benefit to the land too, and would be the only development in Sherman adjacent to a hike and bike trail. He felt it was a "win-win" for both entities.

Council Member Teamann said it would be a great addition to the park system and he hoped other developers would follow

SSCGC Holdings' lead and do the same thing when they develop neighborhoods.

Council Member Holland verified that the property would dead-end at Moore Street. Mr. Magers said it dead-ends at Payne Substation.

ACTION TAKEN.

Motion by Deputy Mayor Howeth to approve Resolution No. 6372, as presented. Second by Council Member Steele.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6373 – AUTHORIZING EXECUTION OF A MASTER INTERLOCAL PURCHASING AGREEMENT THROUGH THE NORTH TEXAS SHARE PROGRAM BETWEEN THE CITY OF SHERMAN AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG)

**RES 6373
PURCHASING
AGREEMENT WITH
NCTCOG**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A MASTER INTERLOCAL PURCHASING AGREEMENT THROUGH THE NORTH TEXAS SHARE PROGRAM BETWEEN THE CITY OF SHERMAN AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG).

Mary Lawrence, Director of Finance, said Resolution 6373 and Resolution 6374 are related. Resolution 6373 is an interlocal agreement with the North Central Texas Council of Governments for favorable, competitively bid pricing on the services for Resolution 6374.

ACTION TAKEN.

Motion by Council Member Steele to approve Resolution No. 6373, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6374 – AUTHORIZING EXECUTION OF A MASTER AGREEMENT AND ENGAGEMENT LETTER BETWEEN THE CITY OF SHERMAN AND GABRIEL ROEDER SMITH AND COMPANY (GRS) TO PERFORM ACTUARIAL CONSULTING SERVICES UNDER THE MASTER INTERLOCAL PURCHASING AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) THROUGH THE NORTH TEXAS SHARE PROGRAM

**RES 6374
ACTUARIAL
CONSULTING
SERVICES**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A MASTER AGREEMENT AND ENGAGEMENT LETTER BETWEEN THE CITY OF SHERMAN AND GABRIEL ROEDER SMITH AND COMPANY (GRS) TO PERFORM ACTUARIAL CONSULTING

SERVICES UNDER THE MASTER INTERLOCAL PURCHASING AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) THROUGH THE NORTH TEXAS SHARE PROGRAM.

Ms. Lawrence said this is the agreement that will be under the interlocal agreement from the previous resolution. There is a new accounting standard that requires the City to put their whole liability for retiree benefits on the balance sheets, starting September 30, 2018.

This requires an update to the evaluation from last year. Next year the City will have a full evaluation and then it will be on an every-other-year basis. This will give the update for the number that goes on the balance sheet.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6374, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS

RECEIVE REPORT FROM TOURISM/MAIN STREET MANAGER SARAH McRAE

TOURISM & MAIN STREET REPORT

Sarah McRae, Tourism/Main Street Manager, updated the Council on Hot Summer Nights and Lights on the Lake. Hot Summer Nights has been held in Sherman since 1995, but in 2016, they started using Overdrive Entertainment LLC to book bands.

She said Hot Summer Nights is on Thursday night and Denison has their event on Friday night. With the addition of Lake Texoma, she hoped that the area would become a tourism event. Ms. McRae said she hoped Sherman would be thought of as a “hub” for live music.

She introduced Tip Jones and Jason Smith, from Overdrive Entertainment LLC, to introduce the 2018 Hot Summer Nights lineup. The event will be held each Thursday night in June and July, on the Municipal Building Grounds. This year each event will also have an opening act with local talent that starts at 7:00 p.m., with the main show beginning at 7:30 p.m.

Headliners for the 2018 Season are:

June 7	Fuel
June 14	Mark Chestnut
June 21	Memphis Soul
June 28	Havana NRG
July 12	Koe Whetzel
July 19	Spazmatics
July 26	Asia, featuring John Payne

Ms. McRae said .38 Special will play at Lights on the Lake on July 3, 2018, at Pecan Grove Park. This event will also include the annual fireworks show, sponsored by Landmark Bank. She said the Airport Band will play earlier in the day.

Mr. Jones praised the City of Sherman for funding these events and “putting the work in” to bring quality bands to Sherman. He said the City is “phenomenal” to work with.

REPAIR AND REWORK THE LUELLA 2 WOODBINE WELL UNDER AN EMERGENCY DESIGNATION

Mark Gibson, Director of Utilities, explained that recently the pump failed at the Luella 2 Woodbine Well, which is a major producer in the City’s well system. Repairs would normally be handled through regular bidding procedures.

**WATER WELL
REPAIRS
(LUELLA 2
WOODBINE WELL)**

However, since the onset of summer is here and this well is a major producer, and water demands are expected to increase, the staff feels it is imperative that the well be repaired and running as quickly as possible.

If the regular bidding process was used, Mr. Gibson said it would be a three to four month process, which wouldn’t help with the summer water demand.

The staff received two quotes, and Weisinger has worked for the City before, and they should be able to get the well back in service in about six weeks. The other vendor estimated it would take 120 days. Weisinger was also about \$96,000 cheaper on their quote, and fell within the range of what the staff felt it would cost.

In order to get the well back in service before the heavy summer water demand, Mr. Gibson asked to have the well repairs completed under the emergency designation.

Council Member Teamann questioned why one item the City estimated would cost \$108,000 came back at \$50,000, and a pump motor came back about \$30,000 less. He asked about the quality of the parts and if the City was getting the same bid from both bidders.

Mr. Gibson said the City specified the pump motor and the pump that they wanted to use and both bidders are bidding the same equipment. It is the equipment that the City wants in the wells. Mr. Gibson felt that one of the vendors is “booked up” and has all the work they want. He added that Weisinger has been very helpful in the past.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the quotation from Weisinger Incorporated for emergency repair of the Luella 2 Woodbine Well at a cost of \$229,347, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

CONSIDER REQUEST OF THE 2018 NEIGHBORHOOD RECREATIONAL COMMITTEE TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE ANNUAL “JUNETEENTH CELEBRATION” ON SATURDAY, JUNE 16, 2018

The City Council approved the request of the 2018 Neighborhood Recreational Committee to temporarily close certain streets for the Annual “Juneteenth Celebration” on June 16, 2018.

**CLOSE STREETS
JUNETEENTH
CELEBRATION
(JUNE 16, 2018)**

The event will be held from 11:00 a.m. until 6:00 p.m. in the Lucy Kidd-Key Park on the Municipal Building Grounds. The streets around the Municipal Building will be closed and the City will provide additional solid waste containers, barricades, and help at start-up for the electrical and water connection of vendor booths and amusement activities.

CONSENT AGENDA.

APPROVE THE QUARTERLY INVESTMENT REPORTS FOR QUARTER ENDED MARCH 31, 2018

The City Council approved the Quarterly Investment Reports for the quarter ended March 31, 2018. A separate report was included for the Debt Proceeds portfolio that includes the Tax Note and Certificate of Obligation proceeds, as required by the Investment Policy.

**QUARTERLY
INVESTMENT
REPORT**

As of March 31, 2018, the portfolios were in compliance with applicable State laws and with the City’s internal Investment Policy. The Operating investment portfolio had a book value of about \$16.4 million, an increase of about \$3.5 million from the prior quarter of \$12.9 million, due to purchases of Certificate of Deposits, U.S. Agency Securities, and deposits to a Local Government Investment Pool (LGIP). The underlying investments were adequately diversified among four different types of securities.

This portfolio is appropriately liquid and its weighted-average maturity was 476 days, a decrease of six days from last quarter. The portfolio yield of 1.62% for the quarter is 47 basis points below the benchmark yield of 2.09%. The portfolio value on the City’s books is essentially equal to the market value of the overall portfolio.

The Debt Proceeds portfolio balance of \$21.8 million was invested in a Local Government Investment Pool, and FDIC Insured Investment Account, and a U.S. Agency security. Current period transactions included the addition of interest income and project payments. The yield of 1.26% was 37 basis points below the benchmark yield of 1.63% for this portfolio. Book value and market value were about the same.

CONSENT AGENDA.

CITIZENS REQUESTS

There were no citizen's requests.

CITIZENS REQUESTS

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

COUNCIL COMMENTS

There were no Council comments.

COUNCIL COMMENTS

ANNOUNCEMENTS

Mayor Plyler announced the following:

ANNOUNCEMENTS

- Coffee with the Mayor will be held June 1, 2018, at 8:00 a.m., at Guild Mortgage.
- The Solid Waste Department will host a Hazardous Waste and Electronics Disposal Day on June 2, 2018, from 9:00 a.m. until 11:00 a.m., at City Hall. The event is free for Sherman residents.
- Hot Summer Nights will kick off the 2018 Season with Fuel on June 7, 2018 on the Municipal Building lawn.

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

EXECUTIVE SESSION

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

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

COUNCIL MINUTES – MAY 21, 2018

**DELIBERATE ANY OFFERS OR
INCENTIVES TO THE BUSINESS
PROSPECT**

Mayor Plyler said no Executive Session was needed.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
5:29 p.m.

ADJOURNMENT

MAYOR

CITY CLERK



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.1.

Meeting Date: 06/04/2018

Prepared By: Michelle Adams, Community Development Coordinator

Approved By: Robby Hefton, City Manager

Caption:

PUBLIC HEARING

Final Statement/Action Plan for Program Year 2018 Community Development Block Grant

Issue:

Approval of the Program Year (PY) 2018 Community Development Block Grant Final Statement/Action Plan

Background:

Each year, the City of Sherman receives an entitlement grant (Community Development Block Grant) from the U.S. Department of Housing and Urban Development (HUD). We are required to prepare and submit an annual Action Plan, which is a description of the activities that will be undertaken during the coming year to address the needs of our low-to-moderate income citizens. This Action Plan is based on a five (5) year Consolidated Plan & Strategy developed by City staff and approved by the Sherman City Council. It serves as the City's long term planning tool to address the identified needs of public housing, homelessness, and other non-housing community development needs and activities within the City of Sherman. For PY 2018, the City's focus for use of these funds will shift towards a more community-wide perspective, allocating the majority of the funds towards parks projects and substandard structure demolition.

Over the past five (5) years, the City of Sherman's history of allocations for the Community Development Block Grant is as follows:

- PY 2013 - \$311,726
- PY 2014 - \$301,322
- PY 2015 - \$317,392
- PY 2016 - \$315,681
- PY 2017 - \$334,954

Origination:

Michelle Adams, Community Development

Financial Consideration:

The City of Sherman has been allocated \$368,334.00 in Community Development Block Grant funds from HUD to address our various community development needs low-to-moderate income and special needs citizens during PY 2018.

Staff Recommendation:

The staff recommends the Sherman City Council approve the PY 2018 Community Development Block Grant Final Statement/Action Plan as submitted.

Alternatives:

The Sherman City Council may change or re-appropriate these funds/allocations as they see fit.

Attachments

Memo from Michelle Adams, Community Development Coordinator
PY 2018 CDBG Public Comments
PY 2018 Final Statement/Action Plan



memorandum

DATE: Friday, May 18, 2018
TO: Robby Hefton, City Manager
FROM: Michelle Adams, Community Development Coordinator
SUBJECT: PY 2018 Final Statement/Action Plan (revised)

The City of Sherman's Proposed Final Statement/Action Plan of Community Development Objectives with projected use of the funds for Program Year 2018 was published in the Herald Democrat on April 8, 2018. The required 30-day public comment period has concluded and public comments received on the Proposed Statement of Objectives can be found in the attached document.

Therefore, we are now ready to proceed with submitting this to the City Council in the form of a Resolution establishing the City of Sherman's PY 2018 Final Statement/Action Plan, with said comments in consideration.

I am requesting that you set this item for public hearing and present the Resolution for consideration and approval by our City Council at the regularly scheduled meeting on June 4, 2018.

During the interim, should you have any questions or desire additional information or clarification, please let me know.

Thank you,

Michelle Adams

City of Sherman
CDBG PY 2018
Public Comments

The following are the public comments received concerning the Proposed 2018 Action Plan published in the Herald Democrat on April 9. The comment period lasted 30 days, per the citizen participation requirements, and concluded on May 8, 2018.

Clarice Hudspeth, rehab program beneficiary, called on April 11 expressing concern about the discontinuation of the Housing Rehab program.

Zella Blanton, rehab program beneficiary, sent a letter on May 3 (received May 9) expressing concern about the discontinuation of the Housing Rehab program.

Glenna Andrews, rehab program beneficiary, called on May 7 expressing concern about the discontinuation of the Housing Rehab program.

Jo Carolyn Terry, rehab program beneficiary, inquired/expressed concern about the discontinuation of the Housing Rehab program while on a call concerning her status on the existing PY 17 wait list on May 8.

This concludes the summary of public comments for the City Manager's and City Council's consideration.

**CITY OF SHERMAN, TEXAS
FINAL STATEMENT/ACTION PLAN OF
COMMUNITY DEVELOPMENT OBJECTIVES
AND PROJECTED USE OF FUNDS FOR PROGRAM YEAR 2018**

GRANT NO: B-2018-MC-48-0027

The City of Sherman has received notice from the U.S. Department of Housing and Urban Development (HUD) that its entitlement grant for the Community Development Program (CDBG) for fiscal year 2018 is \$368,334.00. These funds will be received on October 1, 2018. Activities that directly benefit low and moderate-income persons will be available citywide. Other activities which have an area benefit will only be available in areas of the city which are populated by a majority of low and moderate-income persons. The City has met citizen participation requirements.

The City of Sherman's Consolidated Plan is a document which is required by the U.S. Department of Housing and Urban Development, and includes the following subjects: (1) Housing and Homeless Needs Assessment - A description of the jurisdiction's estimated housing needs for the ensuing five-year period; (2) Housing Market Analysis - A description of the significant characteristics of the jurisdiction's housing market, including supply, demand, condition and cost of housing and the housing stock and services available (i.e., public and assisted housing, homeless, elderly, frail elderly, persons with disabilities (mental/physical/developmental), persons with alcohol and other drug addictions, and persons with HIV/AIDS and related diseases; (3) Strategic Plan - A description of the five-year strategy and plan to address affordable housing, homelessness, other special needs and non-housing community development plan; and, (4) Action Plan - A description of the jurisdiction's one-year plan of activities to be undertaken during the coming year.

The overall goal of this community development planning and development program is to develop viable urban communities by providing suitable living environments and expanded economic opportunities, principally for low-moderate income persons and special need populations of the City of Sherman. Therefore, based on these objectives, the following use of funds is being proposed:

**COMMUNITY DEVELOPMENT PROGRAM ACTION PLAN
PROGRAM YEAR 2018**

PARK IMPROVEMENTS.....\$183,000

A program to fund projects in parks within low and moderate income target areas, and improve ADA accessibility in parks throughout the city of Sherman, promoting general health and wellness amongst the entire community. Focus will especially be to benefit those living in low-moderate income areas and those with disabilities.

DEMOLITION/CLEARANCE PROGRAM.....\$100,000

A program to demolish vacant, substandard structures and clear property lots which pose a risk to health/safety of low-moderate income target neighborhoods.

PROGRAM ADMINISTRATION.....\$51,034

The City proposes to use the Administration funds for personnel and support for all phases of the application process, environmental reviews, fair labor standard compliance, contract management, fair housing Grantee Performance Report, preparation of annual Action Plan and Performance Report associated with the City of Sherman Five-Year Consolidated Plan and Strategy.

PUBLIC SERVICE ACTIVITIES:

Sherman Housing Authority.....\$10,000

A program to address the problems of drug abuse and associated crime in public housing, Activities include increasing law enforcement services to stop the sell of illegal drugs in and around assisted housing, apprehend sellers of such drugs and an overall reduction of crime in the assisted housing area.

Grayson County Crisis Center.....\$8,000

A program of activities that will provide emergency assistance to homeless women and children of domestic violence, who at one time, resided within the city limits of Sherman.

Grayson County Shelter, Inc.....\$5,500

A program of activities that will provide emergency assistance to homeless individuals and families, who at one time, resided within the city limits of Sherman.

Child & Family Guidance Center of Texoma.....\$6,000

A program to provide counseling services for family dysfunction, alcohol and substance abuse, domestic violence and sexual abuse for the low and moderate income Sherman residents.

Boys & Girls Club of Sherman, Inc.....	\$4,800
A program to provide scholarships for the low and moderate income Sherman youth. Scholarship funding will provide the opportunity for low/moderate income youth to participate in organized activities that would not otherwise be able to participate.	
TOTAL PROGRAM ALLOCATION.....	\$368,334

The City of Sherman seeks, through the following program objectives, to improve housing conditions, neighborhood appearance, employment opportunities, and the overall quality of life for low and moderate-income citizens. No activities will be undertaken which cause involuntary displacement of persons.

CITY OF SHERMAN COMMUNITY DEVELOPMENT OBJECTIVES

1. Encourage citizen participation and input to obtain maximum public involvement in program activities.
2. Promote the general health and wellness of all members of the community through improved parks & recreational facilities.
3. Eliminate slum and blight through the removal of structures that create unsafe, unsanitary, and hazardous situations for the public.
4. Promote drug elimination programs for low and moderate income assisted housing families/households.
5. Provide support for provision of emergency shelter/assistance to the homeless.
6. Assist in providing counseling services to youth and adults from low and moderate income families.
7. Assist in providing youth activities for children from low and moderate income families.

The Action Plan of Community Development Objectives and Projected Use of Funds for Program Year 2018 are available in the Community Development Office of the City of Sherman. Any citizen or agency interested in commenting on this Final Statement of Objectives is invited to submit written comments c/o Michelle Adams, Community Development Coordinator, City of Sherman P. O. Box 1106, Sherman, TX 75091-1106. Written comments must be received prior to 5:00 p.m. on Monday, July 9, 2018. A summary of comments received will be made a part of the summary of citizen participation of this Plan.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.2.

Meeting Date: 06/04/2018

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6122

Providing for Permanent "Speed Limit 30 MPH" Signs on Shepherd Drive, between U.S. Highway 75 West Service Road and Farmington Road, within the City Limits of the City of Sherman, Texas;
Providing for a Penalty Provision

Issue:

To consider introducing, seeking public input on, and adopting an ordinance providing for permanent "Speed Limit 30 MPH" signs on Shepherd Drive, between U.S. Highway 75 West Service Road and Farmington Road

Background:

The Engineering Department reviewed the roadway based on the criteria set forth in the Texas Manual on Uniform Traffic Control Devices and determined that a speed limit of 30 MPH is necessary at this location for the safety of the citizens of Sherman. The Speed Limit signs have been up for a 90-day period to allow staff to evaluate the issue.

Origination:

Engineering Department

Financial Consideration:

The City's cost for installing the signs is approximately \$150.00 per sign for time and materials.

Staff Recommendation:

It is recommended that the City Council adopt the proposed ordinance.

Alternatives:

As directed by the Council

Attachments

Ordinance No. 6122

Aerial Location Map

ORDINANCE NO. 6122

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT "SPEED LIMIT 30 MPH" SIGNS ON SHEPHERD DRIVE, BETWEEN U.S. HIGHWAY 75 WEST SERVICE ROAD AND FARMINGTON ROAD, WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN, TEXAS; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the passage of this ordinance, permanent "Speed Limit 30 MPH" signs shall be in place at the following location within the corporate limits of the City of Sherman, Texas:

Along Shepherd Drive, between U.S. Highway 75 West Service Road and Farmington Road, within the City Limits of the City of Sherman, Texas.

SECTION 2. That the City Engineer is directed to designate this action by the appropriate markings and signs.

SECTION 3. That, from and after the erection of the Speed limit signs herein authorized, it shall be unlawful for the driver of any vehicle traveling along said roadway to exceed said 30 miles per hour rate of speed. Violators of this ordinance shall be subject to fine as provided in Section 1-6 of the Code of Ordinances of the City of Sherman, Texas, codified.

SECTION 4. That the provisions of this ordinance are severable and the invalidity of any word, phrase, or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2018.

ADOPTED on this the _____ day of _____, 2018.

EFFECTIVE DATE on this the _____ day of _____, 2018.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

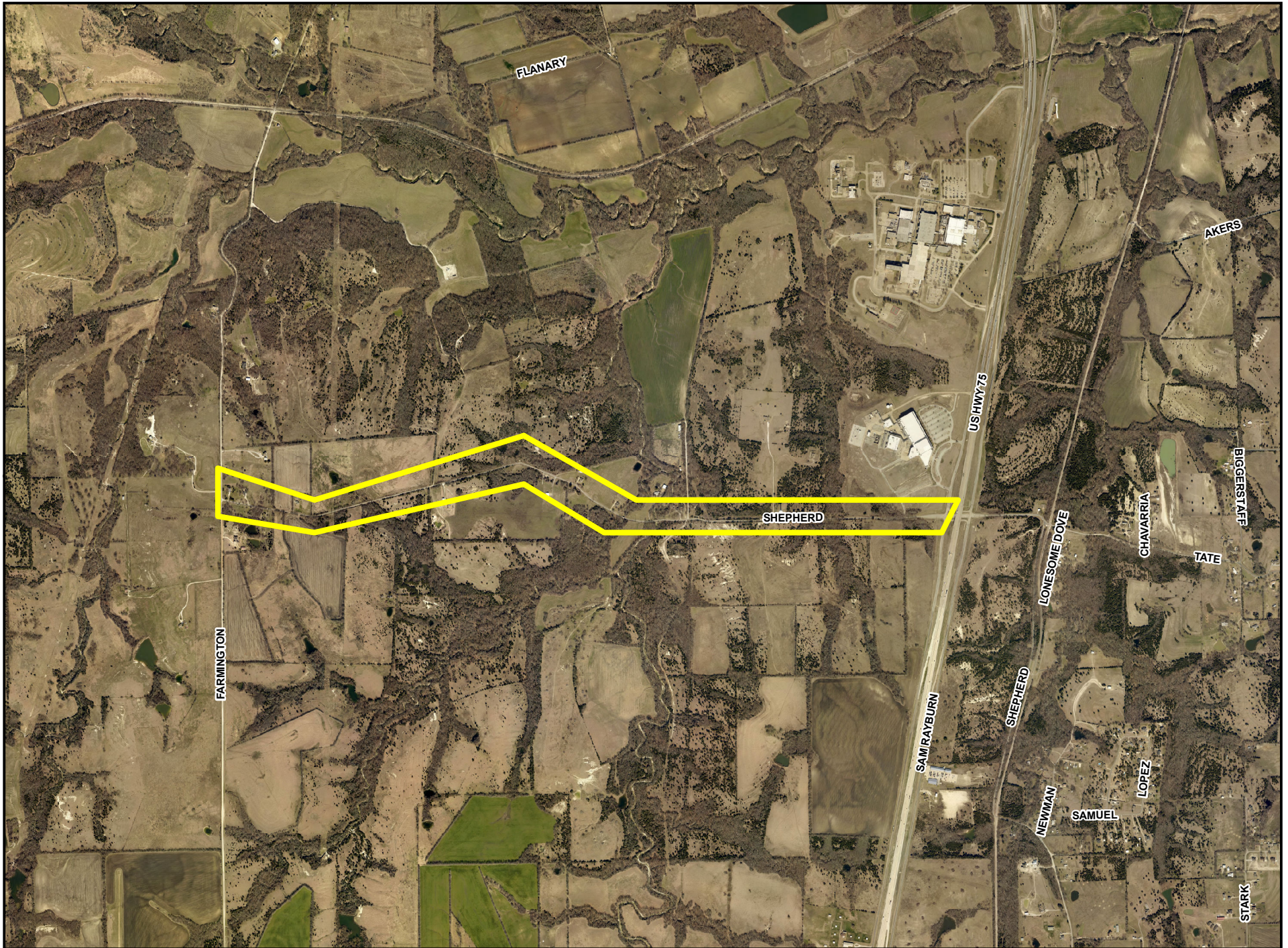
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

Shepherd Drive "Speed Limit 30 MPH" Sign



1 inch = 2,000 feet





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.3.

Meeting Date: 06/04/2018

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6123

Providing for Permanent "Stop" Signs on Canyon Creek Drive at Lamberth Road, on Canyon Creek Drive at Shady Oaks Lane, on Shady Oaks Lane at Canyon Creek Drive, on Bandera Drive at Shady Oaks Lane, on Canyon Creek Drive at Heritage Parkway, and on Overland Trail at Heritage Parkway within the City Limits of the City of Sherman, Texas; Providing for a Penalty Provision

Issue:

To adopt an ordinance providing for a permanent "Stop" sign on Canyon Creek Drive at Lamberth Road, stopping westbound traffic on Canyon Creek Drive; providing for permanent Four-Way "Stop" signs on Canyon Creek Drive at Shady Oaks Lane; providing for a permanent "Stop" sign on Bandera Drive at Shady Oaks Lane, stopping westbound traffic on Bandera Drive; providing for permanent "Stop" signs on Canyon Creek Drive at Heritage Parkway, stopping eastbound and westbound traffic on Canyon Creek Drive; and providing for a permanent "Stop" sign on Overland Trail at Heritage Parkway, stopping eastbound traffic on Overland Trail

Background:

The Engineering Department reviewed these intersections based on the criteria set forth in the Texas Manual on Uniform Traffic Control Devices and determined that "Stop" signs are required at these locations. These "Stop" signs have been up for 90 days to allow the staff to evaluate the issue.

Origination:

Engineering Department

Financial Consideration:

The City's cost for installing the signs are approximately \$300.00 for time and materials.

Staff Recommendation:

It is recommended that the City Council adopt the proposed ordinance.

Alternatives:

As directed by the Council

Attachments

Ordinance No. 6123

Aerial Location Map

ORDINANCE NO. 6123

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT “STOP” SIGNS ON CANYON CREEK DRIVE AT LAMBERTH ROAD, ON CANYON CREEK DRIVE AT SHADY OAKS LANE, ON SHADY OAKS LANE AT CANYON CREEK DRIVE, ON BANDERA DRIVE AT SHADY OAKS LANE, ON CANYON CREEK DRIVE AT HERITAGE PARKWAY, AND ON OVERLAND TRAIL AT HERITAGE PARKWAY WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN, TEXAS; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the passage of this ordinance, permanent “Stop” signs shall be in place at the following locations within the corporate limits of the City of Sherman, Texas:

At the intersection of Canyon Creek Drive and Lamberth Road, stopping westbound traffic on Canyon Creek Drive.

Four-Way “Stop” Signs to be placed at the intersection of Canyon Creek Drive and Shady Oaks Lane.

At the intersection of Bandera Drive and Shady Oaks Lane, stopping westbound traffic on Bandera Drive.

At the intersection of Canyon Creek Drive and Heritage Parkway, stopping eastbound and westbound traffic on Canyon Creek Drive.

At the intersection of Overland Trail and Heritage Parkway, stopping eastbound traffic on Overland Trail.

SECTION 2. That the City Engineer is directed to designate this action by the appropriate markings and signs.

SECTION 3. That, from and after the erection of the Stop signs herein authorized, it shall be unlawful for the driver of any vehicle approaching such Stop signs to fail to bring such vehicle to a complete stop at a clearly-marked stop line; but, if none, then at the point nearest the intersecting roadway where the driver has a view of approaching traffic on the intersecting roadway before entering the intersection. Violators of this ordinance shall be subject to fine as provided in Section 1-6 of the Code of Ordinances of the City of Sherman, Texas, codified.

SECTION 4. That the provisions of this ordinance are severable and the invalidity of any word, phrase, or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2018.

ADOPTED on this the _____ day of _____, 2018.

EFFECTIVE DATE on this the _____ day of _____, 2018.

CITY OF SHERMAN, TEXAS

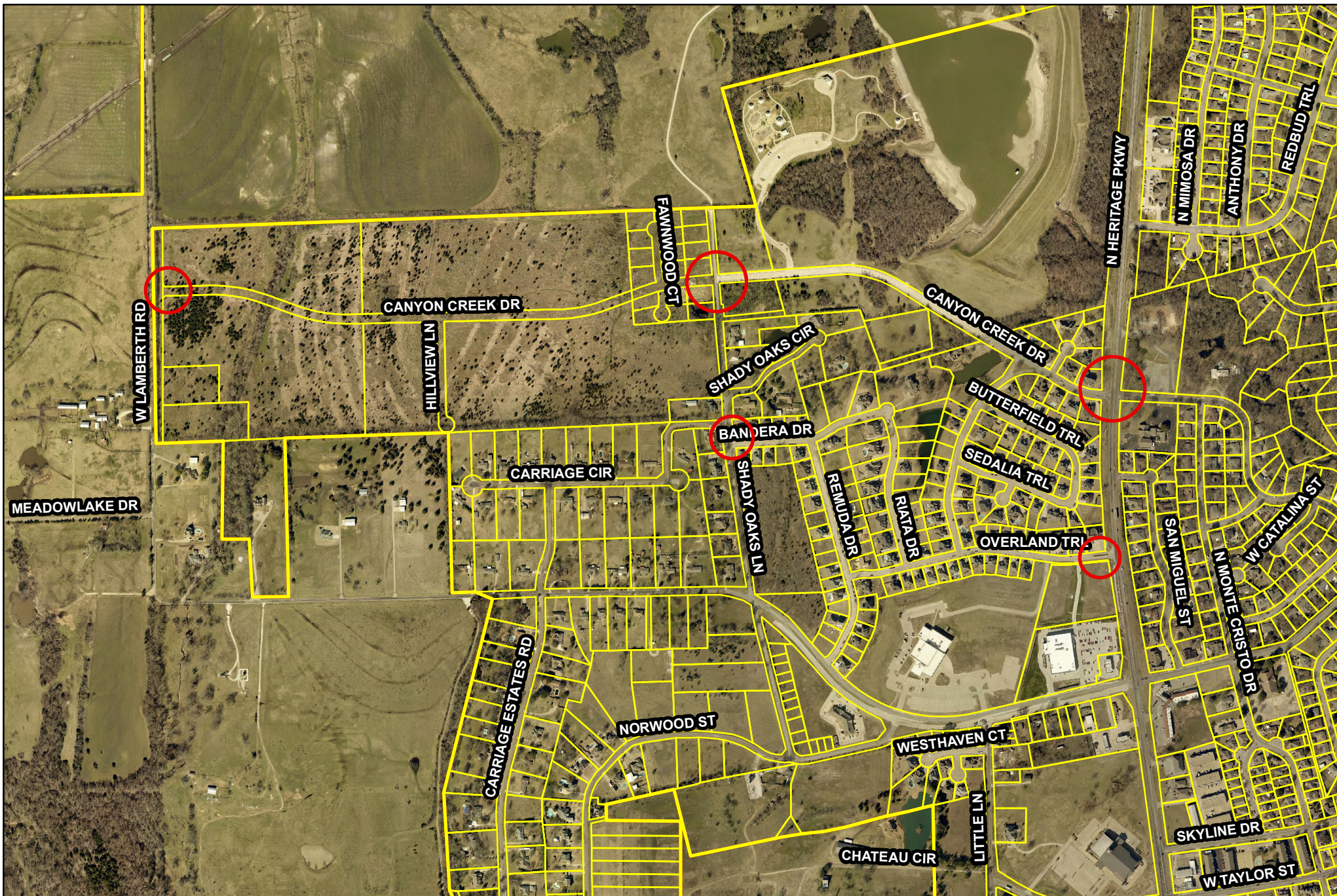
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



Sherman
ENGINEERING DEPT.
220 W. MULBERRY
SHERMAN, TX 75090



1 inch = 800 feet



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.4.

Meeting Date: 06/04/2018

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6124

Providing for Permanent "Stop" Signs on Peggy's Cove at Park Avenue and on Southridge Lane at Park Avenue within the City Limits of the City of Sherman, Texas; Providing for a Penalty Provision

Issue:

To adopt an ordinance providing for a permanent "Stop" sign on Peggy's Cove at Park Avenue, stopping northbound traffic on Peggy's Cove, and a permanent "Stop" sign on Southridge Lane at Park Avenue, stopping northbound traffic on Southridge Lane

Background:

The Engineering Department reviewed these intersections based on the criteria set forth in the Texas Manual on Uniform Traffic Control Devices and determined that "stop" signs are required at these locations. The "Stop" signs have been up for 90 days to allow the staff to evaluate the issue.

Origination:

Engineering Department

Financial Consideration:

The City's cost for installing the signs are approximately \$300.00 for time and materials.

Staff Recommendation:

It is recommended that the City Council adopt the proposed ordinance.

Alternatives:

As directed by the Council

Attachments

Ordinance No. 6124

Aerial Location Map

ORDINANCE NO. 6124

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT "STOP" SIGNS ON PEGGEY'S COVE AT PARK AVENUE AND ON SOUTHRIDGE LANE AT PARK AVENUE WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN, TEXAS; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the passage of this ordinance, permanent "Stop" signs shall be in place at the following locations within the corporate limits of the City of Sherman, Texas:

At the intersection of Peggey's Cove and Park Avenue, stopping northbound traffic on Peggey's Cove.

At the intersection of Southridge Lane and Park Avenue, stopping northbound traffic on Southridge Lane.

SECTION 2. That the City Engineer is directed to designate this action by the appropriate markings and signs.

SECTION 3. That, from and after the erection of the Stop signs herein authorized, it shall be unlawful for the driver of any vehicle approaching such Stop signs to fail to bring such vehicle to a complete stop at a clearly-marked stop line; but, if none, then at the point nearest the intersecting roadway where the driver has a view of approaching traffic on the intersecting roadway before entering the intersection. Violators of this ordinance shall be subject to fine as provided in Section 1-6 of the Code of Ordinances of the City of Sherman, Texas, codified.

SECTION 4. That the provisions of this ordinance are severable and the invalidity of any word, phrase, or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2018.

ADOPTED on this the _____ day of _____, 2018.

EFFECTIVE DATE on this the _____ day of _____, 2018.

CITY OF SHERMAN, TEXAS

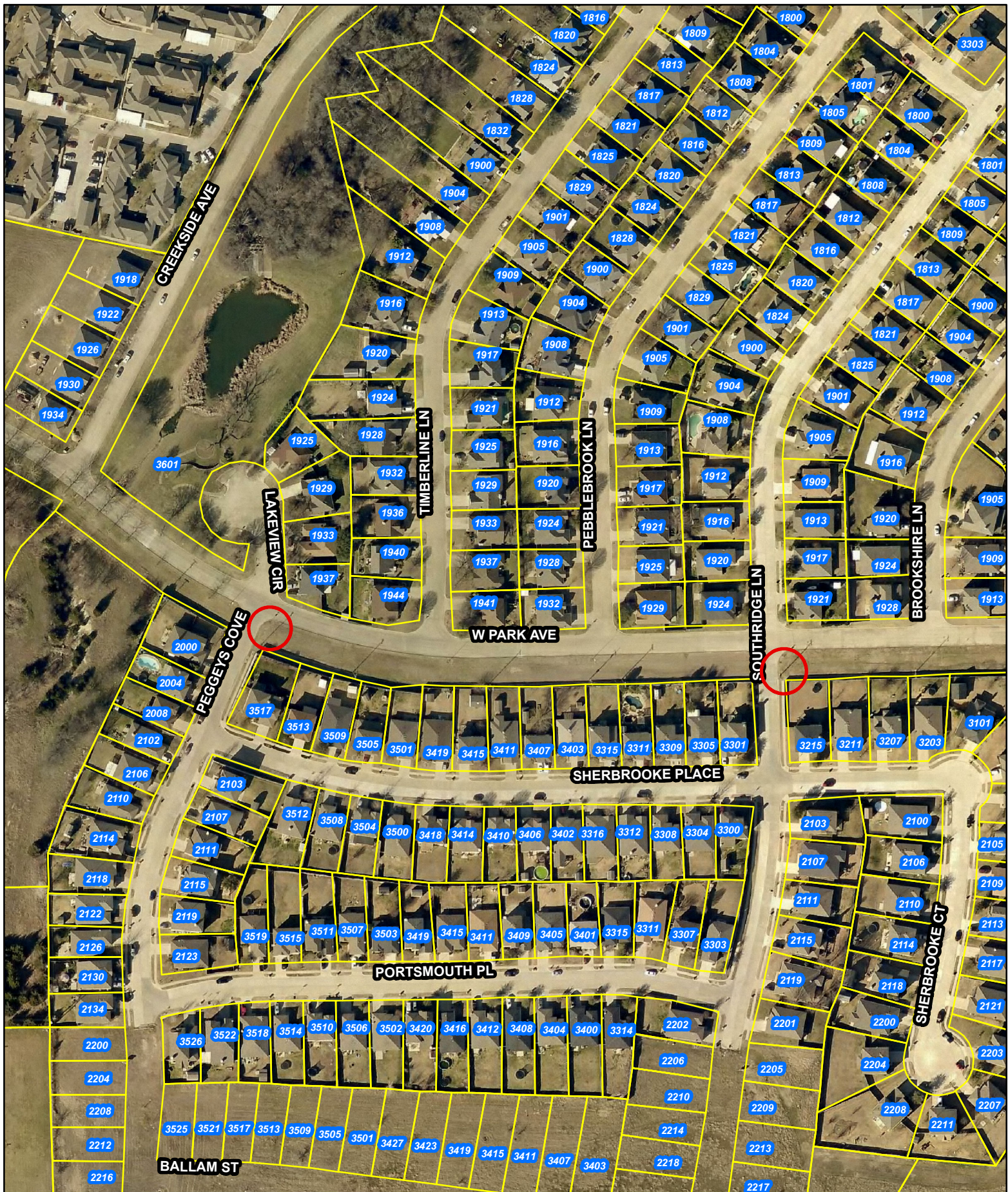
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



Sherman
 ENGINEERING DEPT.
 220 W. MULBERRY
 SHERMAN, TX 75090



1 inch = 188 feet



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.5.

Meeting Date: 06/04/2018

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 6122, 6123 and 6124

Issue:

- B. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6122**
Providing for Permanent "Speed Limit 30 MPH" Signs on Shepherd Drive, between U.S. Highway 75 West Service Road and Farmington Road, within the City Limits of the City of Sherman, Texas; Providing for a Penalty Provision
- B. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6123**
Providing for Permanent "Stop" Signs on Canyon Creek Drive at Lamberth Road, on Canyon Creek Drive at Shady Oaks Lane, on Shady Oaks Lane at Canyon Creek Drive, on Bandera Drive at Shady Oaks Lane, on Canyon Creek Drive at Heritage Parkway, and on Overland Trail at Heritage Parkway within the City Limits of the City of Sherman, Texas; Providing for a Penalty Provision
- B. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6124**
Providing for Permanent "Stop" Signs on Peggey's Cove at Park Avenue and on Southridge Lane at Park Avenue within the City Limits of the City of Sherman, Texas; Providing for a Penalty Provision
-



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.1.

Meeting Date: 06/04/2018

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6375

Authorizing Certification of a State-Sanctioned Cultural District in Downtown Sherman for at least Ten (10) Years to be Named, the "Sherman Cultural District"

Issue:

Approval of a resolution supporting the certification and establishment of a state-sanctioned downtown cultural district

Background:

The City of Sherman's application to the Texas Commission on the Arts (TCA) Cultural District Program is due in Austin on June 15th. Materials to be included are: the official TCA application form, the cultural district map, a five-year strategic plan and a marketing plan, a five-minute video of Sherman's arts and cultural district activities, and a resolution of support from the City Council. Austin College has partnered with the City to produce the application materials; and the resolution included on this agenda is to confirm the City's commitment to maintain the cultural district program for the required ten years if the state designation is received. The Sherman Cultural District Program has been structured so that activities will utilize the City's current advertising budget in Tourism and the Main Street program. Benefits of designation as an official Texas Cultural District include access to grant funds from the Texas Commission on the Arts; and the outcomes of cultural district participation will extend beyond the arts and benefit all members of a community.

Origination:

Carolyn S. Wacker, Director, Austin College Center for Community & Regional Development

Financial Consideration:

Any needed financial resources would be taken from the Tourism and Main Street Program advertising budgets.

Staff Recommendation:

It is the staff's recommendation that the proposed resolution be approved supporting a state-sanctioned cultural district in Downtown Sherman. It is also recommended that the City Council appoint one of its members to serve on the "Cultural District Advisory Committee".

Alternatives:

As directed by City Council

Attachments

Resolution No. 6375

Aerial Location Map - Sherman Cultural District

RESOLUTION NO. 6375

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING CERTIFICATION OF A STATE-SANCTIONED CULTURAL DISTRICT IN DOWNTOWN SHERMAN FOR AT LEAST TEN (10) YEARS TO BE NAMED, THE “SHERMAN CULTURAL DISTRICT”; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, a cultural district in downtown Sherman has been designated to harness the power of cultural resources to stimulate economic development and community revitalization, and to develop a public-private partnership to support said district; and

WHEREAS, the Texas Commission on the Arts will be petitioned to designate said cultural district as part of the Texas Cultural Districts Program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Council of the City of Sherman, Texas, hereby endorses the submission of an application to certify a state-sanctioned cultural district in downtown Sherman, the “Sherman Cultural District”, and agrees to participate in the development and financial support of said cultural district.

SECTION 2. That the City Council of the City of Sherman, Texas, endorses the goal of economic development of said cultural district within the context of preservation and rehabilitation of our historic buildings as a tool for attracting artists and cultural enterprises to the community.

SECTION 3. That the City Council of the City of Sherman, Texas, endorses the goal of tourism development of said cultural district within the context of contributing to the overall visitor development goals of the City.

SECTION 4. That the City Council of the City of Sherman, Texas, will appoint a City official to represent the City on the governing board of said cultural district, the “Cultural District Advisory Committee”.

SECTION 5. That the City Council of the City of Sherman, Texas, by this action, directs City staff to actively support the Cultural District Advisory Committee to develop and maintain said cultural district.

SECTION 6. That the City Council of the City of Sherman, Texas, by this action, requests all residents of Sherman to support, promote and help maintain activities and events in said cultural district.

SECTION 7. That the Mayor of the City of Sherman, Texas, or his designee, is hereby directed to sign and submit this resolution to the Texas Commission on the Arts upon creation of said cultural district.

SECTION 8. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2018.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

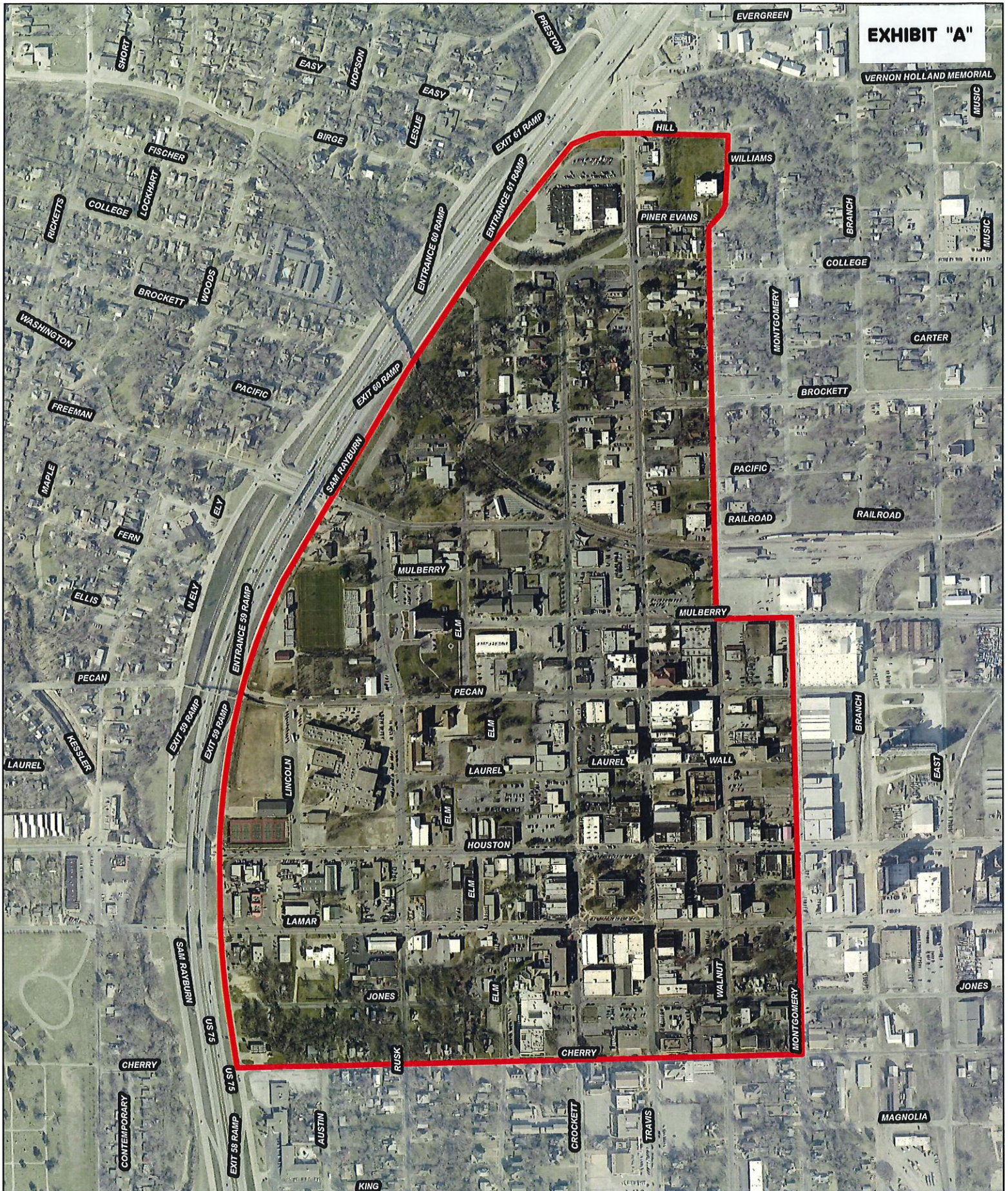
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

EXHIBIT "A"





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.2.

Meeting Date: 06/04/2018

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6376

Authorizing Execution of a Memorandum of Understanding Defining Roles and Responsibilities between the City of Sherman and Austin College regarding Oversight of the Sherman Cultural District Program

Issue:

Authorizing the Mayor to execute a Memorandum of Understanding with Austin College

Background:

In the previous agenda item for Resolution No. 6375, the City Council will be asked to authorize the certification of a state-sanctioned cultural district in downtown Sherman for at least ten years that would be named, the "Sherman Cultural District". They will be asked to lend their support, both with financial resources and with the appointment of a member of the Sherman City Council to represent the City on the governing board of the district, the "Cultural District Advisory Committee". This Memorandum of Understanding would designate the roles and responsibilities between the City and Austin College regarding oversight of the Sherman Cultural District Program.

Origination:

Carolyn S. Wacker, Director, Austin College Center for Community & Regional Development

Financial Consideration:

There is no financial impact to be considered.

Staff Recommendation:

It is recommended that the City Council authorize the Mayor to execute the Memorandum of Understanding with Austin College.

Alternatives:

As may be recommended by the City Council

Attachments

Resolution No. 6376

Memorandum of Understanding

Exhibit "A" to Memorandum of Understanding

RESOLUTION NO. 6376

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING DEFINING ROLES AND RESPONSIBILITIES BETWEEN THE CITY OF SHERMAN AND AUSTIN COLLEGE REGARDING OVERSIGHT OF THE SHERMAN CULTURAL DISTRICT PROGRAM; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the Mayor be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a Memorandum of Understanding with Austin College defining the roles and responsibilities between the City of Sherman and Austin College regarding oversight of the Sherman Cultural District Program, pursuant to the terms and provisions of the contract documents attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2018.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

Memorandum of Understanding

AUSTIN COLLEGE AND THE CITY OF SHERMAN, TEXAS

This Memorandum of Understanding (MOU) describes the agreed-upon responsibilities and expectations between AUSTIN COLLEGE (the College) and the CITY OF SHERMAN, TEXAS (City), for oversight of the Sherman Cultural District Program in Sherman Texas, in the area designated by the Sherman City Council at its April 16, 2018 meeting and described in Exhibit "A", attached hereto and made a part hereof for all purposes.

RESPONSIBILITIES AND EXPECTATIONS

For this MOU, the Austin College Center for Community & Regional Development (CCRD) and other departments on campus will provide the organizational structure for advocacy, coordination, and promotion of programming of the Sherman Cultural District. The College and the CCRD agree that:

- The CCRD will serve as the primary contact office for the College.
- The CCRD will be responsible for a community advisory board to advocate for and manage Cultural District activities. The board will be under direct oversight of the director of the CCRD, and will meet monthly to review and plan for successful community engagement in the Cultural District.
- The CCRD will assist with planning, publicity and communication as requested by the City for meetings, events and activities that involve the Cultural District.
- The CCRD will maintain the following assets to promote activities and messaging for the local community and for tourists:
 - An arts calendar that lists all known publicly-accessible arts activity within the City of Sherman city limits
 - An official website that represents the cultural district's brand, messaging and activities
- The CCRD will provide an official report of activities, minutes from meetings, and accounting of expenses on a quarterly basis to the Sherman City Council, and an annual summary at the conclusion of the City's fiscal year.

Under this MOU, the City's Community & Support Services Manager will serve as primary contact. The City agrees to:

- Provide, on a quarterly basis, a schedule of requested activities to the CCRD office.
- Involve the CCRD and its allied College departments in relevant planning with City programs as appropriate.

TIME PERIOD

This MOU shall remain in place from June 4, 2018, through September 30, 2019, unless modified in writing before that date. The MOU shall be reviewed sixty (60) days in advance of its expiration and can be renewed for an additional period of time agreed upon by both parties during the review.

TERMINATION

This MOU may be terminated in whole or in part by either party with thirty (30) days' written notice. Failure to honor any of the obligations stated above may also result in the termination of this MOU.

NOTICE

Any notice given pursuant to this MOU shall be directed to the primary contacts designated herein.

Signatures of authorized agency representatives:

Heidi B. Ellis
Heidi B. Ellis
Vice President for Business Affairs
Austin College
900 N. Grand Ave., Suite 6F
Sherman, TX 75090

5/30/18
Date

David Plyler
Mayor
City of Sherman
220 W. Mulberry
Sherman, TX 75090

Date

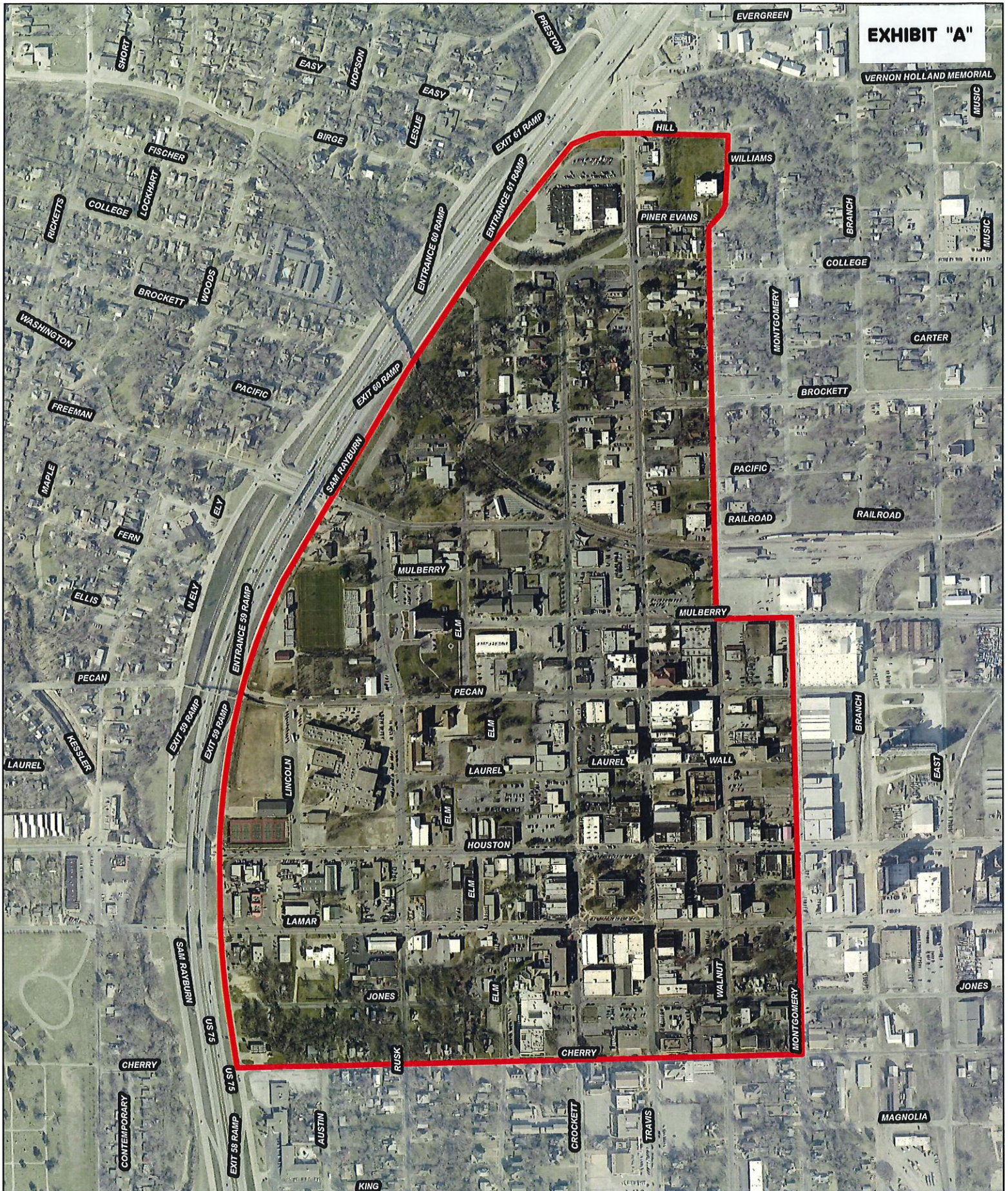
ATTEST:

By: _____
Linda Ashby, City Clerk

APPROVED AS TO FORM AND CONTENT:

By: _____
Brandon S. Shelby, City Attorney

EXHIBIT "A"





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.3.

Meeting Date: 06/04/2018

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6377

Authorizing Execution of an Encroachment Easement to Quik Trip for the Installation of a 154-square foot, 10' 10" tall Monument Sign within a 20' Sewer Easement on the North Property Line of Lot 1, Block 1 of Sherman Landing, Phase I in the City of Sherman, Texas

Issue:

To consider granting an encroachment easement along the north property line of Lot 1, Block 1 of Sherman Landing, Phase I in the City of Sherman, Texas

Background:

Quik Trip has requested to place their 10' 10" tall Monument sign on the north property line of their property located on Lot 1, Block 1 of Sherman Landing, Phase I in the City of Sherman, Texas. The proposed location of said monument sign will encroach into a 20' Sewer Easement. An Encroachment Easement is required in order for the sign to be installed in the proposed location.

Origination:

Quik Trip, Property Owner

Financial Consideration:

None

Staff Recommendation:

City staff has no objections to the proposed encroachment; and it is recommended that the encroachment be granted.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6377

Encroachment Easement

Exhibit "A" as noted in both Resolution and Easement

Encroachment Request Letter

Plat - Sherman Landing, Ph. I

Location Map

RESOLUTION NO. 6377

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO QUIK TRIP FOR THE INSTALLATION OF A 154-SQUARE FOOT, 10' 10" TALL MONUMENT SIGN WITHIN A 20' SEWER EASEMENT ON THE NORTH PROPERTY LINE OF LOT 1, BLOCK 1 OF SHERMAN LANDING, PHASE I IN THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an encroachment easement to install a 154-square foot, 10' 10" tall monument sign within a 20' sewer easement on the north property line of Lot 1, Block 1 of Sherman Landing, Phase I in the City of Sherman, Texas, as shown on the sketch marked Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2018.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

ENCROACHMENT EASEMENT

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF GRAYSON §

That the **CITY OF SHERMAN**, a municipal corporation of the State of Texas, hereinafter called "GRANTOR," in consideration of ONE DOLLAR AND NO CENTS (\$1.00) and other good and valuable consideration to it, in hand paid, hereby grants to **Quik Trip, an Oklahoma corporation**, hereinafter called "GRANTEE," an encroachment easement to construct a 154-square foot, 10' 10" tall monument sign within a 20' Sewer Easement on the North property line of Lot 1, Block 1 of Sherman Landing, Phase I, filed of record in Document No. 2017-3276, Plat Records, Grayson County, Texas, as shown on the sketch marked Exhibit "A," attached hereto and incorporated herein for all purposes. Said encroachment easement shall be inferior, subordinate, and subject to the GRANTOR'S rights herein.

This instrument shall be construed as conveying an encroachment easement to GRANTEE, its heirs, successors and assigns, for the limited purpose of constructing a monument sign within the herein described encroachment area. GRANTEE agrees that all maintenance of the monument sign shall be the responsibility of the GRANTEE without cost, fees or expense to GRANTOR.

That GRANTEE shall fully and completely indemnify and hold harmless the GRANTOR from any and all damages, actions, suits, claims, demands, liabilities, executions and judgments, whether liquidated or unliquidated, absolute or contingent, direct or indirect, at law or in equity, together with attorney fees which may occur in any manner by reason of any manner, fact, or thing arising from this conveyance and use of the area.

In the event it becomes necessary for the GRANTOR or any public utility to utilize the encroachment area for the purpose of installing new utilities, removing or repairing any public utilities located therein, GRANTEE hereby releases GRANTOR and any public utility from any and all claims for damages, costs or expenses, and shall include, but specifically not be limited to, the cost of repair, relocation, or removal of said monument sign and loss of use of such area.

TO HAVE AND TO HOLD the above described encroachment easement unto the said GRANTEE, its heirs, successors and assigns, until the use of such encroachment is no longer necessary.

EXECUTED this the _____ day of _____, 2018.

CITY:

CITY OF SHERMAN, a Texas home-rule
municipal corporation

OWNER:

Quik Trip, an Oklahoma corporation

BY: _____

Robby Hefton,
City Manager

BY: _____

Joseph S. Faust,
Director of Real Estate

Approved as to Form and Content:

By: _____

Brandon Shelby,
City Attorney

Attest: _____

Linda Ashby,
City Clerk

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

THIS INSTRUMENT was subscribed, sworn to and acknowledged before me on _____, 2018, by Robby Hefton, City Manager of the **CITY OF SHERMAN**, a Texas home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas
Printed Name of Notary: _____
My Commissions Expires: _____

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

THIS INSTRUMENT was subscribed, sworn to and acknowledged before me on _____, 2018, by Joseph S. Faust, as Real Estate Director of Quik Trip Corporation, individually, to be the person whose name is subscribed to the forgoing instrument and who acknowledged to me that he executed the same for the purposes and consideration expressed therein for and on behalf of Quik Trip Corporation

Notary Public, State of Texas
Printed Name of Notary: _____
My Commissions Expires: _____

[illegible]



QuikTrip® Corporation

DALLAS / FORT WORTH DIVISION
1120 North Industrial Boulevard
Euless, Texas 76039-7700
817-358-7680
Fax: 817-858-0213

May 21st, 2018

Amber Doan
Engineering Coordinator
220 W. Mulberry Street
Sherman, TX 75090

Dear Amber,

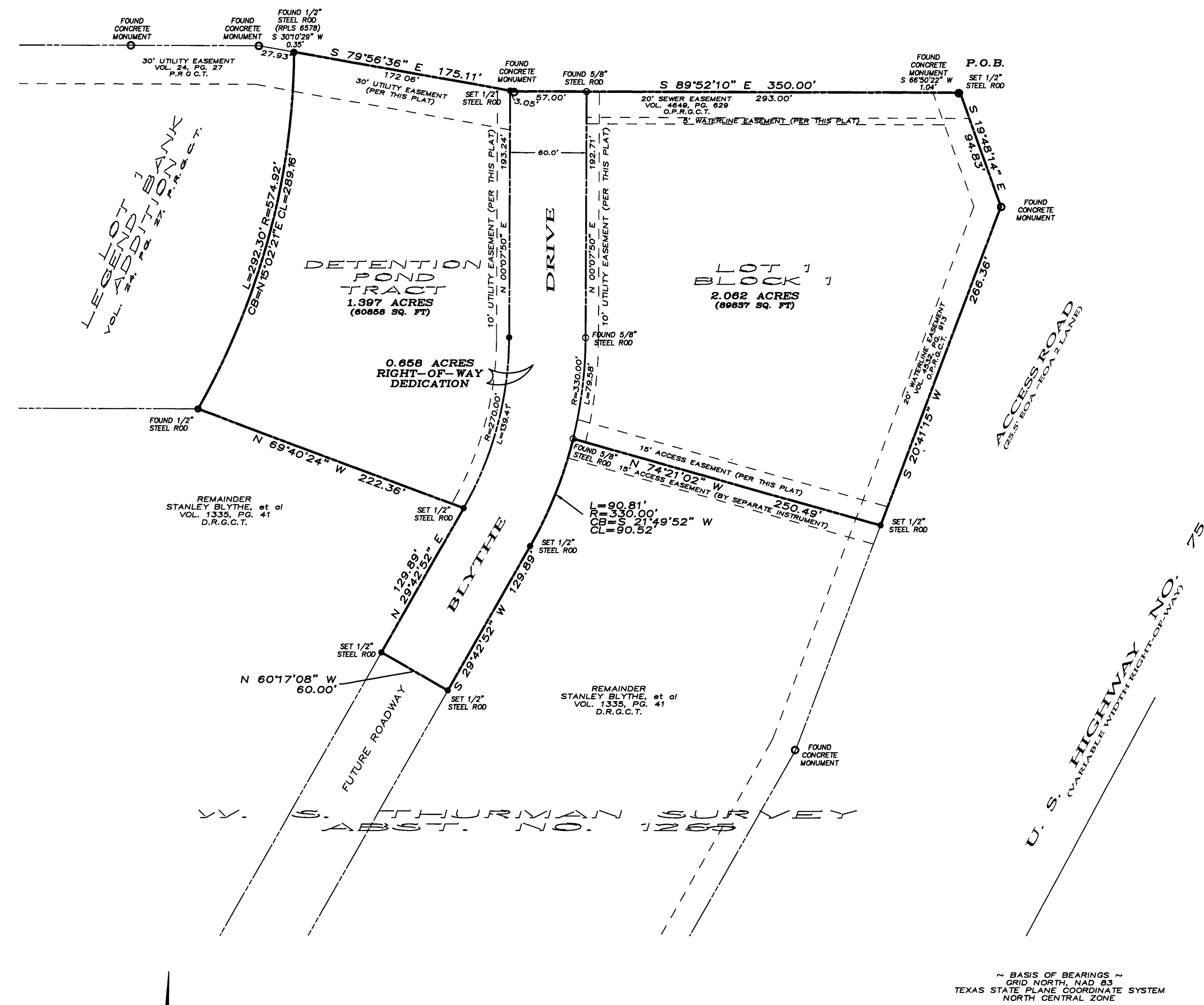
The intent of this letter is for QuikTrip to formally request permission to install a 154-square foot, 10' 10" tall monument sign within a city sewer easement on certain real property located on the southwest corner of FM 691 and US 75. The monument sign will be 20' from the western property line and 0' from the northern property line of the described property as more particularly depicted on the enclosed site plan. I am requesting consideration and approval of the request by the Sherman City Council. I can be reached at 817-786-3192 if you should have any questions or need any additional information.

Sincerely,



John Pimentel | Real Estate Project Manager
O. (817) 786.3192 | C. (214) 797.0371 | F. (817) 858.0213
1120 N. Industrial Blvd., Euless, TX 76039
john.pimentel@quiktrip.com

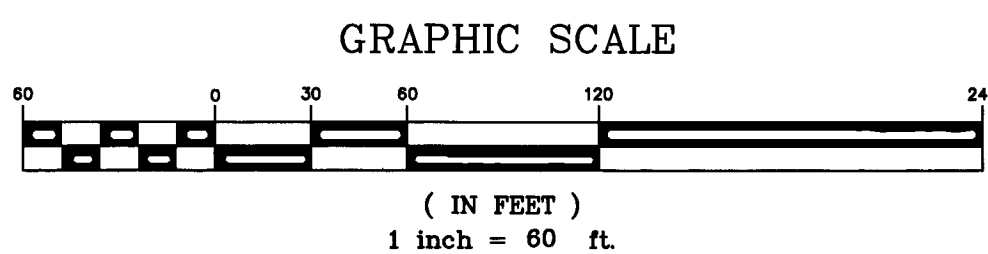
F.M. HIGHWAY NO. 691
(VARIABLE WIDTH RIGHT-OF-WAY)
(65' WIDE DIVIDED 4 LANE PAVEMENT)



FINAL PLAT
SHERMAN LANDING
PHASE I
BEING 4.117 ACRES IN THE
W.S. THURMAN SURVEY, ABSTRACT NO. 1265
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 11/13/2017 11:21:16 AM
In the PLAT Records
SHERMAN LANDING PHASE I
Doc Number: 2017-3276
Number of Pages: 2
Amount: 32.00
Order#: 20171113000103
By: MG



UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

OWNERS/DEVELOPER
STANLEY BLYTHE, et al
1105 EMERALD COURT
COLLETVILLE, TEXAS 76034

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

SHEET 1 OF 2

21840

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, STANLEY L. BLYTHE, SHELLEY ELAINE SEWELL, BARBARA PEARSON, do hereby adopt this plat designating the hereinabove property as the final plat of SHERMAN LANDING, PHASE I, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this 5th day of Oct., 2017.

Stanley L. Blythe
STANLEY L. BLYTHE

Sherley Sewell
SHELLEY ELAINE SEWELL

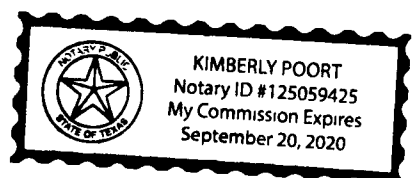
Barbara Pearson
CHRY LEUNES (Executor)
BARBARA PEARSON, deceased

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared STANLEY L. BLYTHE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of Oct., 2017.

Kimberly Poort
Notary Public in and for
the State of Texas
Commission Expires: 9/20/20

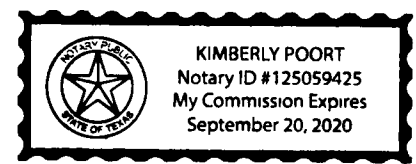


STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared SHELLEY ELAINE SEWELL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of Oct., 2017.

Kimberly Poort
Notary Public in and for
the State of Texas
Commission Expires: 9/20/20

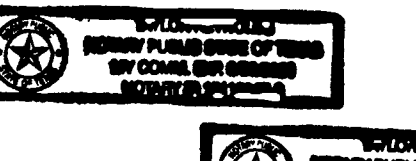


STATE OF TEXAS
COUNTY OF GRAYSON HARRIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared CHRY LEUNES known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of October, 2017.

Kimberly Poort
Notary Public in and for
the State of Texas
Commission Expires: 9/20/2021



CITY ACCEPTANCE

Approved this 22nd day of August, 2017, by the
City Planning Commission to the City of Sherman,
Texas.

Accepted by the City Council of the City of Sherman
Mayor, City of Sherman, Texas
Date: 10/16/2017

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, SHERMAN LANDING, PHASE I, an addition to the City of Sherman, Texas, was submitted to the City Council on the 16th day of September, 2017, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 16th day of October, 2017.

Linda Ashley
Clerk, City of Sherman, Texas



FINAL PLAT
SHERMAN LANDING
PHASE I
BEING 4.117 ACRES IN THE
W.S. THURMAN SURVEY, ABSTRACT NO. 1265
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

OWNERS/DEVELOPER
STANLEY BLYTHE, et al
1105 EMERALD COURT
COLLETVILLE, TEXAS 76034

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2

E-9-310

Quik Trip



1 inch = 600 feet





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.4.

Meeting Date: 06/04/2018

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6378

Renewing Guidelines and Criteria for the City of Sherman's Industrial and Commercial Tax Abatement Program to Promote Development/Redevelopment in Certain Areas of the City

Issue:

To revise and renew the guidelines and criteria established for the City of Sherman's Industrial Tax Abatement Program

Background:

Tax Code, Chapter 312, Section 312.002 requires the City to renew its Industrial Tax Abatement Program guidelines and criteria every two years. The last renewal was approved at the May 16, 2016 City Council meeting. This program, which began on July 18, 1988 with the City Council's adoption of Resolution No. 2455, is intended to promote commercial and industrial development and the creation of jobs. With the current renewal, we are adding additional criteria questions regarding depreciation of abated property, amount of sales tax generated and employment information, and changing the program criteria to allow minimum project investment of \$5 million (previously \$10 million); excluding certain types of improvements; and allowing for a one-year deferral from date of execution.

Origination:

City Manager Robby Hefton

Financial Consideration:

There is no immediate impact to revising and approving the guidelines and criteria for the City's Industrial and Commercial Tax Abatement Program. The impact of a particular abatement is judged when the abatement agreement is presented to the City Council.

Staff Recommendation:

The staff recommends that the City Council approve the resolution.

Alternatives:

The Council could decide not to participate in the Industrial and Commercial Tax Abatement Program.

Attachments

Resolution No. 6378

Industrial & Commercial Tax Reinvestment Procedures Manual & Application

RESOLUTION NO. 6378

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RENEWING GUIDELINES AND CRITERIA FOR THE CITY OF SHERMAN'S INDUSTRIAL AND COMMERCIAL TAX ABATEMENT PROGRAM TO PROMOTE DEVELOPMENT/ REDEVELOPMENT IN CERTAIN AREAS OF THE CITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, by Resolution No. 6080, passed and approved on May 16, 2016, the City of Sherman declared its eligibility and intention to participate in the Tax Abatement Program to promote development/redevelopment in certain areas of the City and adopted Tax Abatement Guidelines and Criteria for use in all Tax Abatement Programs; and

WHEREAS, the City of Sherman is required to renew the guidelines and criteria adopted for this program every two years;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Council of the City of Sherman, Texas, hereby renews the following Tax Abatement Guidelines and Criteria for use in all Industrial and Commercial Tax Abatement Programs, as required by law:

CITY OF SHERMAN'S RENEWED INDUSTRIAL AND COMMERCIAL TAX ABATEMENT GUIDELINES AND CRITERIA

1. A tax abatement agreement must be reasonably likely to contribute to the retention or expansion of primary employment or to attract a primary employer to make a major capital investment that will benefit the City of Sherman's economic development. Primary employers are those companies whose sales, service and shipments are ultimately used in statewide, national or international markets.
2. A tax abatement agreement will not be entered into where a company is only changing its location within Grayson County, without increasing the number of employees, significantly expanding the facilities, or unless failure to grant such abatement would mean the loss of the business operation in Grayson County.
3. Tax abatement agreements will be considered for both new facilities and structures and for the expansion or modernization of existing facilities and structures.
4. The City Council of the City of Sherman will approve or deny a tax abatement request based upon the subjective evaluation of the following guidelines and criteria. The Council may consider any advisory recommendations received from the Tax Reinvestment Advisory Committee as it may choose:

- **Employment Impact**

How many jobs will be brought to Sherman?

What types of jobs will be created?

List the number of jobs by class that will be created and the wage range of each class of job.

What will the total annual payroll be? Include current and increase factors.

Expectation for jobs filled by transfers from other company locations vs. locally-filled jobs.

- **Fiscal Impact**

How much real and personal property ~~value~~ will be added to the tax rolls, in square footage and in estimated value?

What is the economic life of the personal property?

What is the expected depreciation of the taxable value of the real and personal property?

How much direct sales tax will be generated for the City of Sherman during construction and after operations have commenced?

How will this project affect existing businesses and/or office facilities?

What infrastructure construction would be required?

What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)

What is the estimated water use?

- **Community Impact**

What effect would the project have on the local housing market?

Is the project compatible with existing long-range or comprehensive plans?

What is the environmental impact of the project?

SECTION 2. That these Renewed Industrial and Commercial Tax Abatement Guidelines and Criteria shall be effective immediately upon the passage of this resolution.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2018.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

**INDUSTRIAL AND COMMERCIAL
TAX REINVESTMENT
PROCEDURES MANUAL
AND
APPLICATION**



SHERMAN, TEXAS

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GENERAL PURPOSE AND OBJECTIVES

The City of Sherman is committed to the promotion of high quality development in all parts of the city and to an ongoing improvement in the quality of life for its citizens. As these objectives are generally served by the enhancement and expansion of the local economy, the City of Sherman will, on a case-by-case basis, give consideration to providing tax abatement as a stimulation for economic development in Sherman. It is the policy of the City of Sherman that said consideration will be provided in accordance with the procedures and criteria outlined in this document. Nothing herein shall imply or suggest that the City of Sherman is under any obligation to provide tax abatement to any applicant. All applicants shall be considered on a case-by-case basis.

DEFINITION OF TERMS

Act – The Property Redevelopment and Tax Abatement Act, Texas Tax Code Ann. 312.001, et seq., as amended from time to time.

Agreement – A contractual agreement between a property owner and/or lessee and taxing entity for the purpose of tax abatement.

Applicant – An owner of real property located in a reinvestment zone who requests tax abatement in accordance with these guidelines.

Base Year Value – The assessed value of eligible property on January 1 preceding the execution of the agreement made after January 1 but before the execution of the agreement.

Economic Life – The number of years a property improvement is expected to be in service in a facility.

Deferred Maintenance – Improvements necessary for continued operations that do not improve productivity or alter the process technology.

Depreciation – reduction in the appraised and or taxable value (before abatement), of an asset with the passage of time.

Expansion – The addition or enlargement of buildings, structures, fixed machinery or equipment for the purposes of increasing production capacity.

Facility – Property improvements completed or in the process of construction which together comprise an integral whole.

Modernization – The replacement and upgrading of existing facilities which increases the productive input or output, updates the technology, or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration, or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing or repairing.

New Facility – A property previously undeveloped that is placed into service by means other than or in conjunction with expansion or modernization.

Reinvestment Zone – An area designated in accordance with the Act by the City of Sherman, or if outside the city limits of Grayson County. Only property in a Reinvestment Zone is eligible for tax abatement.

Total Facility – All buildings and structures including fixed machinery and equipment at the site(s) where the “abatement facility” is located.

APPLICANT ELIGIBILITY

A Facility may be eligible for abatement if it is located in a Reinvestment Zone and construction has not begun.

As provided in the Act, abatement may only be granted for the value of eligible property subsequent to and listed in an abatement agreement between the taxing entity and the property owner and lessee (if required), subject to such limitations as the taxing entity may require.

Abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion.

Eligible Property – Abatement may be extended to the value of buildings, structures, machinery and equipment, site improvement plus that office space and related improvements necessary to the operation and administration of the facility.

Ineligible Property – The following types of property shall be fully taxable and ineligible for abatement: land; inventories; supplies; tools; furnishings and other forms of movable personal property; vehicles; vessels; aircraft; housing; hotel accommodations; deferred maintenance investments; projects such as LED lighting and ADA (Americans with Disabilities Act) improvements; property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated or directed by a political subdivision of the State of Texas.

Owned/Leased Facilities – If a leased facility is granted an abatement, the agreement shall be executed with the lessor and the lessee. Further constraints will be considered under any lease hold facility.

Value and Term of Abatement – Upon determination that a Tax Abatement should be offered to the applicant, the value and terms of the abatement to be considered will be up to ten (10) years and up to 100% abatement including the construction period as provided by Texas State Law. Abatement shall be granted effective with the January 1 valuation date immediately following the date of execution of the abatement agreement. However, if requested, a one-year deferral may be granted.

Required Investment – Generally, a project must include at least \$10,000,000 \$5,000,000 in investment to be considered for a tax abatement.

COMMITTEE

Any request for tax abatement shall be reviewed by the Tax Reinvestment Committee, said committee being comprised of two elected officials from each of the tax entities involved.

The Tax Reinvestment Committee may consider requests for abatement for property not presently located in a Reinvestment Zone. In that case, the Tax Reinvestment Committee will also make a recommendation to the City of Sherman that a certain geographic area be designated a Reinvestment Zone.

The Tax Reinvestment Committee serves as a recommending body to the taxing entities regarding whether economic development incentives should be offered in each individual case.

CRITERIA

Employment Impact

How many jobs will be brought to Sherman?

What types of jobs will be created?

List the number of jobs by class that will be created and the wage range of each class of job.

What will the total annual payroll be? Include current and increase factors.

Expectation for jobs filled by transfers from other company locations vs. locally-filled jobs.

Fiscal Impact

How much real and personal property—value will be added to the tax rolls, in square footage and in estimated value?

What is the economic life of the personal property?

What is the expected depreciation of the taxable value of the real and personal property?

How much direct sales tax will be generated for the City of Sherman during construction and after operations have commenced?

How will this project affect existing businesses and/or office facilities?

What infrastructure construction would be required?

What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)

What is the estimated water use?

Community Impact

What effect would the project have on the local housing market?

How compatible is the project with the City's Comprehensive Plan?

What environmental impact, if any, will be created by the project?

PROCEDURES

Grayson County, Grayson College, Sherman Independent School District, and the City of Sherman have in place resolutions allowing them to participate in Tax Reinvestment Zones and tax abatement agreements.

Any person, partnership, organization, corporation or other entity desiring that the City of Sherman consider providing tax abatement to encourage location of operations within the city limits of Sherman shall be required to comply with the following procedural guidelines. Nothing within these guidelines shall imply or suggest that Sherman be under any obligation to provide a tax abatement in any amount of value to any applicant.

1. Preliminary Application Steps
 - A. Applicant shall submit an "Application for Tax Abatement."
 - B. Applicant shall address all criteria questions outlined in Section II in narrative form.
 - C. Applicant shall prepare a survey map showing the precise location of the property, all roadways within five hundred (500) feet of the site, all existing land uses and zoning within five hundred (500) feet of the site, and the kind, number and location of all proposed improvements.
 - D. City may request applicant to provide substantiation of the economic feasibility of the overall project to assist in determining the long-term benefit to the City.
 - E. A complete legal description shall be provided.
 - F. Applicant shall complete all forms and information detailed in Items A through B above and submit them to the City of Sherman or the Sherman Economic Development Corporation (SEDCO).
2. All information in the application package detailed above will be reviewed for completeness and accuracy. Additional information may be required as needed.

Applicant may be asked to meet with representatives of the City and SEDCO to discuss the details of the application and prepare it for a presentation of proposal to the Tax Reinvestment Committee. These meetings are held in confidence.

3. Applicant presents a proposal to the Tax Reinvestment Committee. (This committee consists of two representatives from the following taxing entities: Grayson County, Sherman Independent School District, Grayson College, and the Sherman City Council.) The proposal will need to include the total capital investment, type of project, and number of expected jobs to be created. The Tax Reinvestment Committee will determine the percentage and duration of tax abatement, if any, they will propose to their respective boards and council. Again, these meetings are held in confidence.
4. The Tax Reinvestment Committee representatives will present the proposal under an identifying number to avoid disclosure of Applicant to: Grayson County Commissioners Court, Sherman Independent School District Board, Grayson College Board, and the Sherman City Council.

The representatives are responsible for requesting this item be placed on their respective agendas for discussion.

If the Applicant's facility is not in a Reinvestment Zone, the City of Sherman's representatives will propose an ordinance to the City Council, designating the Tax Reinvestment Zone and approving the terms of percentage and duration of tax abatement. If the Applicant is located outside the Sherman city limits, and is within Grayson County, the Tax Reinvestment Zone would be designated by Grayson County.

The governing bodies of the Sherman Independent School District, Grayson College, and Grayson County may consider participation in the tax abatement agreement between the City of Sherman and the Applicant.

LEGAL DOCUMENTATION PREPARATION

The governing body eligible for initiating the designation of the Reinvestment Zone (City or County) will be responsible for drafting the proposed agreement pursuant to the approved Tax Abatement, as well as all collateral documentation.

All legal fees associated with the drafting of the document are to be paid by the applicant.

The legal document is to include the following:

1. Estimated value of expansion or new construction to be abated.
2. Percent of value to be abated each year.
3. Commencement date and the termination date of abatement.
4. Proposed use of the facility, nature of construction, time schedule, map, property description and improvements list as provided in the application.
5. Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture and administration.

EXECUTION OF AGREEMENT

TAX REINVESTMENT ZONE INDUSTRIAL AND COMMERCIAL APPLICATION

SECTION I

1. Property Owner: _____
Mailing Address: _____
Telephone Numbers: _____
2. Property Owner's Representative: _____
Mailing Address: _____
Telephone Numbers: _____
3. Physical Property Address: _____
4. Property Legal Description (include as an attachment with metes and bounds)
5. Property is located within: City of Sherman? _____
Sherman I.S.D.? _____
Grayson County? _____
6. Description of Project: _____

7. Date of projected occupation of project/initiation of operations: _____
8. Narrative response to criteria questions in Section II of application? _____
(Yes or No, and include attachment)

SECTION II

Employment Impact

How many jobs will be brought to Sherman?

What types of jobs will be created?

List the number of jobs that will be created and the wage range of each class of job.

What will the total annual payroll be? Include current and increase factors.

Expectation for jobs filled by transfers from other company locations vs. locally-filled jobs.

Fiscal Impact

How much real and personal property—value will be added to the tax rolls, in square footage and in estimated value?

What is the economic life of the personal property?

What is the expected depreciation of the taxable value of the real and personal property?

How much direct sales tax will be generated for the City of Sherman during construction and after operations have commenced?

How will this project affect existing businesses and/or office facilities?

What infrastructure construction would be required?

What is the total annual operating budget of this facility projected to be? (For expansion, state current and projected increase.)

What is the estimated water use?

Community Impact

What effect would the project have on the local housing market?

How compatible is the project with the City's Comprehensive Plan?

What environmental impact, if any, will be created by the project?



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.5.

Meeting Date: 06/04/2018

Prepared By: Michelle Adams, Community Development Coordinator

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6379

Authorizing Publication of the Proposed Final Statement/Action Plan for the Community Development Block Grant for Program Year 2018; Authorizing Submission of the Block Grant Application; Authorizing Execution of Certifications of Compliance in Connection with the Administration and Conduct of the Community Development Program for Program Year 2018

Issue:

Approval of the Program Year (PY) 2018 Community Development Block Grant Final Statement/Action Plan

Background:

Each year, the City of Sherman receives an entitlement grant (Community Development Block Grant) from the U.S. Department of Housing and Urban Development (HUD). We are required to prepare and submit an annual Action Plan, which is a description of the activities that will be undertaken during the coming year to address the needs of our low-to-moderate income citizens. This Action Plan is based on a five (5) year Consolidated Plan & Strategy developed by City staff and approved by the Sherman City Council. It serves as the City's long-term planning tool to address the identified needs of public housing, homelessness, and other non-housing community development needs and activities within the City of Sherman. For PY 2018, the City's focus for use of these funds will shift towards a more community-wide perspective, allocating the majority of the funds towards parks projects and substandard structure demolition.

Over the past five (5) years, the City of Sherman's history of allocations for the Community Development Block Grant is as follows:

- PY 2013 - \$311,726
- PY 2014 - \$301,322
- PY 2015 - \$317,392
- PY 2016 - \$315,681
- PY 2017 - \$334,954

Origination:

Michelle Adams, Community Development

Financial Consideration:

The City of Sherman has been allocated \$368,334.00 in Community Development Block Grant funds from HUD to address our various community development needs for low-to-moderate income and special needs citizens during PY 2018.

Staff Recommendation:

It is staff recommendation that the Sherman City Council approve the resolution to adopt the PY 2018 Community Development Block Grant Final Statement/Action Plan as submitted.

Alternatives:

The Sherman City Council may change or re-appropriate these funds/allocations as they see fit.

Attachments

Resolution No. 6379

Memo from Michelle Adams, Community Development Coordinator

PY 2018 CDBG Public Comments

Attachment A PY 2018 CDBG Program

Attachment B Certifications

RESOLUTION NO. 6379

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING PUBLICATION OF THE PROPOSED FINAL STATEMENT/ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PROGRAM YEAR 2018; AUTHORIZING SUBMISSION OF THE BLOCK GRANT APPLICATION; AUTHORIZING EXECUTION OF CERTIFICATIONS OF COMPLIANCE IN CONNECTION WITH THE ADMINISTRATION AND CONDUCT OF THE COMMUNITY DEVELOPMENT PROGRAM FOR PROGRAM YEAR 2018; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, under the Housing and Community Development Act of 1974, as amended, the City of Sherman is eligible to receive an estimated \$368,334 for program year 2018, to be expended on eligible activities primarily benefiting low/moderate income families and special need populations; and

WHEREAS, the Community Development Block Grant regulations require the opportunity for citizen participation in the development of the final statement and authorizing of the expenditure of such funds; and

WHEREAS, after proper notice was published in the Herald Democrat, a newspaper of general circulation in the City of Sherman, public hearings were held by said Community Development Staff to receive citizen participation and input on March 13, 2018, and April 8, 2018; and

WHEREAS, the City Council, after due consideration of the proposed Community Development Final Statement and of all matters raised at public meetings, is of the opinion that, unless public comment warrants revisions, said final statement should be submitted as the Community Development Application for the City of Sherman for the program year 2018 to the U.S. Department of Housing and Urban Development, in order to secure funding as provided herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the Community Development Final Statement, embodying those projects set forth on Attachment "A", attached hereto and made a part hereof for all purposes, is hereby approved and adopted as the Community Development Plan of the City of Sherman, Texas, for the program year 2018.

SECTION 2. That the City Council of the City of Sherman hereby certifies and assures the U.S. Department of Housing and Urban Development that development of this application for funds under the Housing and Community Development Act of 1974, as amended, and the implementation of the Block Grant Program will be conducted in accordance with all applicable provisions of the "Assurances" as required.

SECTION 3. That the City Manager of the City of Sherman is hereby authorized to execute, on behalf of the City of Sherman, the "Certifications" set forth on Attachment "B", attached hereto and made a part hereof for all purposes. These Certifications concern compliance with certain guidelines, regulations, and policies in preparation of this application and in conducting the Community Development Program of the City of Sherman.

SECTION 4. That the City Manager of the City of Sherman is hereby authorized to submit, as the Chief Executive Officer of the City of Sherman, and on behalf of the City of Sherman, the Community Development Final Statement and a certified copy of this resolution and all attachments thereto to the U.S. Department of Housing and Urban Development, in application for funds available to the City of Sherman under the Housing and Community Development Act of 1974, as amended. Said application shall be made on forms required by the U.S. Department of Housing and Urban Development.

SECTION 5. That the City Manager of the City of Sherman is hereby authorized and designated to act as Chief Executive Officer in connection with this application, and is hereby authorized and directed to provide such additional information as may be required in connection with said application.

SECTION 6. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2018.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



memorandum

DATE: Friday, May 18, 2018
TO: Robby Hefton, City Manager
FROM: Michelle Adams, Community Development Coordinator
SUBJECT: PY 2018 Final Statement/Action Plan (revised)

The City of Sherman's Proposed Final Statement/Action Plan of Community Development Objectives with projected use of the funds for Program Year 2018 was published in the Herald Democrat on April 8, 2018. The required 30-day public comment period has concluded and public comments received on the Proposed Statement of Objectives can be found in the attached document.

Therefore, we are now ready to proceed with submitting this to the City Council in the form of a Resolution establishing the City of Sherman's PY 2018 Final Statement/Action Plan, with said comments in consideration.

I am requesting that you set this item for public hearing and present the Resolution for consideration and approval by our City Council at the regularly scheduled meeting on June 4, 2018.

During the interim, should you have any questions or desire additional information or clarification, please let me know.

Thank you,

Michelle Adams

City of Sherman
CDBG PY 2018
Public Comments

The following are the public comments received concerning the Proposed 2018 Action Plan published in the Herald Democrat on April 9. The comment period lasted 30 days, per the citizen participation requirements, and concluded on May 8, 2018.

Clarice Hudspeth, rehab program beneficiary, called on April 11 expressing concern about the discontinuation of the Housing Rehab program.

Zella Blanton, rehab program beneficiary, sent a letter on May 3 (received May 9) expressing concern about the discontinuation of the Housing Rehab program.

Glenna Andrews, rehab program beneficiary, called on May 7 expressing concern about the discontinuation of the Housing Rehab program.

Jo Carolyn Terry, rehab program beneficiary, inquired/expressed concern about the discontinuation of the Housing Rehab program while on a call concerning her status on the existing PY 17 wait list on May 8.

This concludes the summary of public comments for the City Manager's and City Council's consideration.

ATTACHMENT A

CITY OF SHERMAN, TEXAS FINAL STATEMENT/ACTION PLAN OF COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTED USE OF FUNDS FOR PROGRAM YEAR 2018

GRANT NO: B-2018-MC-48-0027

The City of Sherman has received notice from the U.S. Department of Housing and Urban Development (HUD) that its entitlement grant for the Community Development Program (CDBG) for fiscal year 2018 is \$368,334.00. These funds will be received on October 1, 2018. Activities that directly benefit low and moderate-income persons will be available citywide. Other activities which have an area benefit will only be available in areas of the city which are populated by a majority of low and moderate-income persons. The City has met citizen participation requirements.

The City of Sherman's Consolidated Plan is a document which is required by the U.S. Department of Housing and Urban Development, and includes the following subjects: (1) Housing and Homeless Needs Assessment - A description of the jurisdiction's estimated housing needs for the ensuing five-year period; (2) Housing Market Analysis - A description of the significant characteristics of the jurisdiction's housing market, including supply, demand, condition and cost of housing and the housing stock and services available (i.e., public and assisted housing, homeless, elderly, frail elderly, persons with disabilities (mental/physical/developmental), persons with alcohol and other drug addictions, and persons with HIV/AIDS and related diseases; (3) Strategic Plan - A description of the five-year strategy and plan to address affordable housing, homelessness, other special needs and non-housing community development plan; and, (4) Action Plan - A description of the jurisdiction's one-year plan of activities to be undertaken during the coming year.

The overall goal of this community development planning and development program is to develop viable urban communities by providing suitable living environments and expanded economic opportunities, principally for low-moderate income persons and special need populations of the City of Sherman. Therefore, based on these objectives, the following use of funds is being proposed:

COMMUNITY DEVELOPMENT PROGRAM ACTION PLAN PROGRAM YEAR 2018

PARK IMPROVEMENTS.....\$183,000

A program to fund projects in parks within low and moderate income target areas, and improve ADA accessibility in parks throughout the city of Sherman, promoting general health and wellness amongst the entire community. Focus will especially be to benefit those living in low-moderate income areas and those with disabilities.

DEMOLITION/CLEARANCE PROGRAM.....\$100,000

A program to demolish vacant, substandard structures and clear property lots which pose a risk to health/safety of low-moderate income target neighborhoods.

PROGRAM ADMINISTRATION.....\$51,034

The City proposes to use the Administration funds for personnel and support for all phases of the application process, environmental reviews, fair labor standard compliance, contract management, fair housing Grantee Performance Report, preparation of annual Action Plan and Performance Report associated with the City of Sherman Five-Year Consolidated Plan and Strategy.

PUBLIC SERVICE ACTIVITIES:

Sherman Housing Authority.....\$10,000

A program to address the problems of drug abuse and associated crime in public housing, Activities include increasing law enforcement services to stop the sell of illegal drugs in and around assisted housing, apprehend sellers of such drugs and an overall reduction of crime in the assisted housing area.

Grayson County Crisis Center.....\$8,000

A program of activities that will provide emergency assistance to homeless women and children of domestic violence, who at one time, resided within the city limits of Sherman.

Grayson County Shelter, Inc......\$5,500

A program of activities that will provide emergency assistance to homeless individuals and families, who at one time, resided within the city limits of Sherman.

Child & Family Guidance Center of Texoma.....	\$6,000
A program to provide counseling services for family dysfunction, alcohol and substance abuse, domestic violence and sexual abuse for the low and moderate income Sherman residents.	
 Boys & Girls Club of Sherman, Inc.....	 \$4,800
A program to provide scholarships for the low and moderate income Sherman youth. Scholarship funding will provide the opportunity for low/moderate income youth to participate in organized activities that would not otherwise be able to participate.	
 TOTAL PROGRAM ALLOCATION.....	 \$368,334

The City of Sherman seeks, through the following program objectives, to improve housing conditions, neighborhood appearance, employment opportunities, and the overall quality of life for low and moderate-income citizens. No activities will be undertaken which cause involuntary displacement of persons.

CITY OF SHERMAN COMMUNITY DEVELOPMENT OBJECTIVES

1. Encourage citizen participation and input to obtain maximum public involvement in program activities.
2. Promote the general health and wellness of all members of the community through improved parks & recreational facilities.
3. Eliminate slum and blight through the removal of structures that create unsafe, unsanitary, and hazardous situations for the public.
4. Promote drug elimination programs for low and moderate income assisted housing families/households.
5. Provide support for provision of emergency shelter/assistance to the homeless.
6. Assist in providing counseling services to youth and adults from low and moderate income families.
7. Assist in providing youth activities for children from low and moderate income families.

The Action Plan of Community Development Objectives and Projected Use of Funds for Program Year 2018 are available in the Community Development Office of the City of Sherman. Any citizen or agency interested in commenting on this Final Statement of Objectives is invited to submit written comments c/o Michelle Adams, Community Development Coordinator, City of Sherman P. O. Box 1106, Sherman, TX 75091-1106. Written comments must be received prior to 5:00 p.m. on Monday, July 9, 2018. A summary of comments received will be made a part of the summary of citizen participation of this Plan.

ATTACHMENT B

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Title

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Title



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Meeting Date: 06/04/2018

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2018 Council Calendar

2018

JANUARY						
S	M	T	W	T	F	S
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1/1/2018	New Year's Day/Regular City Council Meeting on 01/02/2018
2/28/2018	Called Council Meeting - Training Session for Council Members
4/27/2018	Called Budget Planning Mtg in Council Chambers
06/14-15/2018	Called Budget Workshop in Council Chambers
9/3/2018	Labor Day/Regular City Council Meeting on 09/04/2018
