

STATE OF TEXAS

§

May 26, 2022

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Called Meeting of the Sherman City Council was begun and held in the City Council Chambers on May 26, 2022.

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

COUNCIL MEMBERS ABSENT: None.

CITY STAFF PRESENT: Robby Hefton, City Manager; Terrence Steele, Assistant City Manager; Clint Philpott, Assistant City Manager; Ryan Pittman, Attorney; Abernathy, Roeder, Boyd, Hullett; Zach Flores, Executive Director of Public Safety; Wayne Lee, Director of Engineering; Mary Lawrence, Director of Finance; Rob Rae, Director of Development Services; Danny Jones, Fire Chief; Chris Olson, Assistant Fire Chief; Billy Hartsfield, Fire Marshal; Jason Jeffcoat, Assistant Police Chief; Bruce Dawsey, Assistant Police Chief; Wes Trisler, Assistant Police Chief; Tammy Davis, Controller; Tom Pruitt, Utility Engineer; Jim Cross, Water Systems Manager; Nathan Whiddon, Wastewater Superintendent; Kevin Winkler, Public Works Manager; Eric Sandberg, Assistant Public Works Manager; Leah Campbell, Human Resources/OD Administrator; Cathy Perkins, Human Resources Manager; Nate Strauch, Community and Support Services Manager; Moises Duran, Emergency Management Coordinator; Sarah McRae, Tourism/Main Street Manager; Melissa Eason, Library Services Administrator; Kim Hobbs, Public Works Administrative Assistant; Junior Jaimes, Computer Support Technician; Teri Fine, Assistant to the City Manager; Sheena Taylor, Administrative Assistant; Linda Ashby, City Clerk.

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

Pledge of Allegiance Led by Council Member Henry Marroquin

Invocation by Council Member Henry Marroquin

Citizen Comments

Capital Improvement Program Update and Council Input

Council Comments

Executive Session

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

COUNCIL MINUTES – MAY 26, 2022

TEX. GOV'T CODE § 551.071 --

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

TEX. GOV'T CODE § 551.072 --

Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

TEX. GOV'T CODE § 551.073 --

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

TEX. GOV'T CODE § 551.074 --

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

TEX. GOV'T CODE § 551.076 --

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

TEX. GOV'T CODE § 551.087 --

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

TEX. GOV'T CODE § 551.089 --

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices

Open Meeting

Adjournment

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Mayor Plyler called the meeting to order at 11:01 a.m., declared a quorum present, and opened the Called City Council Meeting.

COUNCIL MINUTES – MAY 26, 2022

PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER HENRY MARROQUIN INVOCATION BY COUNCIL MEMBER HENRY MARROQUIN

Council Members took a break to get their lunch from 11:03 a.m. until 11:18 a.m.

CITIZEN COMMENTS

There were no citizen's comments.

CAPITAL IMPROVEMENT PROGRAM UPDATE AND COUNCIL INPUT

Mr. Hefton said this meeting was in place of discussing the Capital Improvement Program at the Budget Workshop. They will mainly be discussing projects in years one and two, but the CIP actually covers a five-year period. He said the plan will change over the next few years, but these are the projects as they are laid out at this time, based on the situation now.

Also, since many of the utility projects were discussed at an earlier meeting, they will not be discussed in detail today. The Budget Workshop will be held on June 7, 2023. At the end of this meeting, Mr. Hefton said, if there are other projects that Council Members want to consider, let the staff know so they can be built into the work plan.

Clint Philpot, Assistant City Manager, said all street projects that are included, are development driven. The City won't start construction until the developer starts construction. The first project included four lanes of street for Bel Air Boulevard. Originally the project was going to be three phases, but they are working on Phase 2 and 3 together. Phase 2 of Bel Air Boulevard will be four lanes. They are also considering the design of Beach Club Boulevard. He discussed the layout of the streets in the development. The estimated cost for Phase 2 is \$1.5 million and for Beach Club Boulevard is \$2.5 million. Mr. Philpott said there would also probably need to be a traffic signal at FM 1417. That is in the budget for FY 2024, to partner with the Texas Department of Transportation.

Other street projects include:

- **Moore Street Extension** - Will be done in phases, as demand for traffic happens.
- **Crossroads Gaba Drive** - This road will be for the proposed hospital, and will connect West Travis Street to the west property line of the hospital, and continue north to Stone Creek Golf Course. This will allow better traffic flow for the hospital and any other medical development.
- **Progress and Flanary Road Extension** - There is currently only one street to access this industrial area and sometimes it is blocked by the railroad track. In the past, the project was delayed until development occurs. Would be funded by impact fees and the Sherman Economic Development Corporation.
- **Flanary Road Extension** - Flanary Road will be two lanes, and line up with the Moore Street Extension, that is currently under construction. Phase 1 will be adjacent to the new Texas Instruments facility. The entire project will be in four phases.
- **Shepherd Drive Extension** - This project was originally the "driving factor" for the new Police Headquarters placement. It will be two-lane divided, with additional lanes added, as needed. The ultimate design is for six-lanes. It will be used by employees for the new Texas Instruments facility and for many contractors as that area grows. It will eventually be a major thoroughfare.
- **FM 1417 Extension** - FM 1417 is a major extension, and the current portion from SH 56 to US Hwy 82 is under construction. The next phase is from SH 56 to West Travis Street. Right-of-way acquisition will be needed. The goal is to have all right-of-way acquired by March or April 2023.
- **Lamberth Road Extension** - Has been planned for a long time, but was waiting on development to drive the construction. With the Hickory Hills Planned Development, Lamberth Road now needs to be extended and expanded. The project is more expensive

COUNCIL MINUTES – MAY 26, 2022

than others because the road needs to go from Shady Oaks Road, through Carriage Estates. The current proposal is to build the full, four-lanes, with a center turn-lane, through Carriage Estates, as quickly as possible. Then it will transition to two-lanes. The developer is paying for one of the lanes of Lamberth Road. The City will pay for the other lane.

- **Friendship Road Extension** - The developer is also contributing for one lane of the road on this project. This project will also be done in two phases. It will eventually be tied into US Hwy 82 and SH 56, as development warrants.

Mr. Philpott listed the parks projects:

- **Pecan Grove Athletic Complex** - The proposal is to fund lighting at the ball fields in Pecan Grove Athletic Complex, as well as on the hiking trail. The conduit is already installed for the Athletic Fields lighting.
- **Pecan Grove East** - A "pocket park" with great access to a lake. They want to continue to improve the area, and are proposing to add restrooms, electrical, and trail lighting. Phase 2, in 2024, would include an all-inclusive playground. The parking lot would also probably need to be expanded.
- **Post Oak Recreation Area / Shark Tooth Park** - Two developers have looked at developments on Post Oak Creek. The City owns adjacent property where the old shooting range was located, and the proposal is for the developer of Three Oaks to dedicate about 70 acres of floodplain park area. The other developer would dedicate some property, and the City could acquire additional property to include. Essentially it would be about a 165-acre recreation area, and the City could add trails and complete a Master Plan, for development. The first piece of the project would be Shark Tooth Park. People find shark's teeth in the creek and the City would propose putting together an outdoor museum or an outdoor nature center, which includes trails and learning exhibits.
- **Old Settlers Park** - The ball field lights were installed at Old Settlers Park over 25 years ago, and the plan is to upgrade those in 2024.
- **Fairview Park** - They also need new ball field lights at Fairview Park. They are upgrading the concession stand in Veteran's Park, and the restrooms need to be upgraded, and the lights will be replaced the following year. The pickleball and basketball courts are not on the CIP list, but are about ready to award the bid. They are a priority project for the Council.

Deputy Mayor Howeth wanted to add shading at Fairview Park. Mr. Philpott said shading is needed at several of the parks.

Facilities

Mr. Hefton said the Council has previously talked about combining Fire Stations 1 and 2 at a new location. The staff is also looking at staffing, compensation, equipment, and facilities. The CIP portion of the discussion will be fire stations. All the issues will be discussed during the Budget Work Session. He added that any of the construction projects will be very expensive.

Other facility issues include:

- **Public Safety Training Facility** - FY 2023 Budget will include funding for the design of the facility. Hopefully, the facility could also be used by the County and other entities. The FY 2024 Budget, might include the City's contribution to a needed joint facility. The proposed site would be near Fire Station 4.
- **Public Works Facility** - South Plant is currently home to Solid Waste, Streets, and Distribution Services. Also includes the Solid Waste Transfer Station and Drop-Off and Recycling Center. The thought is to have the same facilities located here, but organized in a better way and with new facilities for the future. There are no current plans for construction, nor is there as estimated cost, at this time. The staff is looking at the design and schematic plans for the facility.

COUNCIL MINUTES – MAY 26, 2022

- **New Municipal Campus** - The vision to include the current City Hall, Municipal Building, and surrounding grounds, for a new Municipal Campus. The departments are out of space now, and still growing. There would also be some surrounding property that might be acquired for inclusion. The plan might also include closing a portion of Elm Street. There is no current cost estimate on the project. No money will be included in the FY 2023 Budget for construction.

Projected FY 2023 CO Bond Uses

Mr. Hefton said utility projects will be funded through the Greater Texoma Utility Authority. All street projects that are being proposed are development related, and two-thirds of the cost relates to streets. It's a part of providing basic infrastructure.

Other items are facility rated and will be expensive, if the Council decides to go in that direction. The other one-third of the projects are parks and TIRZ related projects. Mr. Hefton said all TIRZ projects are also road related projects. He said \$30 million of the \$45 million to \$48 million, relates to roads.

Mr. Hefton said the funding proposals are very preliminary. The staff doesn't know what the tax rate will be, and they are still putting the budget together. The revenue cap that was enacted several years ago, by the Legislature, is coming into play. The City will be capped at the property tax rate. He said it appears now, that it will be somewhere between \$0.44 and \$0.45. That's close to a 10% decrease in the tax rate. More will be presented at the Budget Work Shop, but final numbers will not be available until July 25, 2022. The Tax Office is required to certify the tax roll in July. Mr. Hefton said he did feel sure there would be a tax rate decrease.

He added that all of the previously discussed needs for CIPs, roads, and facilities, could be paid for, while lowering the tax rate by nearly 10%. He added, that for residential homeowners, there is a 10% cap on property taxes. The residential home property cannot be taxed more than 10% over the previous year. The valuation can increase "10 times," "1,000%." But you can only be taxed 10% a year, max, next year versus this year. Senior citizens also have their tax values frozen. No matter what their valuation is, their taxes don't increase. Basically, for the residential customer, there will be "virtually" no increase in taxes paid for the City of Sherman, because the tax rate decrease would nearly totally offset the 10% they would be taxed.

Utilities

Wayne Lee, Director of Engineering, presented the Utility CIP projects, but said the numbers for future utility work over the next few years, are a "best guess" at this point. The projects include:

- **Water Treatment Plant** - There will be over \$90 million of proposed work in the next two to three years. Some were already planned and funded. There has been discussion of converting the old filter systems from the EDR System to the Reverse Osmosis System. Instead of trying to convert the current facility and then adding a new facility later, the staff has discussed building a new building that would have a 30-million-gallon capacity now. A company has been hired to design a Master Plan for the project. They also need to increase pumping capacity to get water out to the system.
- **Water Treatment Plant Expansion** - The RO Building currently has the capability to treat 10 mgd of surface water, and has an empty slot to add 5 mgd. That will be needed immediately with the current expansion in Sherman.
- **Brine Line** - Of the water currently treated at the Plant, about 15% has a high concentration of salt or brine, that currently discharges through the sewer system. The City is working with TCEQ to get a discharge permit to send it down the creek. There will be a cost pumping, piping, and creating a new channel for the project.
- **100 Million Gallon Terminal Storage** - The City recently purchased land south of the Water Treatment Plant to create reservoirs for approximately 100 mg for emergency backup. This

COUNCIL MINUTES – MAY 26, 2022

will provide water if the 72" pipeline from Lake Texoma goes down for maintenance or there is a break. This would provide additional water that could be treated and used.

- **Lake Pump Station Generator** - Over \$8 million of work is needed at the Lake Pump Station Generator. One project is electrical work that must be completed to incorporate the City's emergency generator.
- **Lake Pump Station Pumps** - The plan last year was to add one 25 mgd pump at the Pump Station, they are relooking at that to see if two pumps need to be added. They are trying to determine what the best and most economical means of adding capacity would be.
- **Crossroads Sewer** - With continued development at Crossroads, and new development coming in, the staff is proposing an extension of the sewer main that ends here. Currently there are many private sewer lines near the old Johnson & Johnson facility. A new easement will be dedicated for a new public sewer line, so the area can develop and the hospital can be served.
- **Downtown Sewer** - Phase 1 of the Downtown Sewer project is currently under design. It should be under construction this fiscal year.
- **Rosedale to First Sewer** - The design is almost complete on a project to replace parallel 12" and 15" sewer lines, that were installed in the 1950s. There are also some capacity issues that will be relieved by a 21" main to replace the current system.
- **Heritage Ranch Sewer** - As development continues at Heritage Ranch, the City will probably need to install a parallel 12" wastewater main, from the north side of SH 82 to Cypress Grove. This project would provide adequate capacity for the anticipated commercial and other development on the west side of Heritage Ranch. Phase 1 development will include the realignment of Plainview Road. This will send the gravity sewer to the 12" main.
- **36" Water Line Extension** - A contract has been signed to design a 36" water line from the Water Treatment Plant to Shepherd Drive. This will serve Shepherd Place Planned Development and Texas Instruments. Cost of the project will be nearly \$60 million, for the pipeline and easements. There is currently a preliminary layout for the design and they are working with property owners. There might also be a 36" water line needed to wherever the new 2 mg elevated storage tank is located. This tank will replace the 750,000 gallon Shepherd Elevated Storage Tank.
- **South-Side Industrial Sewer** - Bel Air Development, Luella Road, and some newly annexed property on the south side of Sherman will need a new sewer line to replace an 18" main that currently serves the area. The current capacity is not sufficient to handle Bel Air and all of the Crossroads development. Construction for that line should start later this fiscal year.
- **Mustang (Marilee) Water Line** - Marilee currently has a groundwater contract to take water from the Dorchester Pump Station, approximately 300,000 gallons per day. They also have surface rights at Lake Texoma, and have asked if Sherman would treat those surface rights for them, for 1 mgd to 1.5 mgd. They would pay for the engineering and construction of a 12" water line to their take point. The City would like to upsize that line, paying for the upsize, to an 18" line, to accommodate any future development in that area. In less than a year, Shepherd's Place shows up with a 500-acre development that needs a 24" main, then Texas Instruments expands and needs a 36" main. Now a 36" main is needed. Several months ago, Marilee sold to Mustang, a huge water and wastewater provider. Mustang does want the City to treat that water, and maybe more. They will consider using some of the groundwater until the water line is constructed. A study is underway to determine how much groundwater could be provided to them and still maintain groundwater service to Sherman customers.
- **Bel Air Water Lines** - The Bel Air Development will be provided with surface water. The nearest surface water lines are on the west side of US Hwy 75. They are working on the design for continuing that surface water line to the east to accommodate development. There is also a groundwater line in that vicinity, that will need to be relocated. Phase 1 of the Bel Air Development is residential and multi-family, and their contractors bid and proposed installation of the new surface water line. It was bid at a "greatly reduced" price, about half of the City's

COUNCIL MINUTES – MAY 26, 2022

estimate. That line is in the ground and in-service now. Phase 2 should be installed sometime this next year, possibly by the developer.

- **24" to 42" Sewer Extension** - There is currently a 24" sewer line behind II-VI (Finisar). Texas Instruments plans to connect to the 24" sewer, with a 36" line, however "that won't work real well." Therefore, the 24" needs to be upsized, possibly to a 42" line, dependent on the grades. It wouldn't be the entire length, just the part Texas Instruments is tying into.
- **Post Oak Sewer Replacement** - The engineering contract was recently approved by Council, to replace some sewer lines by the creek, that have been exposed by erosion. The proposed plan is to move the sewer lines out into the streets, and abandon those lines in the creek. They will also provide some capacity improvement to the lines.
- **Wastewater Treatment Plant** - There is over \$80 million in proposed projects for the Wastewater Treatment Plant. A couple of years ago, there was a \$13 million GTUA bond sale, and a lot of that work has already been engaged and completed. There are also projects underway from that bond package. They will also be advertising a couple of projects for bid, and will work on expanding the Lab facility again, with part of that \$13 million. The emergency generator system was not part of the bond package, but was funded through other means. A rehab analysis was also completed to identify projects that need to be done. He said there will be a lot of additional industrial waste coming from the industrial expansions that will need to be treated, eventually including expansion of the plant itself. There is also a lot of planned development and residential growth coming too. They hope to have Council consider a Master Plan Study for the Wastewater Treatment Plant at the June 2022 Council Meeting.

Miscellaneous Tax and Debt Stuff

Mr. Hefton presented tax statistics and a debt and FY 2023 budget preview as a precursor to the Budget Work Shop. He presented information of the estimated taxable value and how much money the tax rate actually brings in. He said the City is "on the path" of development paying for development. They are seeing the "fruits" of what the money spent on roads and drainage has been used for in the past several years. He said it's showing in the tax base and the future tax base. However, he said there are some major expansions going on in the next few years.

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

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

TEX. GOV'T CODE § 551.071 --

SEEKING THE ADVICE OF ITS ATTORNEY ABOUT PENDING OR CONTEMPLATED LITIGATION, SETTLEMENT OFFERS OR ANY MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT

TEX. GOV'T CODE § 551.072 --

DELIBERATING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.073 --

DELIBERATING A NEGOTIATED CONTRACT FOR A PROSPECTIVE GIFT OR DONATION TO

COUNCIL MINUTES – MAY 26, 2022

THE CITY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.074 --

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

TEX. GOV'T CODE § 551.076 --

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

TEX. GOV'T CODE § 551.087 --

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

TEX. GOV'T CODE § 551.089 --

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

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 12:29 p.m.

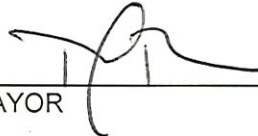
On Motion duly made and carried, the Executive Session recessed at 12:39 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

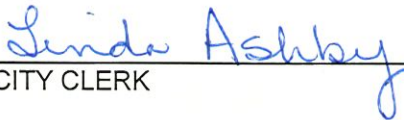
ADJOURNMENT

There being no further business to come before the City Council, motion was duly made and approved to adjourn the Called Meeting at 12:40 p.m.



MAYOR

ATTEST



CITY CLERK





Meeting Agenda

GENERAL CIP

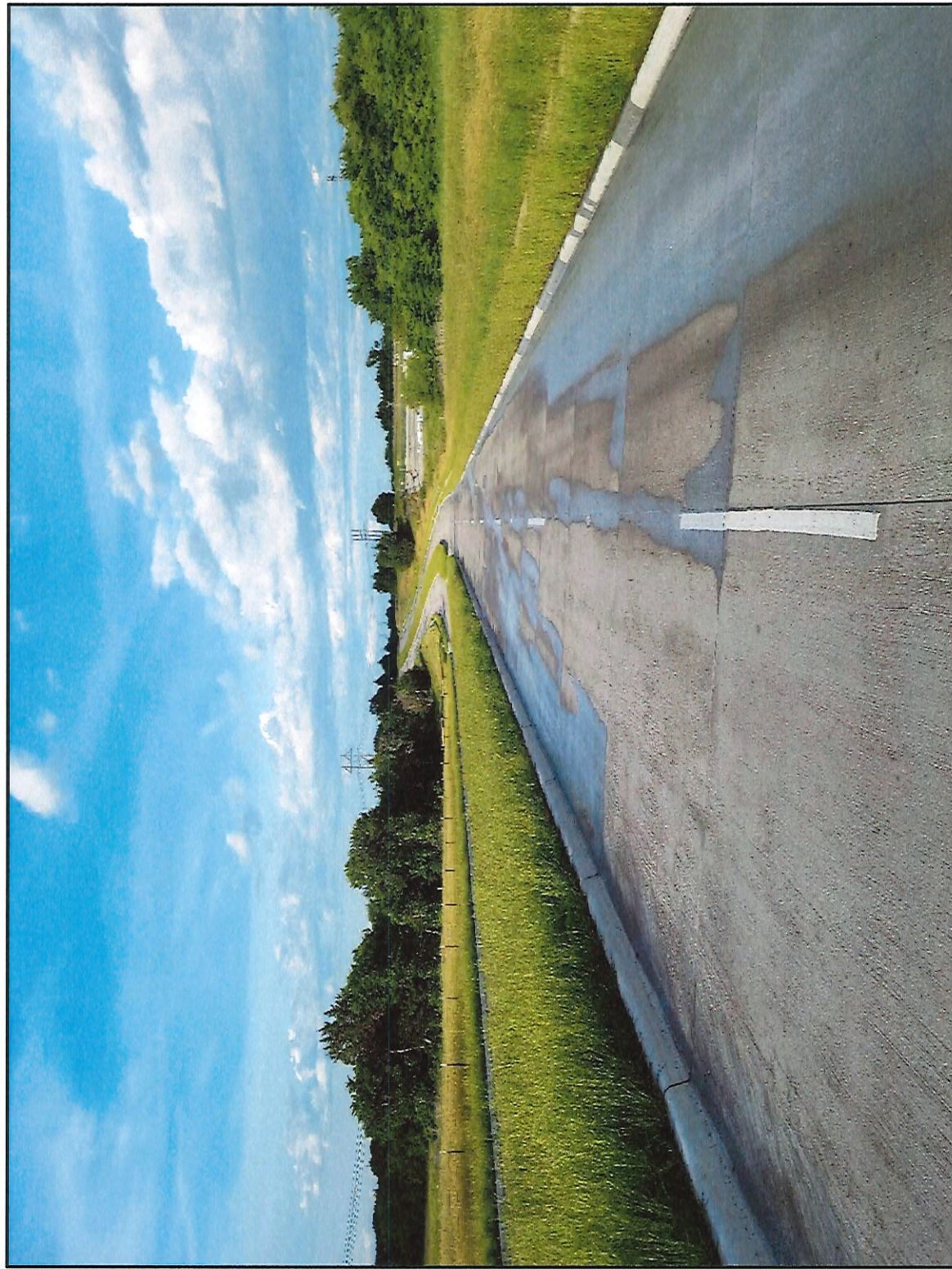
- Streets
- Parks and Recreation
- Facilities
- FY2023 CO Bond Issue

UTILITY CIP

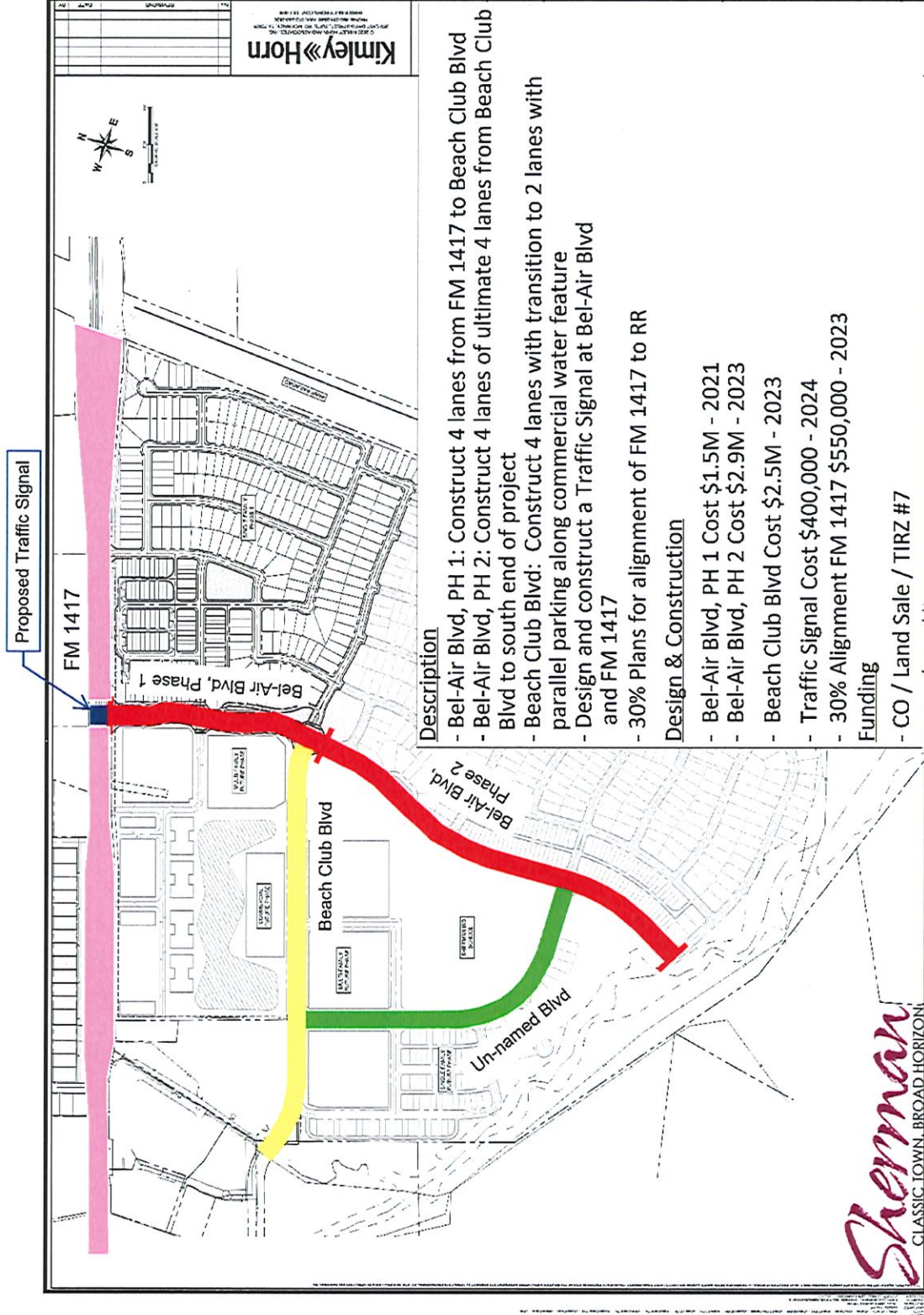
- Water Treatment Plant
- Distribution System
- Wastewater Treatment Plant

Sherman
CLASSIC TOWN. BROAD HORIZON.

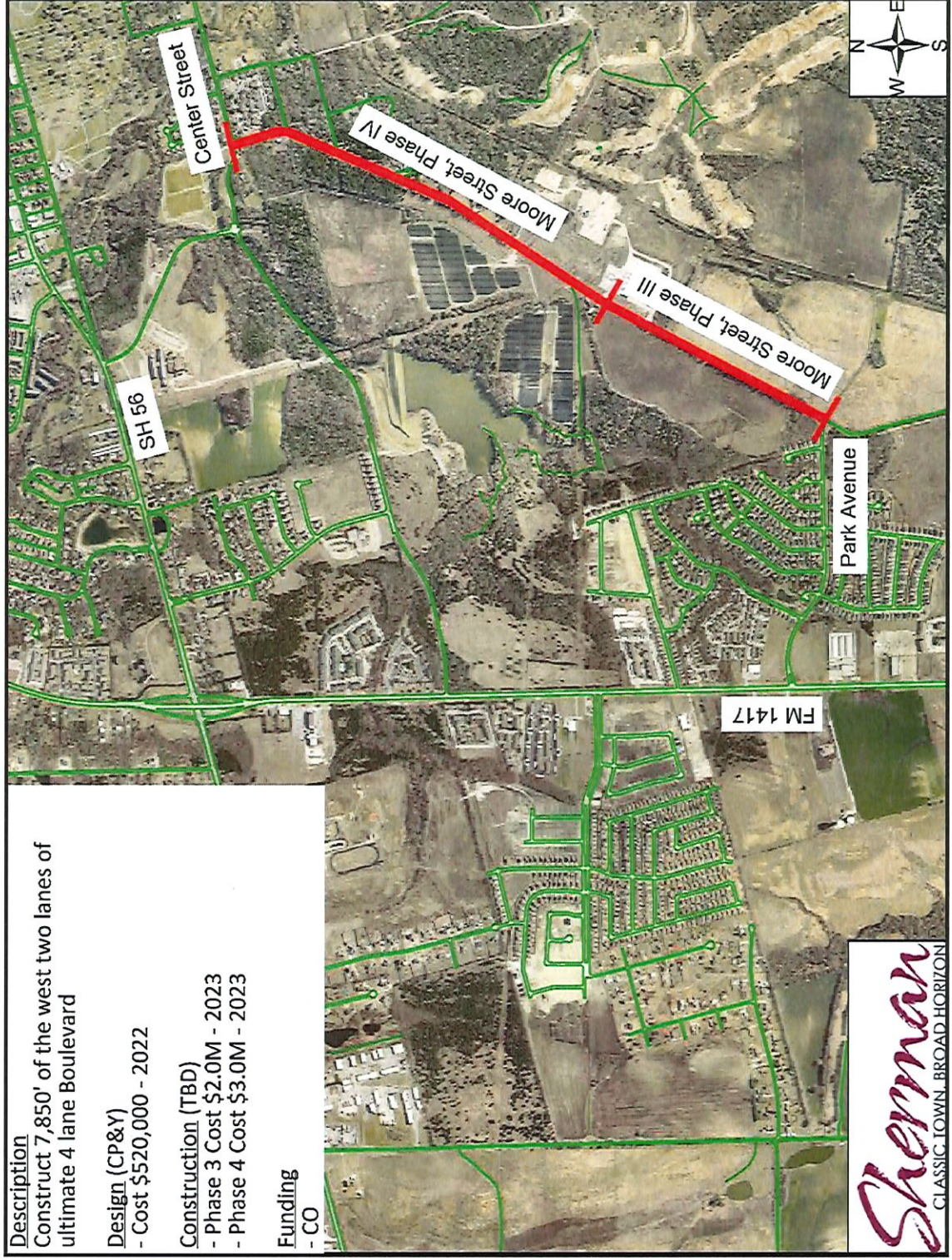
Streets



Bel Air Blvd.



Moore Street Extension



Crossroads Gaba Drive



Progress & Flanary Road Extension

Description

Construct 2,150' of the north two lanes of ultimate 4 lane Progress Drive and the east two lanes of ultimate 4 lane Flanary road.

Design

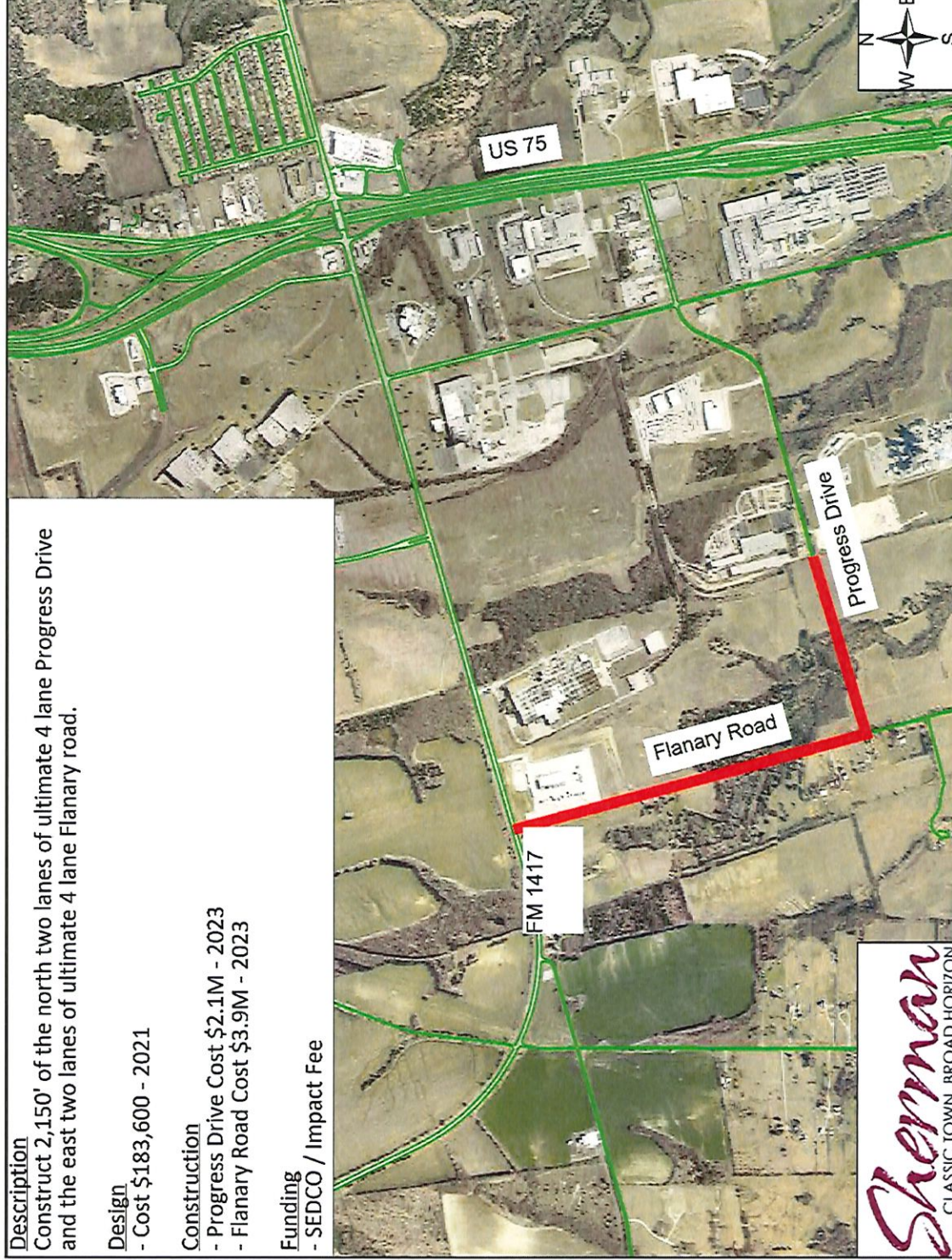
- Cost \$183,600 - 2021

Construction

- Progress Drive Cost \$2.1M - 2023
- Flanary Road Cost \$3.9M - 2023

Funding

- SEDCO / Impact Fee



Flanary Road Extension

Description

- Flanary Road, Phase 1 - From Shepherd to Choctaw Creek Floodplain: 4 lanes of a 4 lane road
- Flanary Road, Phase 2 - From Progress to end of existing road: 2 lanes of a 4 lane road
- Flanary Road, Phase 3 - From end of existing road to north of RR: 2 lanes of a 4 lane road
- Flanary Road, Phase 4 - 2,000' of elevated 4 lane road over RR and Choctaw floodplain

Design (Pacheco Koch)

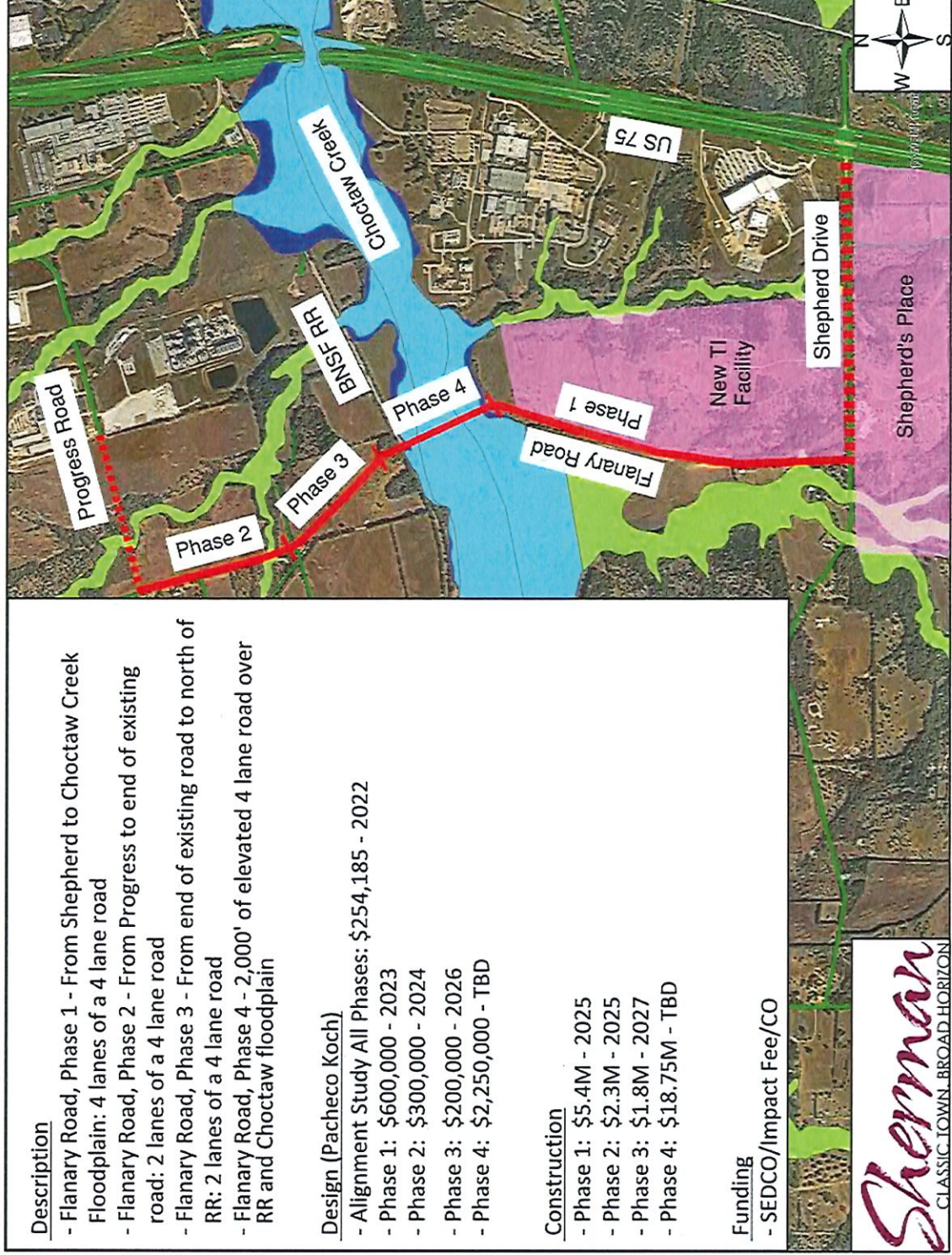
- Alignment Study All Phases: \$254,185 - 2022
- Phase 1: \$600,000 - 2023
- Phase 2: \$300,000 - 2024
- Phase 3: \$200,000 - 2026
- Phase 4: \$2,250,000 - TBD

Construction

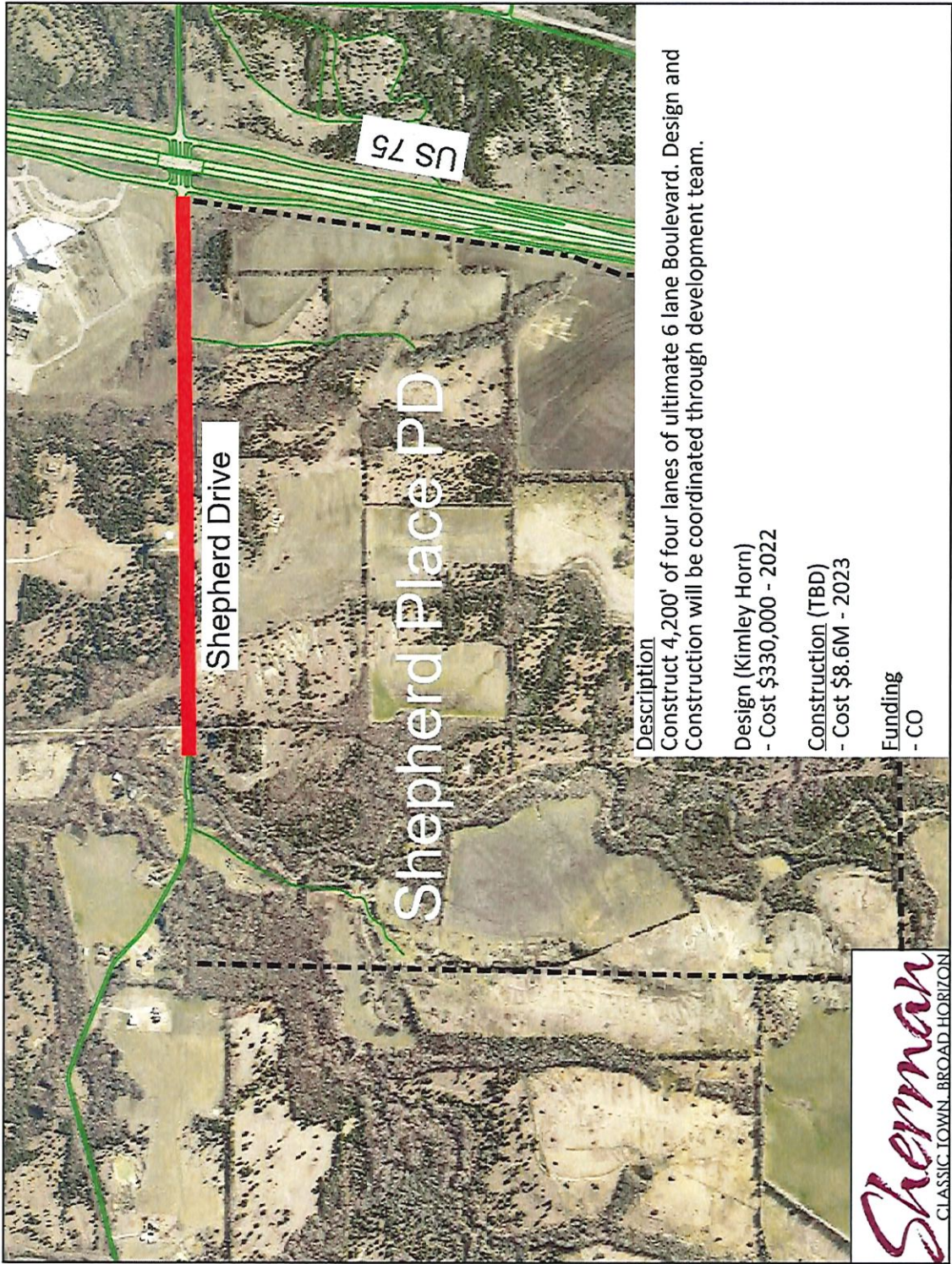
- Phase 1: \$5.4M - 2025
- Phase 2: \$2.3M - 2025
- Phase 3: \$1.8M - 2027
- Phase 4: \$18.75M - TBD

Funding

- SEDCO/Impact Fee/CO



Shepherd Drive Extension



FM 1417 Extension

Description

Acquisition of ROW for TxDOT improvements to FM 1417 from SH 56 to West Travis

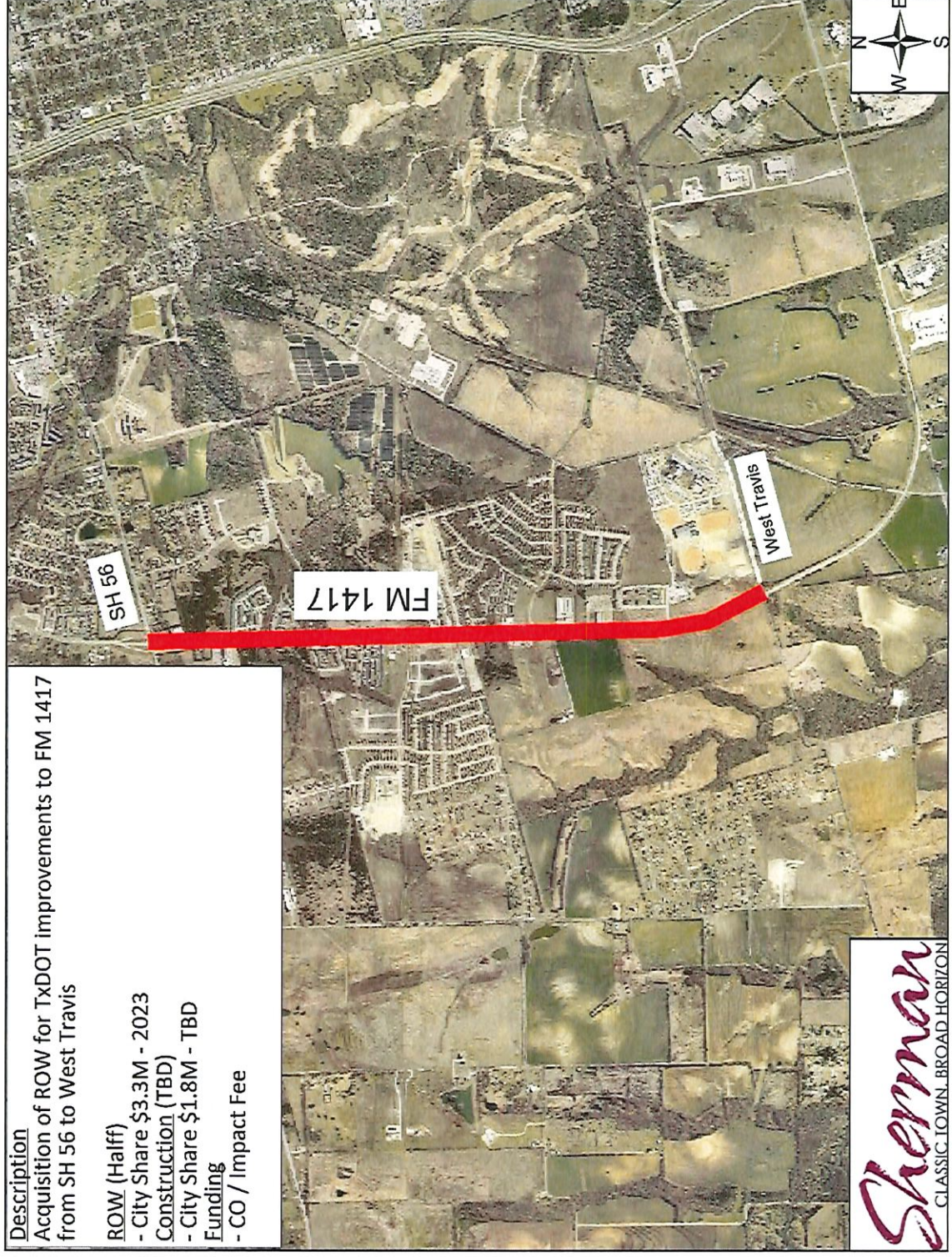
ROW (Half)

- City Share \$3.3M - 2023
Construction (TBD)

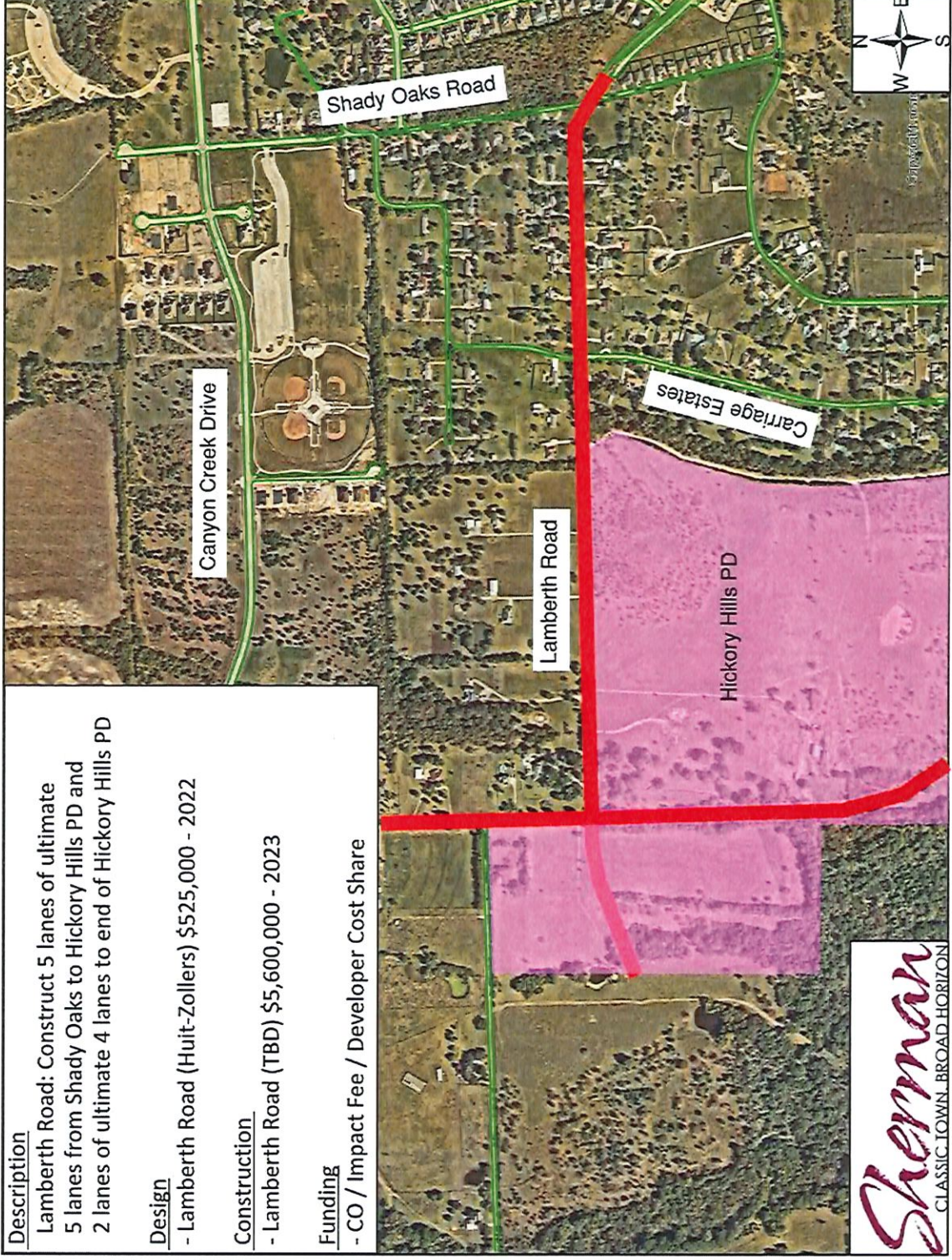
- City Share \$1.8M - TBD

Funding

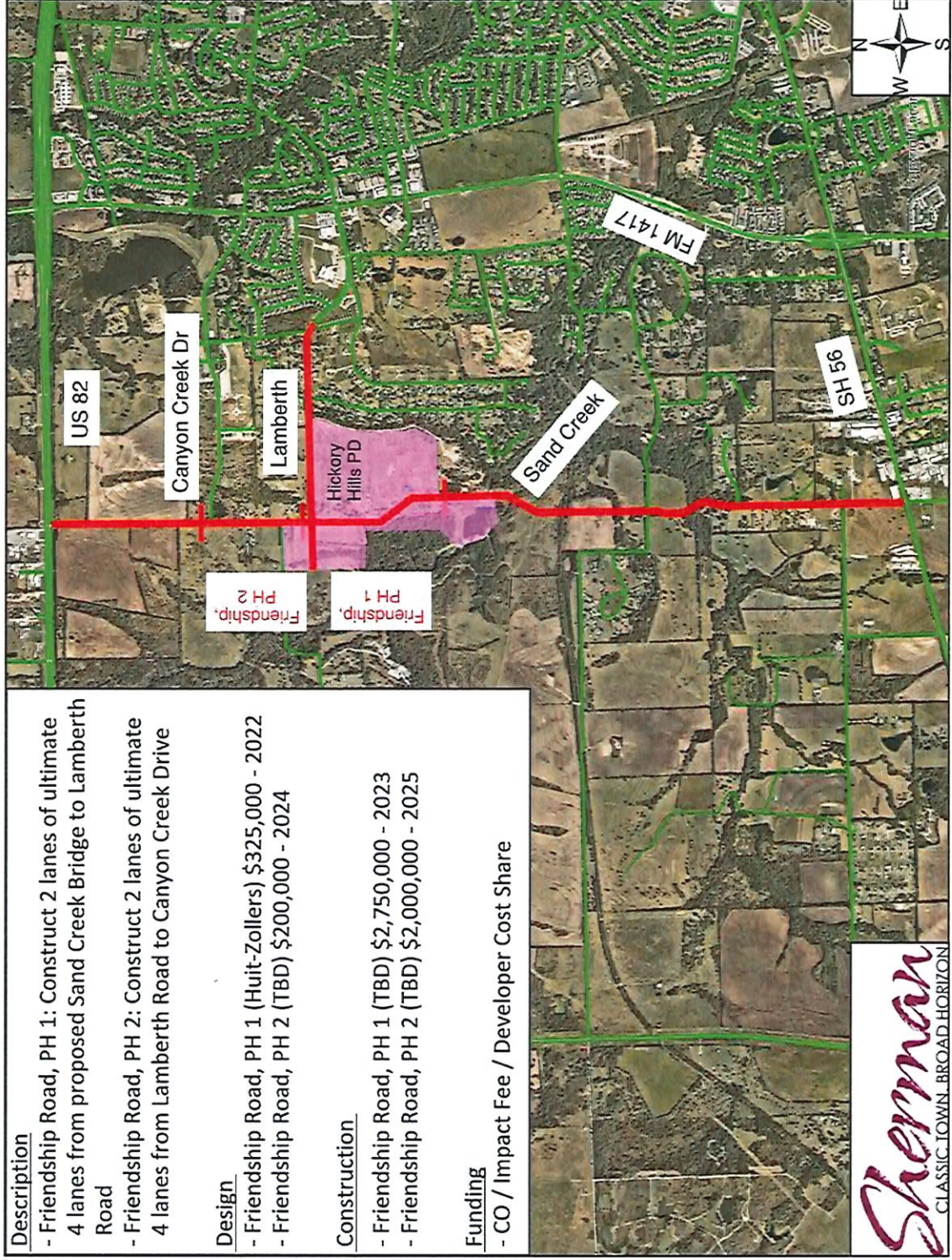
- CO / Impact Fee



Lamberth Road Extension

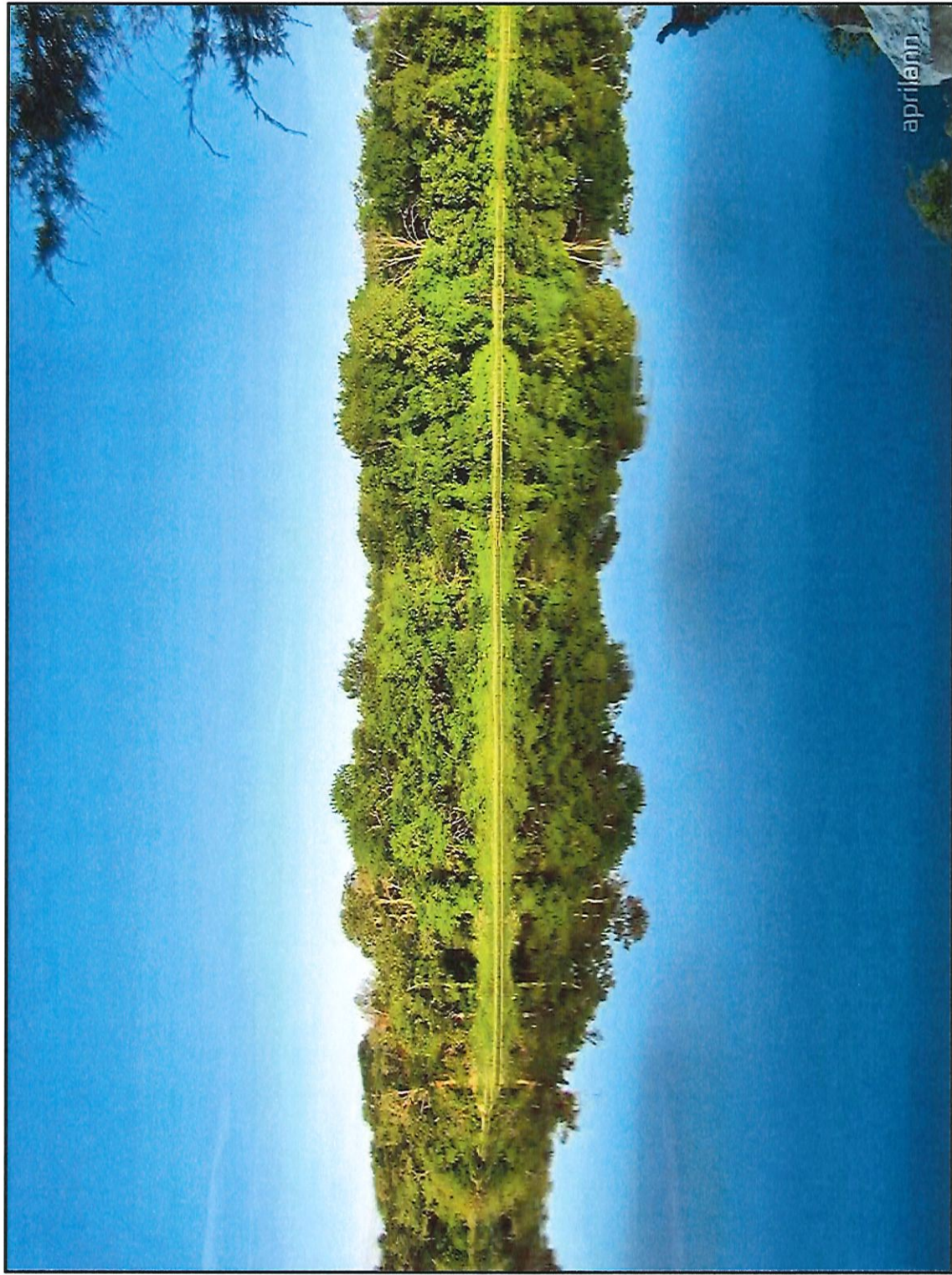


Friendship Road Extension

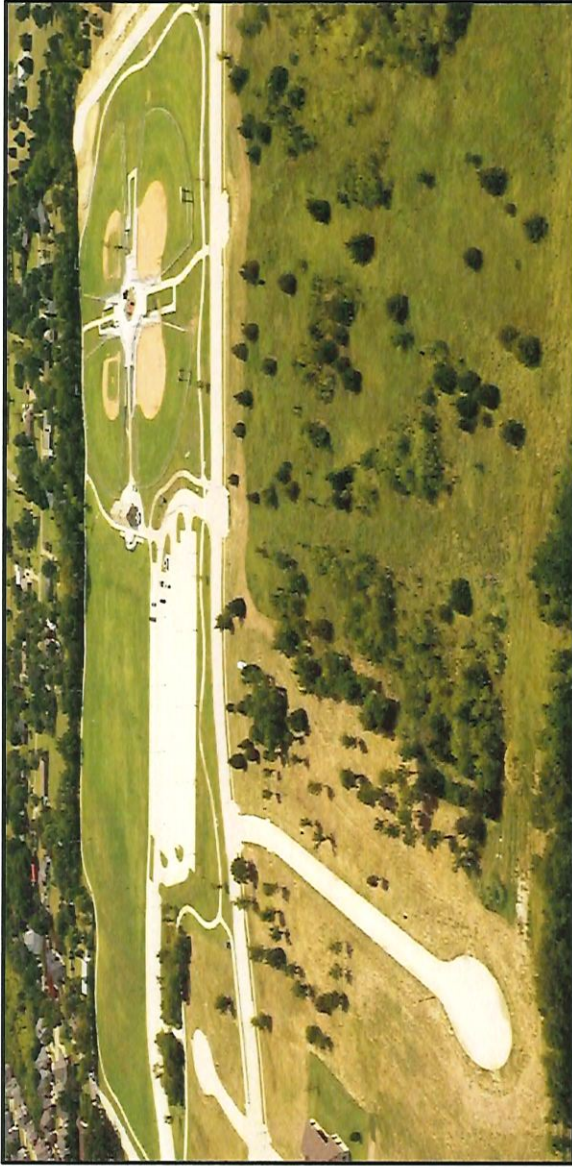


Sherman
CLASSIC TOWN. BROAD HORIZON.

Parks



Pecan Grove Athletic



Description

Pecan Grove Athletic Complex
Ball Field and Trail Lighting

Design

- 2022

Construction

- \$1.35M - 2023

Funding

- CO



Pecan Grove East

Description

Pecan Grove East Park

Phase 1 - Add New Restrooms and Trail Lighting

Phase2 - Add Large All-Inclusive Playground

Design

- Phase 1 - 2022

- Phase 2 - 2023

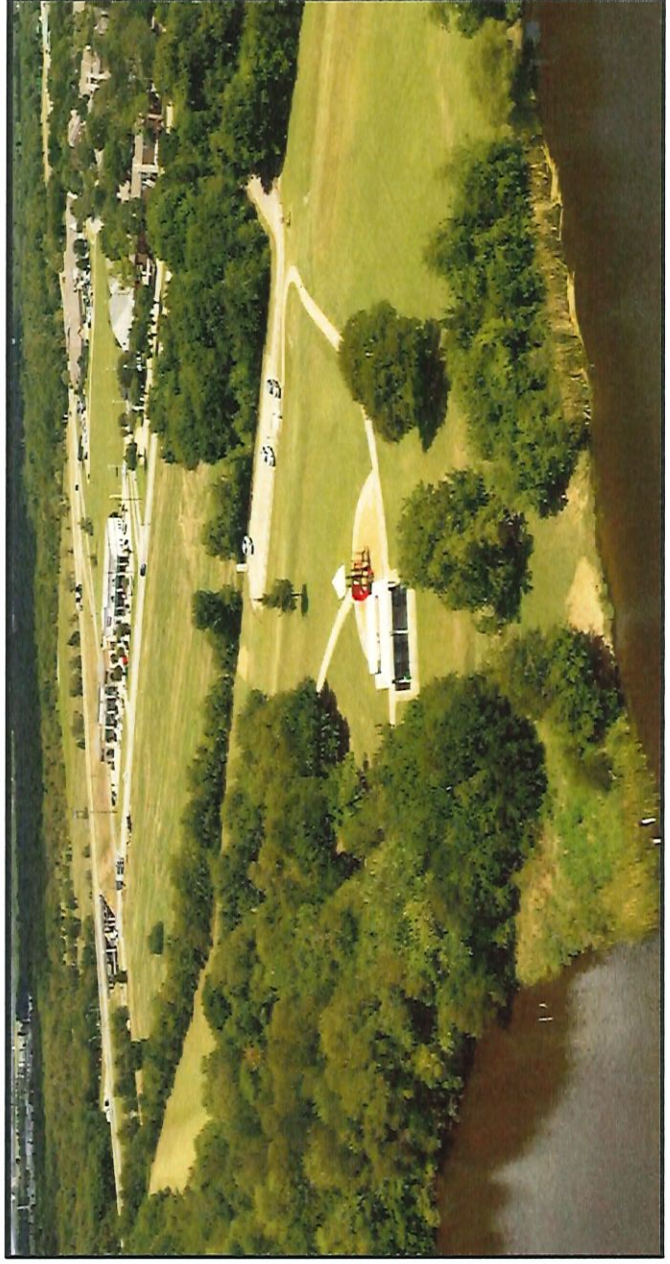
Construction

- Phase 1 - \$650,000 - 2023

- Phase 2 - \$1.0M - 2024

Funding

- CO





Post Oak Recreation Area

Shark Tooth Park

Description

Post Oak Creek Recreation Area 165 Ac.
Shark Tooth Park 15 Ac.

Design

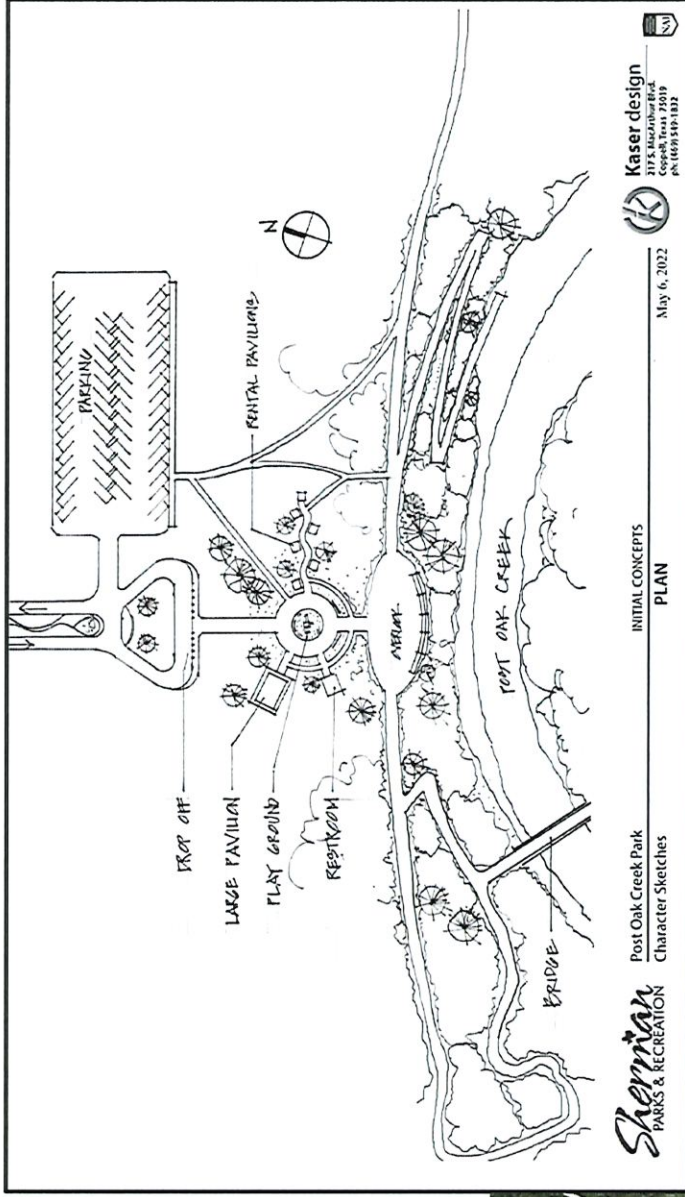
- \$150,000 - 2023

Construction

- \$4M - 2024

Funding

- CO / Grants / Developer



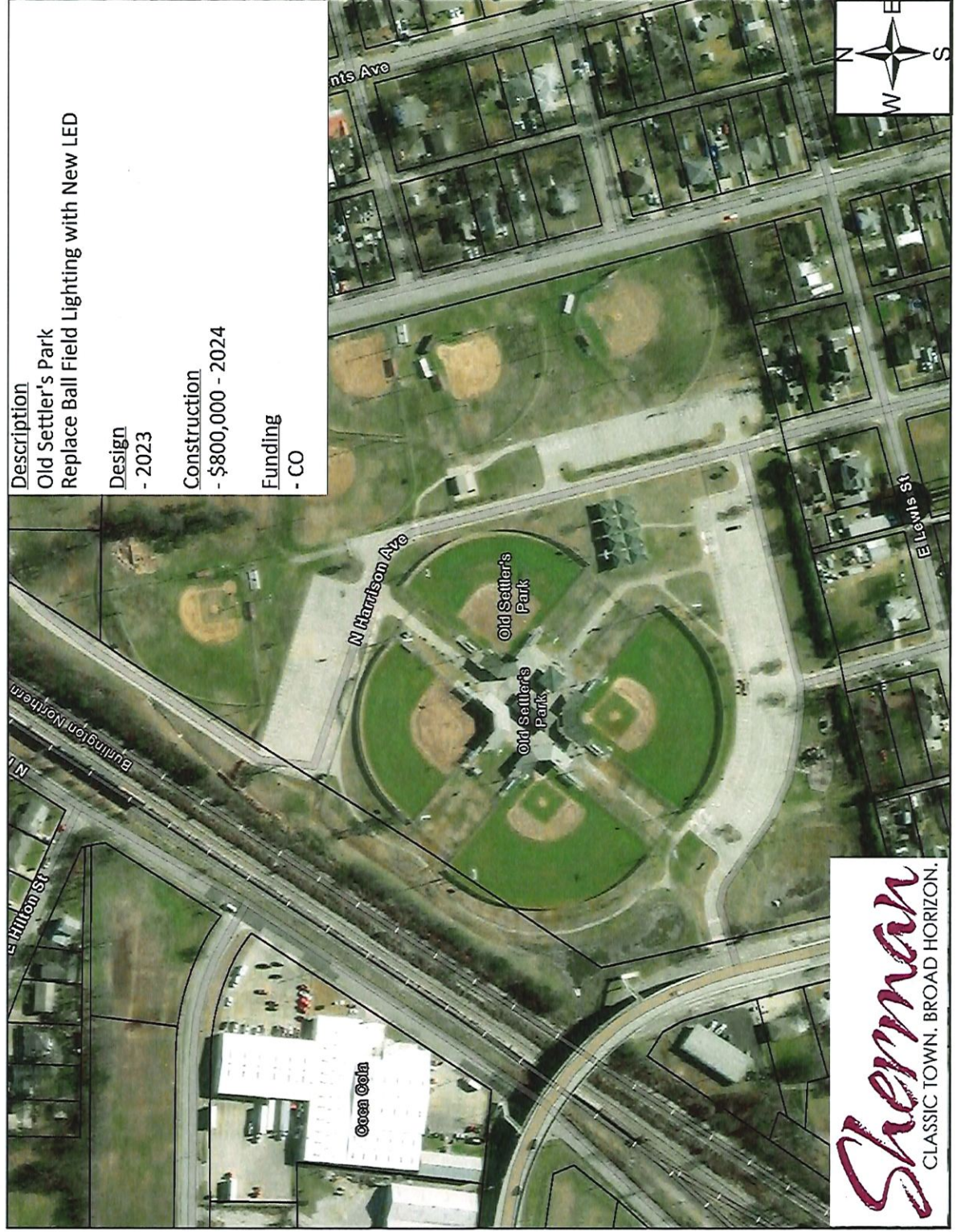
INITIAL CONCEPTS
PLAN

Post Oak Creek Park
Character Sketches

May 6, 2022

Kaser design
317 S. MacArthur Blvd.
Coppell, Texas 75019
PH: 972.519.1832

Old Settlers Park



Description
 Fairview Park
 Phase 1 - New Restrooms and New Concessions
 Phase 2 - Replace Ball Field Lighting with New LED

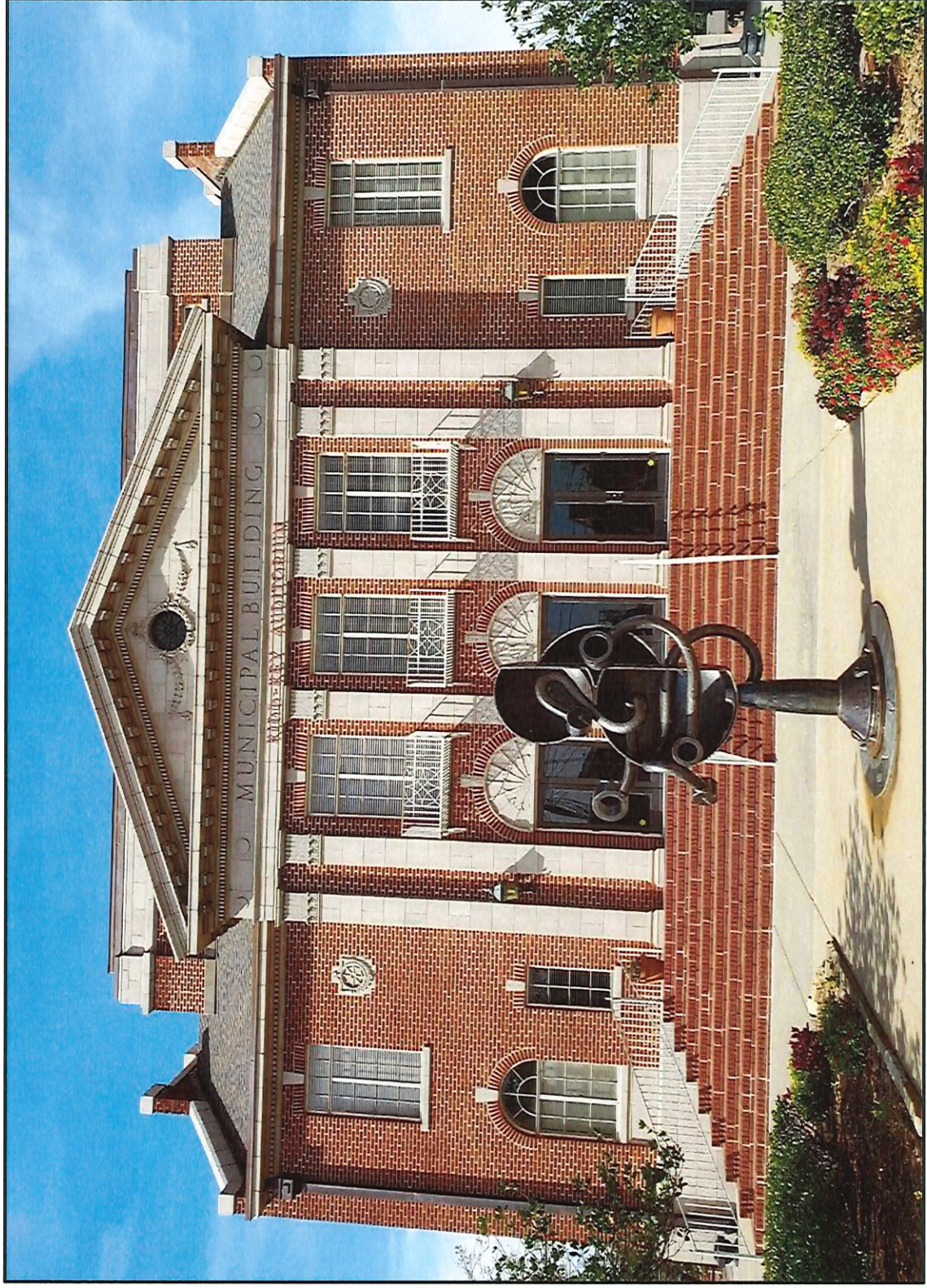
Construction
 - Phase 1 - \$500,000 - 2023
 - Phase 2 - \$800,000 - 2024

Funding
 - CO

Sherman
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Sherran
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Facilities



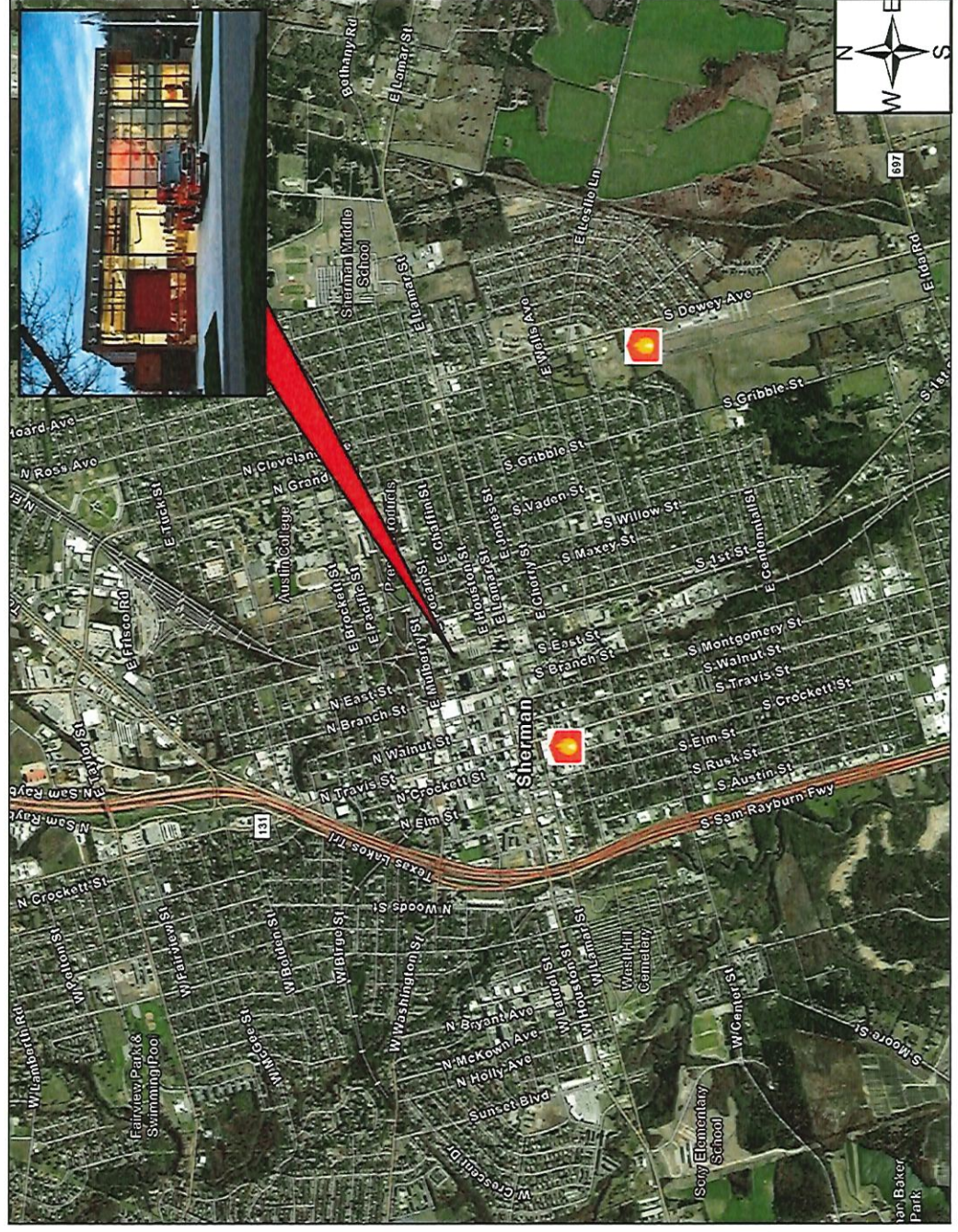


Combine Stations 1 and 2 at new location

- 2022

- \$10M - 2023

801



Public Safety Training Facility

Description

Station 4 Public Safety Training Facility.
Potentially shared use with County and other Cities.

Design

- \$250,000 - 2023

Construction

- \$1.5M - 2024

Funding

- CO





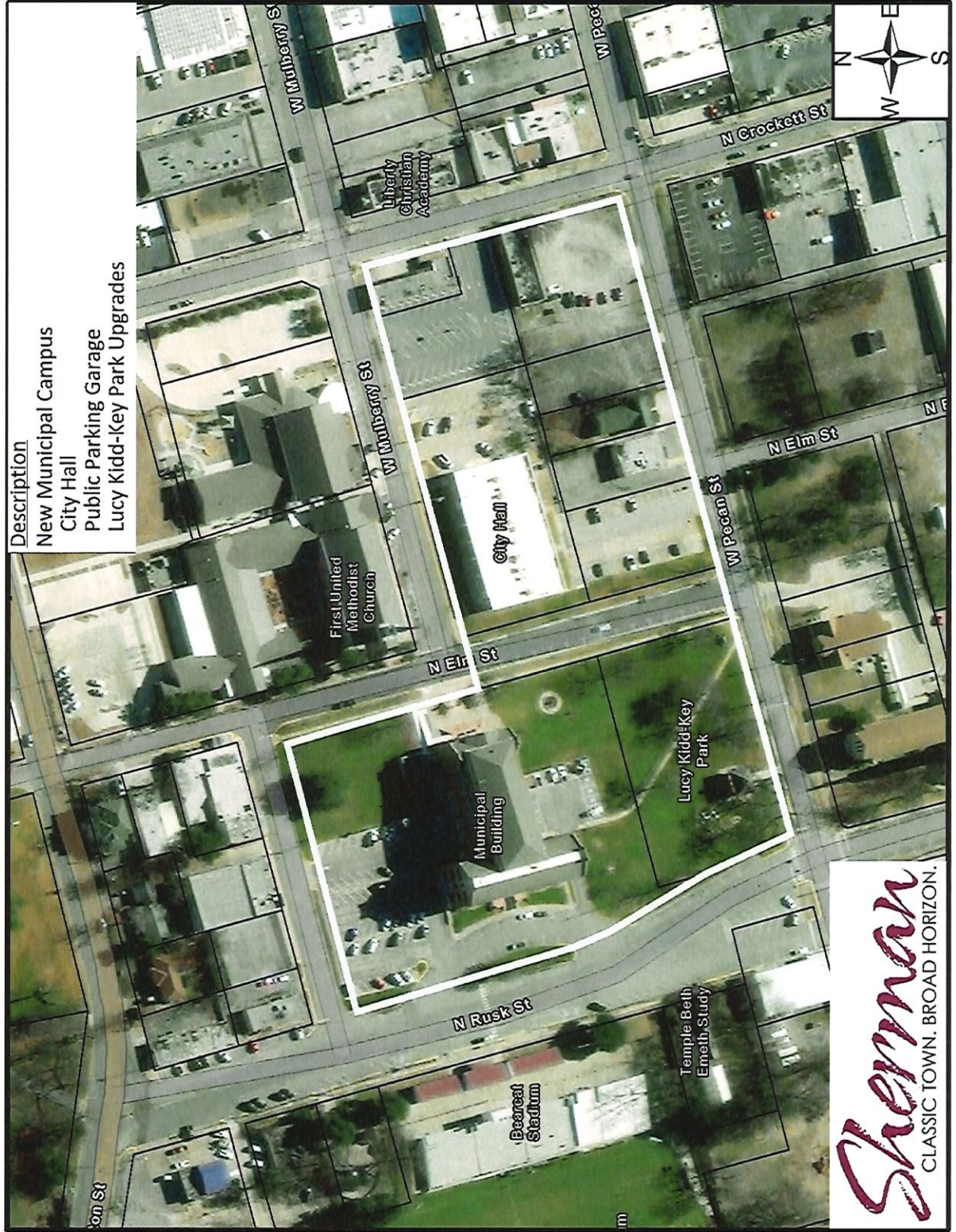
New Public Works Campus and Fleet Services
Expansion / Relocation.

Construction
- 2025

Funding
- CO



New Municipal Campus



Projected FY23 CO Bond Uses

STREETS & DRAINAGE

Moore Street - Park to Center	\$	2,800
Lamberth - Shady Oaks to Friendship		4,600
Friendship - Lamberth to Site 8A		1,750
Progress Drive - Panda to Flanary		2,100
Flanary - FM1417 to Progress Dr Construction		3,900
Flanary - Progress to Shepherd Design		600
Shepherd Rd		8,600
FM1417 ROW - SH56 to W Travis		1,654
OB Groner/FM1417		500
Blanton Dr Storm Drainage - Birge to McGee		500
Bridges and Other		900
		27,904

FACILITIES

Fire Station 1 + 2		10,000
Land purchase - various City facilities		2,000
Pub Safety Training Facility - Design		250
Other		443
		12,693

PARKS

Pecan Grove Ballfield and Trail Lighting		1,350
Trails Master Plan Trails		750
Pecan Grove East - Restroom and Lighting		650
Fairview Park - Restroom/Concession		500
Northcreek Neighborhood Park		500
Other		675
		4,425

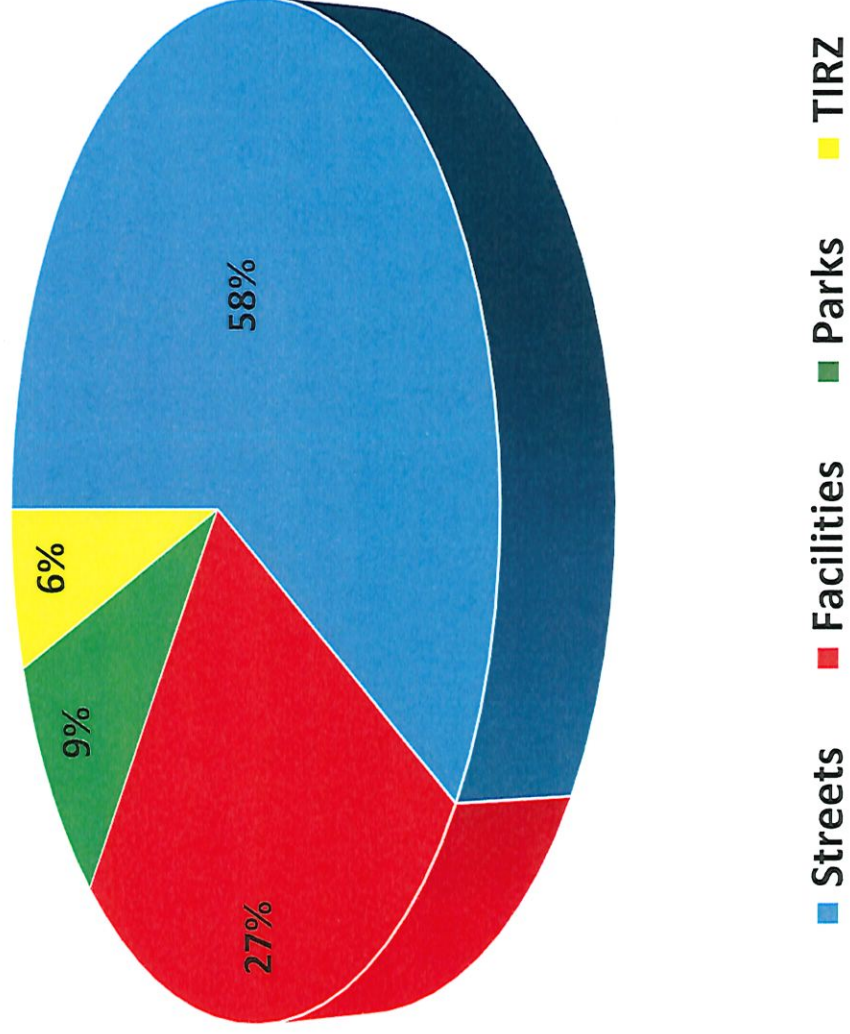
TIRZ & OTHER

Sherman Regional Hospital Road		750
FM1417 E - US75 to RR		550
Bel Air Blvd Phase II		1,500
		2,800

TOTAL

\$ 47,822

FY2023 CO Bond Uses





Tax Rate Worksheet

Preliminary FY23 No New Revenue Tax Rate
(formerly Effective Tax Rate) \$.406/\$100

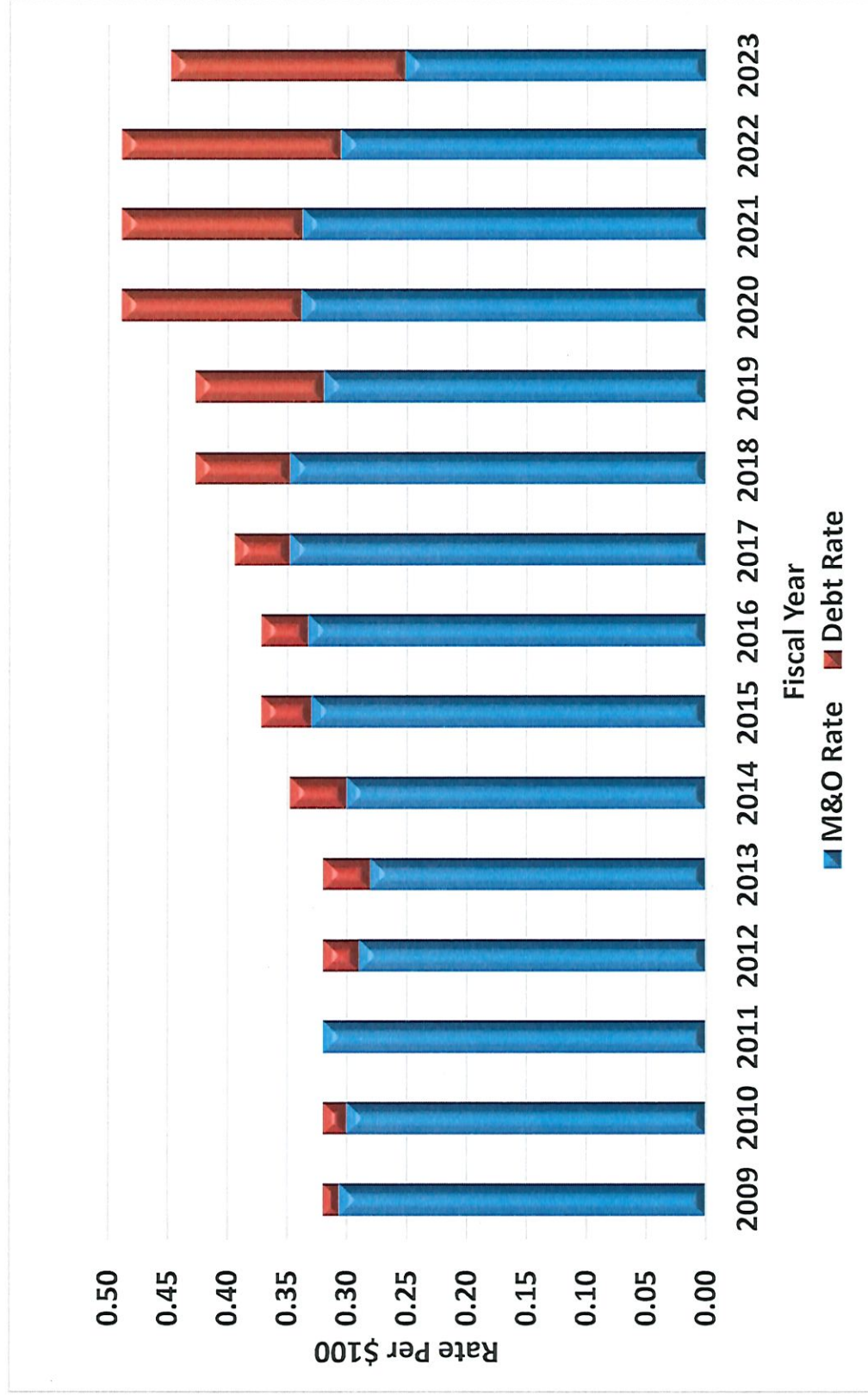
Preliminary FY23 Voter Approved Tax Rate
(formerly Rollback Tax Rate) \$.448/\$100

Current Tax Rate		Preliminary FY23 Tax Rate	
M&O	\$.314/\$100	M&O	\$.252/\$100
I&S	<u>\$.175/\$100</u>	I&S	<u>\$.196/\$100</u>
	\$.489/\$100		\$.448/\$100

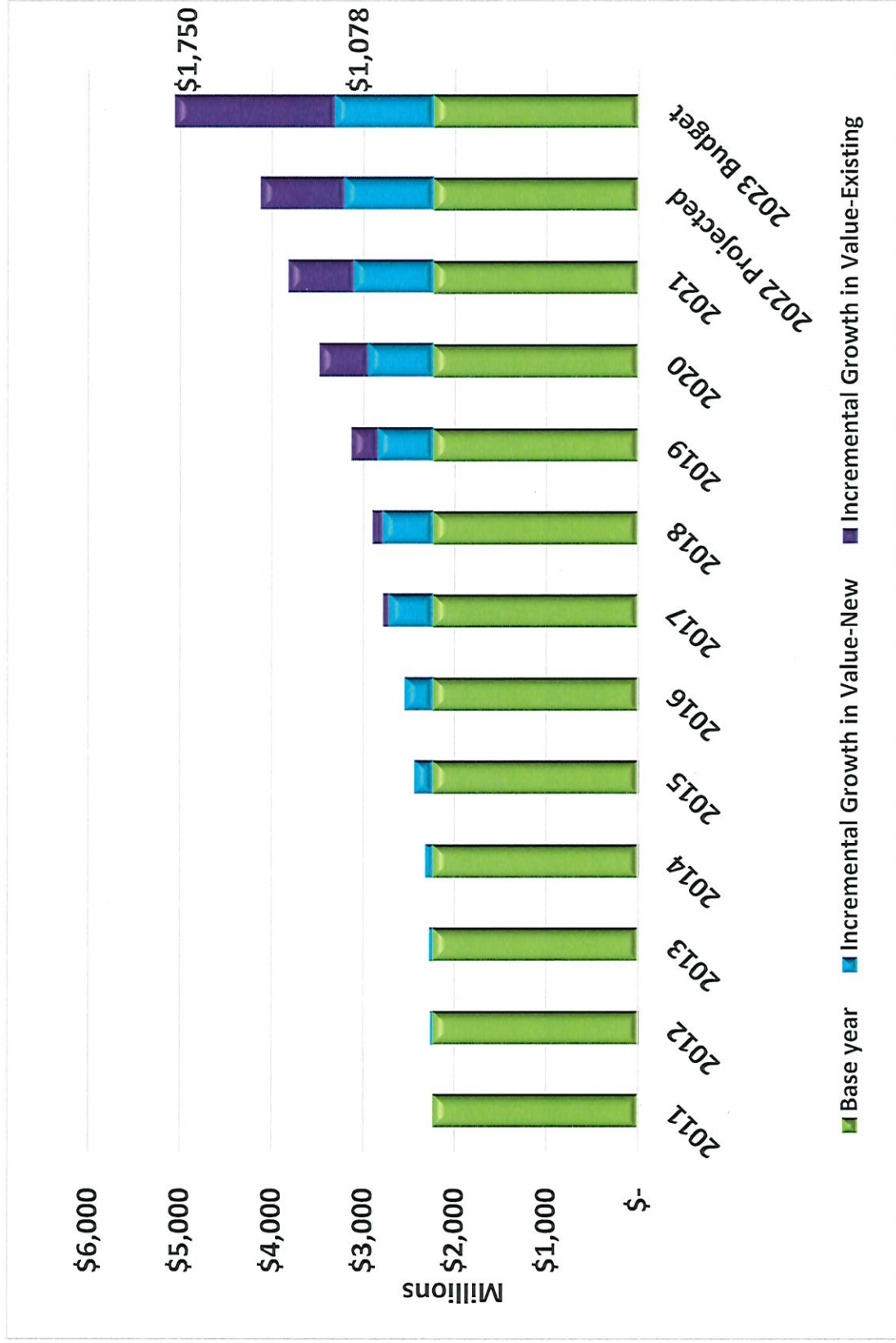


8.4% Decrease in tax rate

Historical Tax Rate

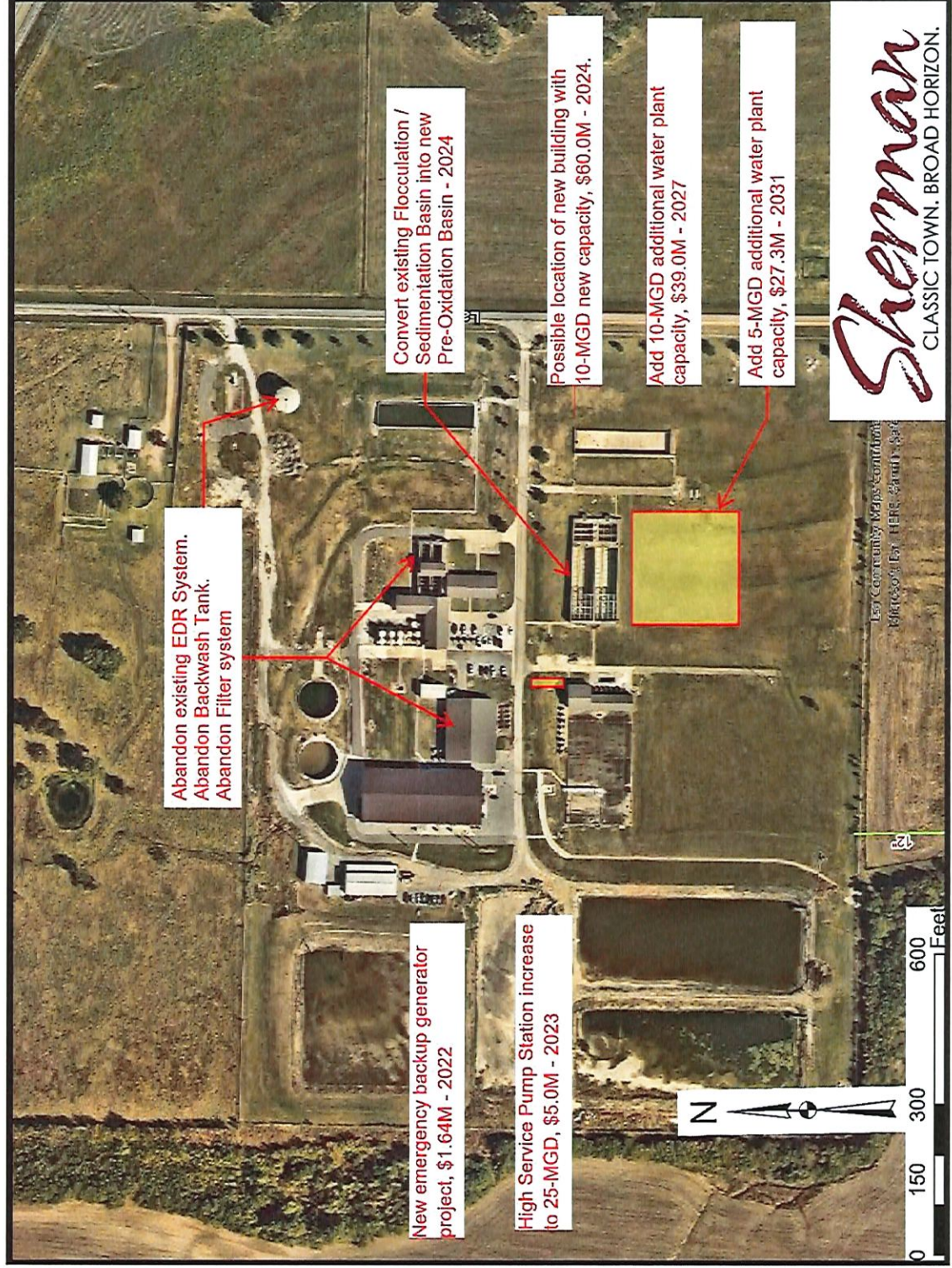


Historical Property Tax Growth





Water Treatment Plant



WTP Expansion



Description

Build out Ultra Filtration and Reverse Osmosis Space to add 5 MGD of treatment capacity to the WTP.

Design

- Cost \$1.92M - 2022

Construction

- Cost \$11.0M - 2023-2025

Funding

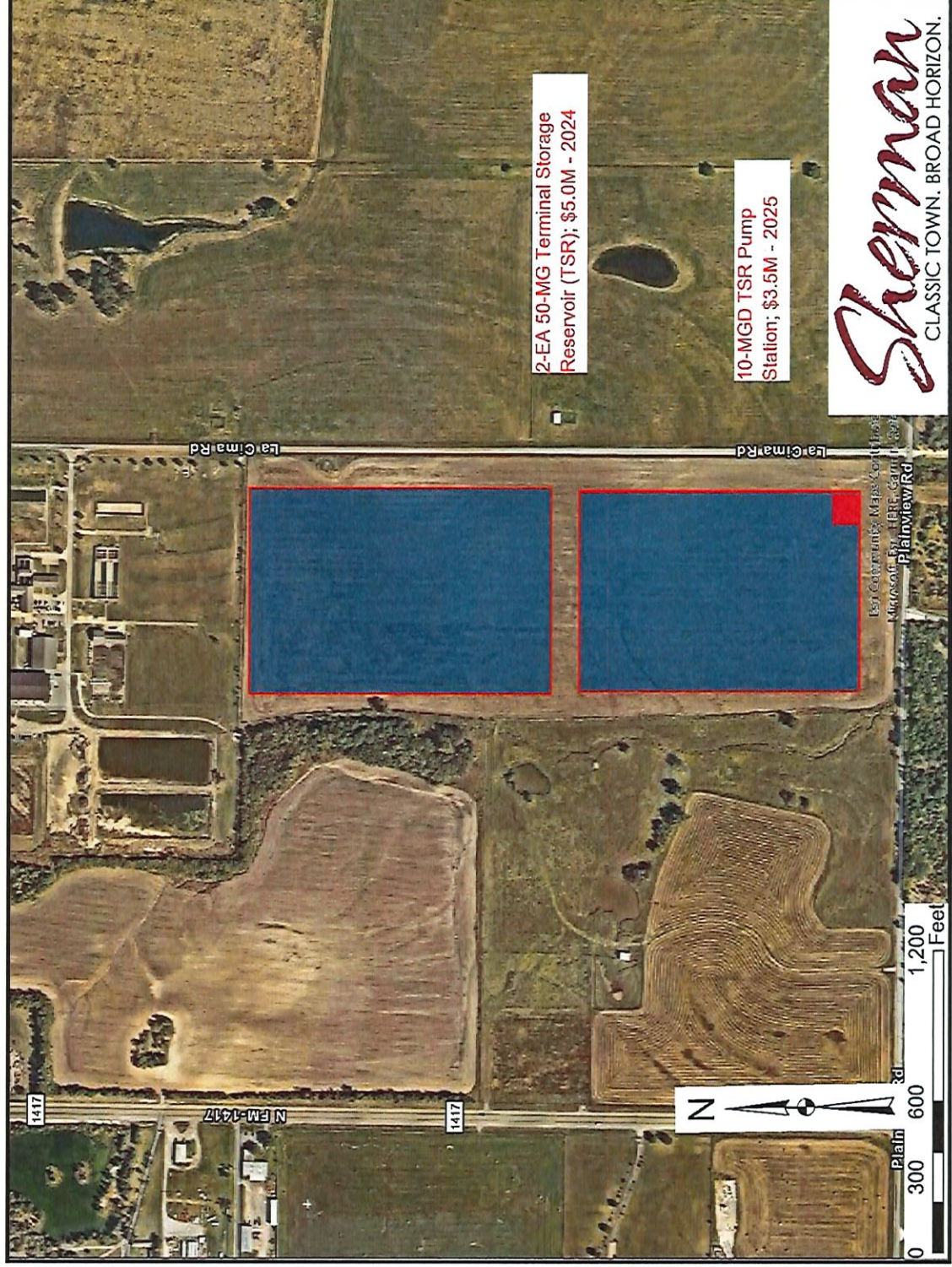
- GTUA



Brine Line



100M Gallon Terminal Storage

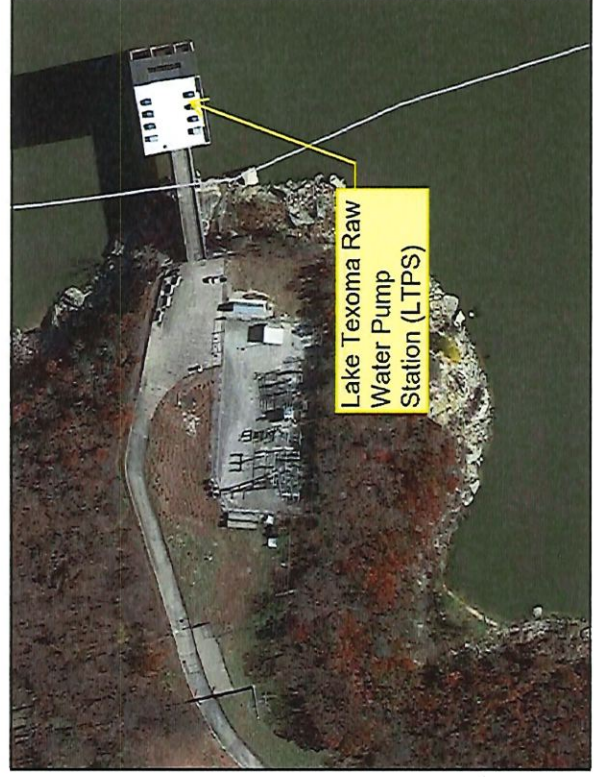


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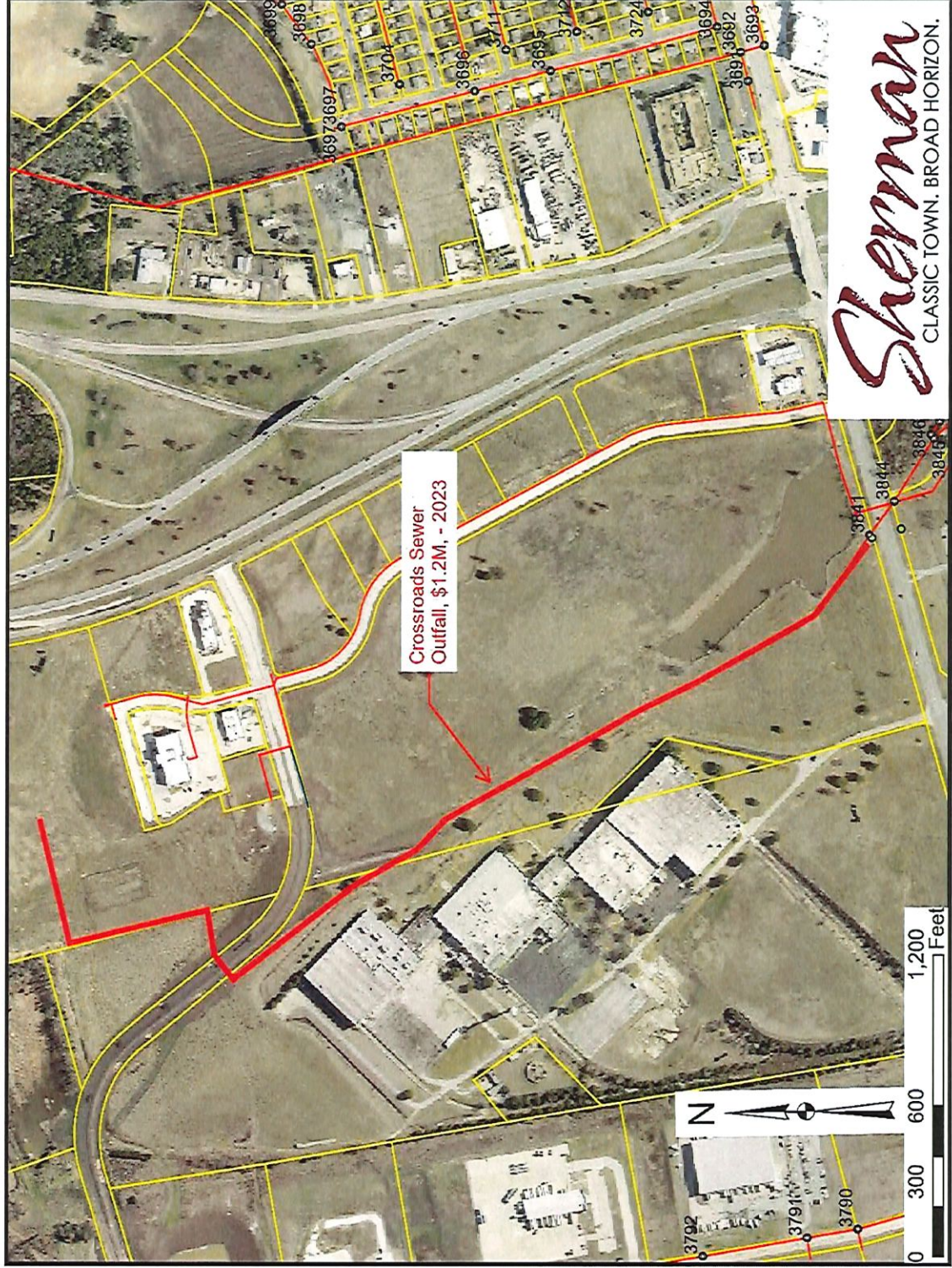
Lake Pump Station Pumps



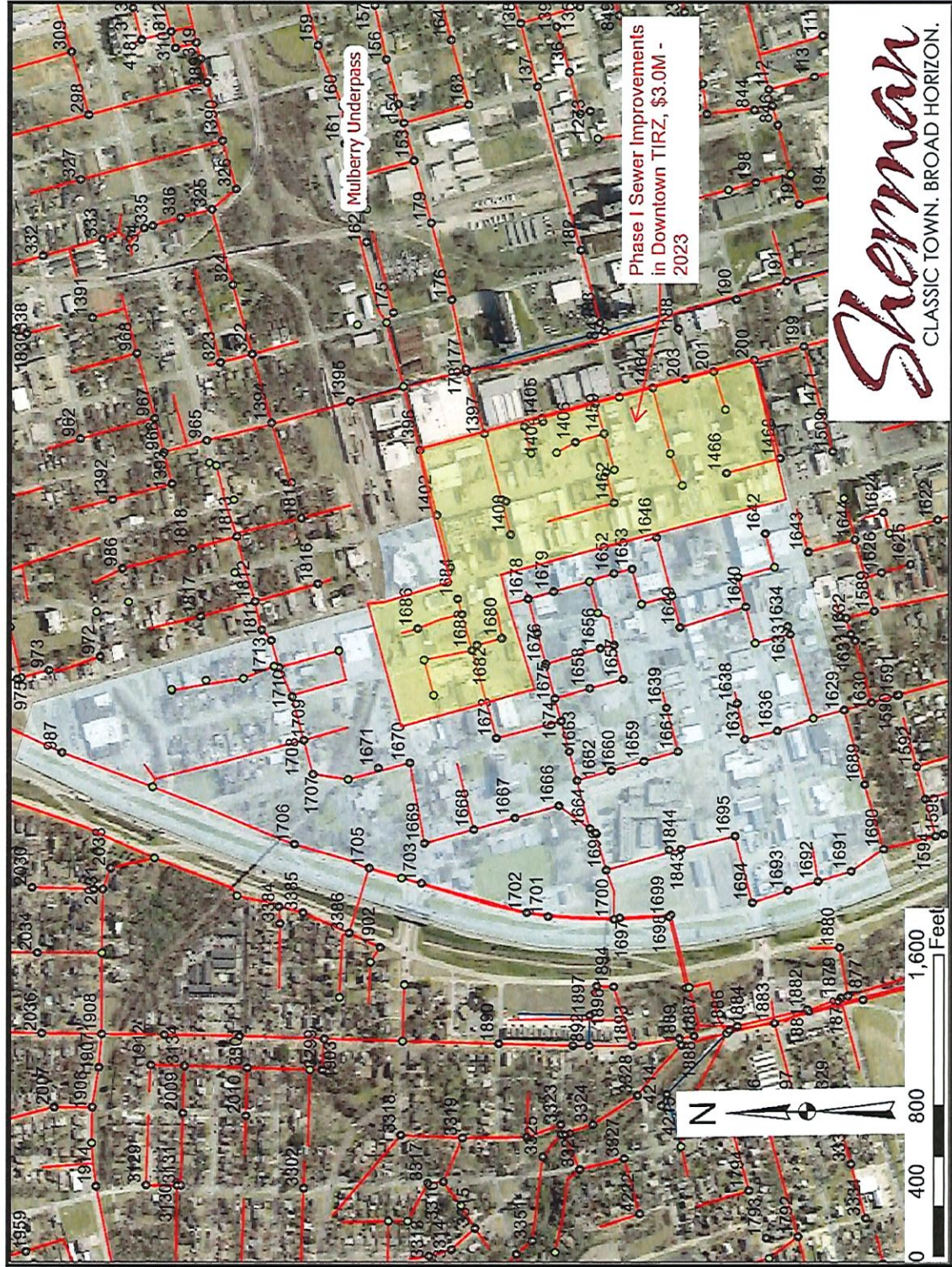
<u>Description</u>
New Raw Water Pump with 25 MGD variable speed pump to support mid to max flow ranges.
<u>Design</u>
- Cost \$0.41M - 2022
<u>Construction</u>
- Cost \$5.1M - 2023
<u>Funding</u>
- GTUA



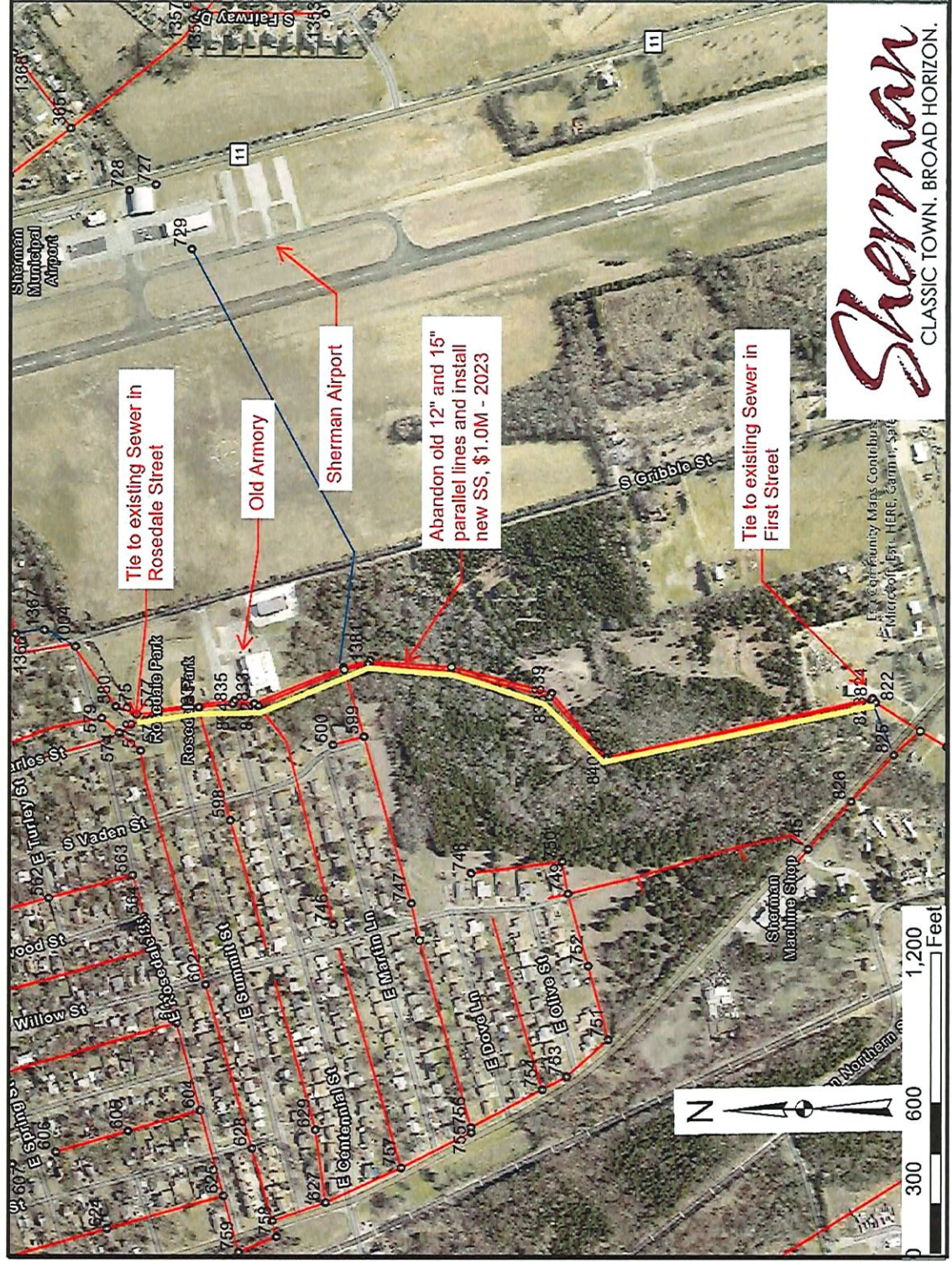
Crossroads Sewer



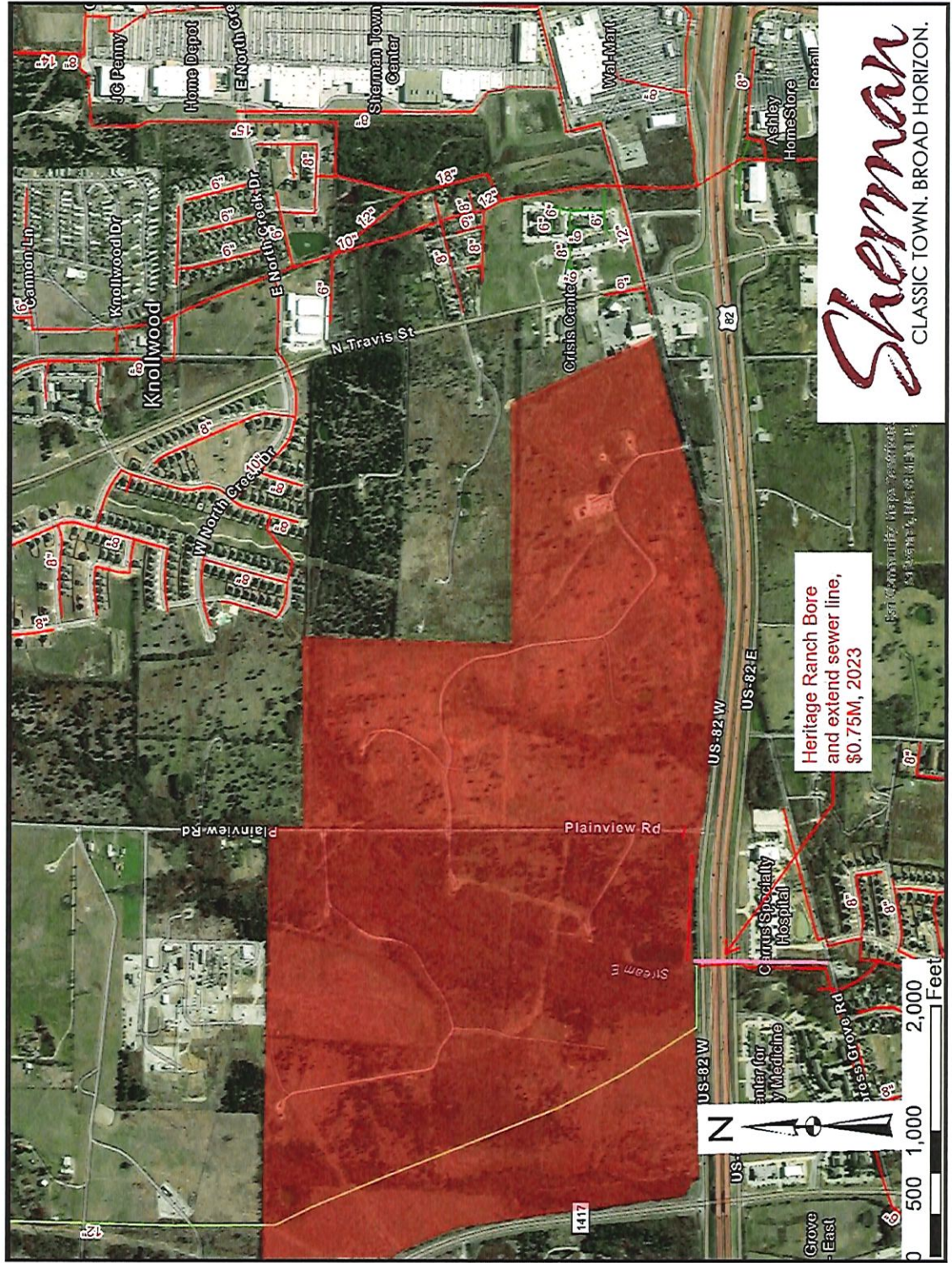
Downtown Sewer



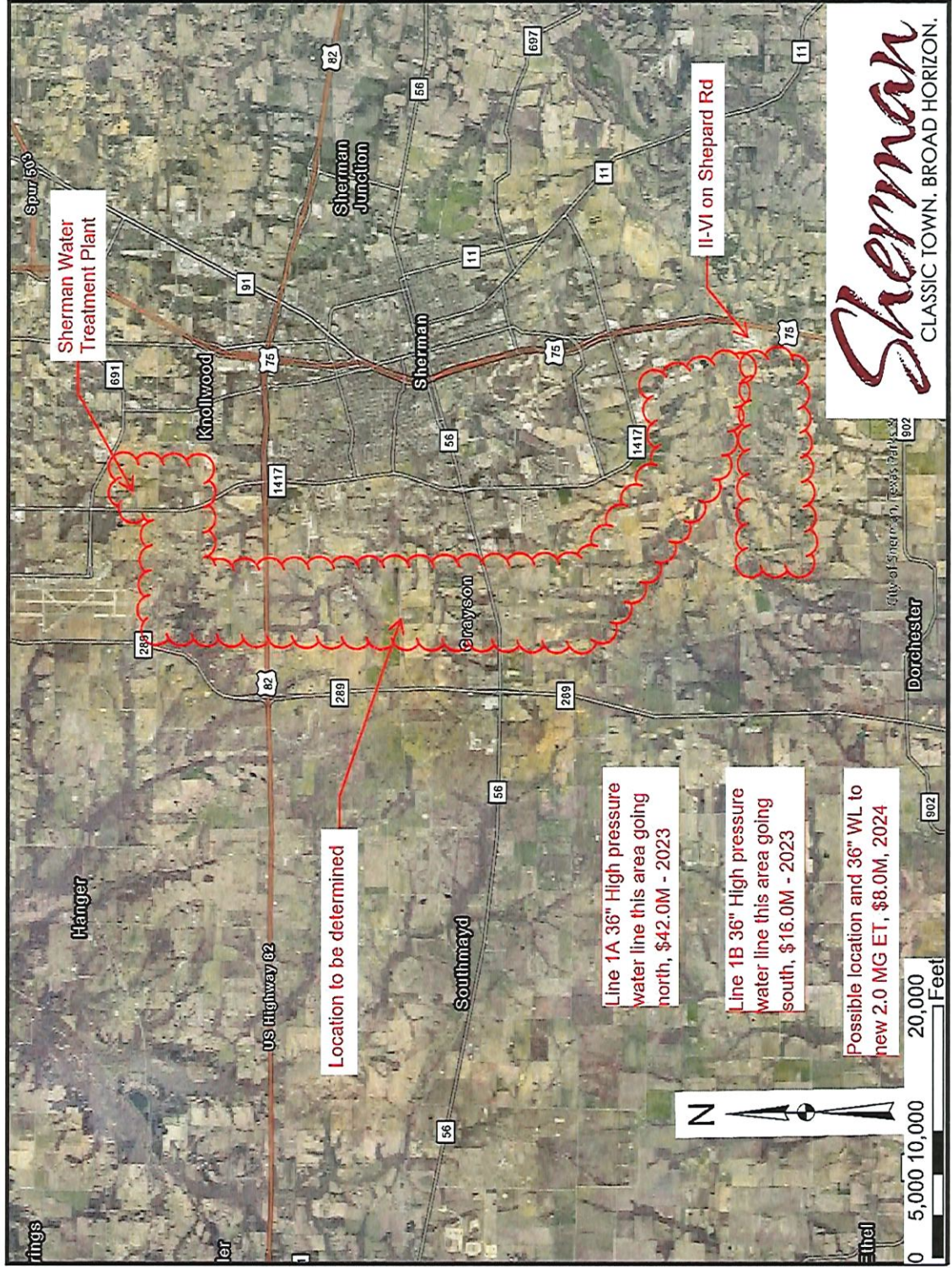
Rosedale to First Sewer



Heritage Ranch Sewer

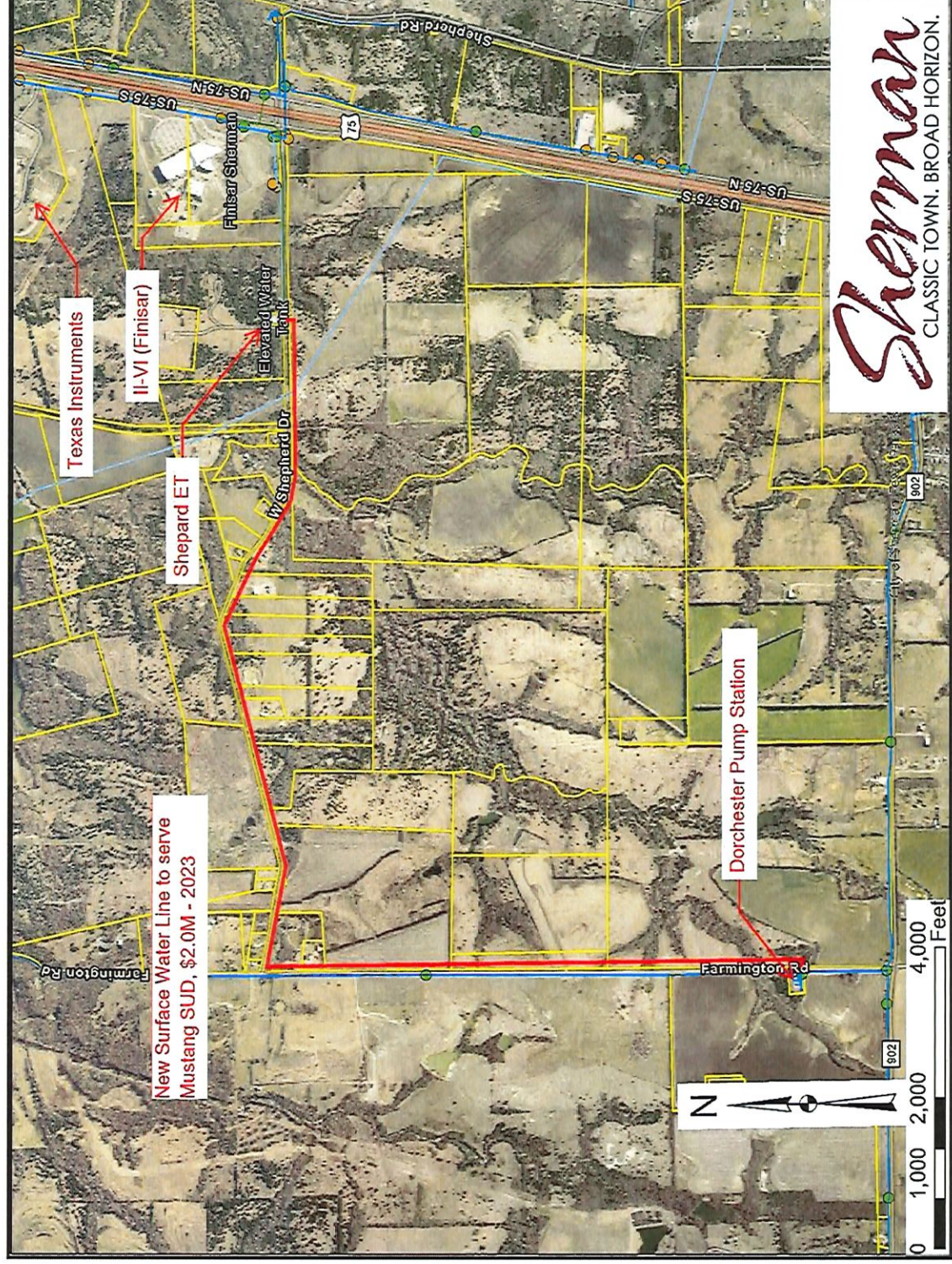


36" Water Line Extension



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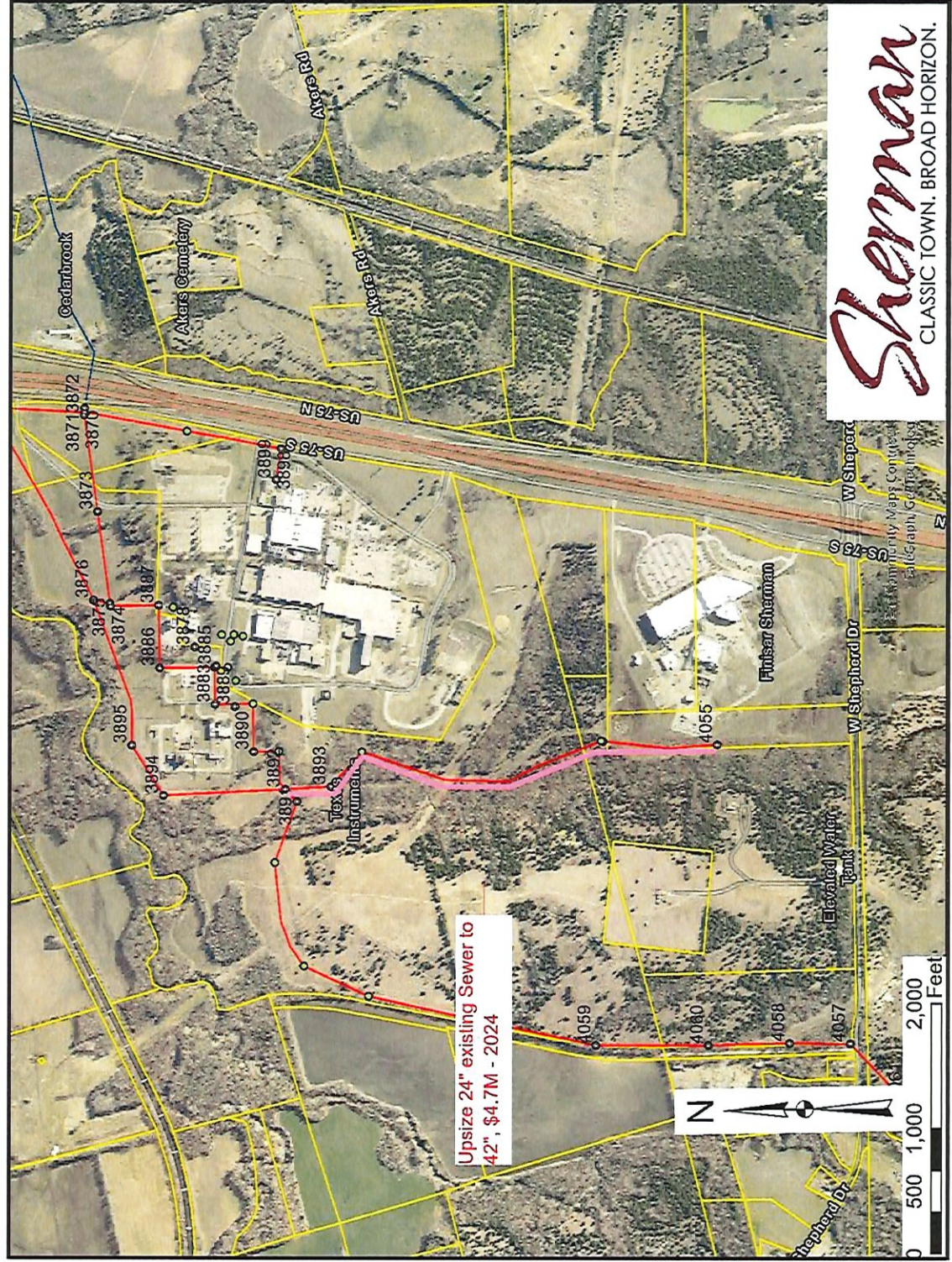
Mustang (Marilee) Water Line



Bel Air Water Lines

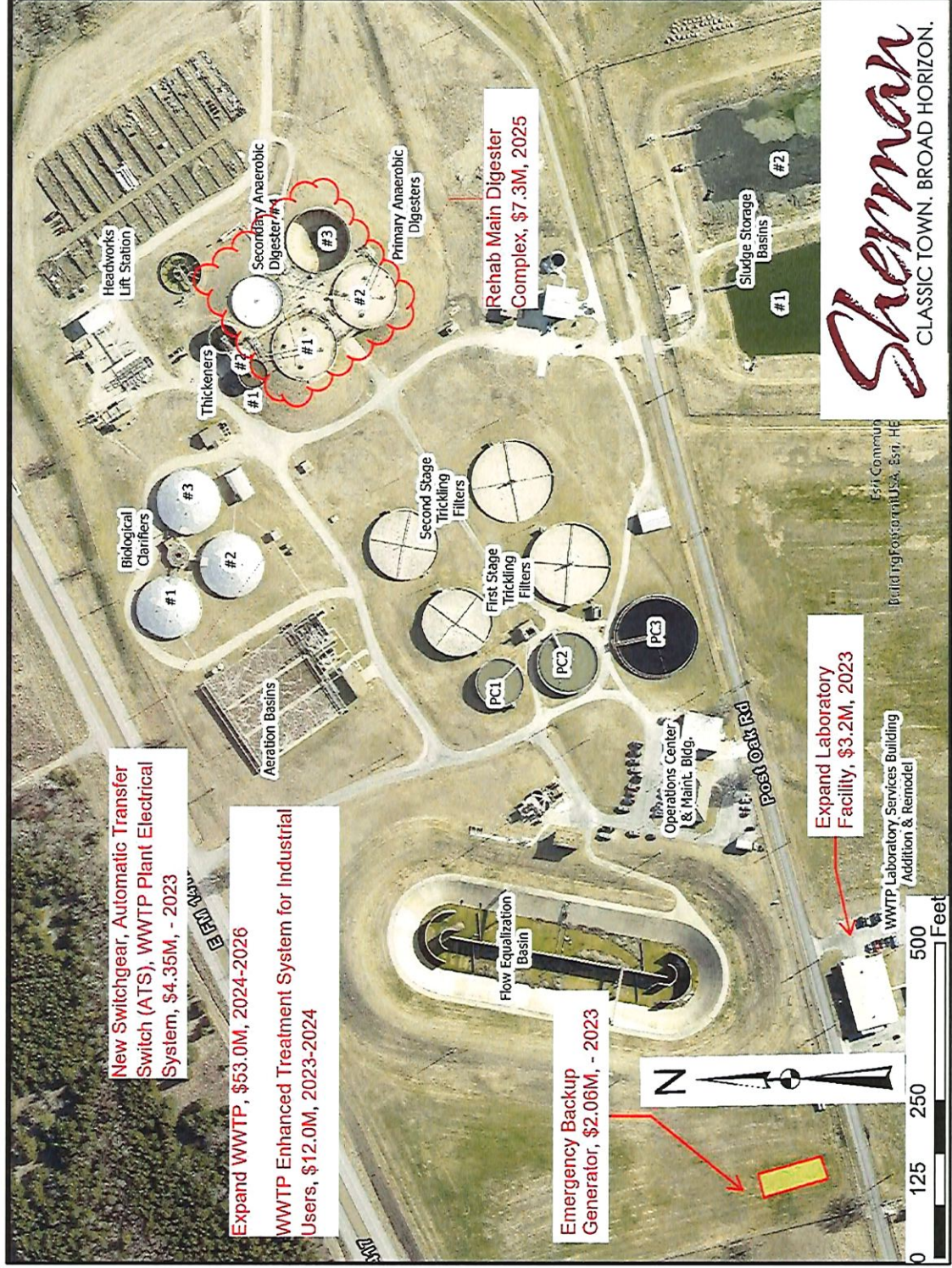


24" to 42" Sewer Extension



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Wastewater Treatment Plant





Misc. Tax and Debt Stuff

Tax Statistics

- Estimated Taxable value FY23 ~ \$4.56B
- So, \$.01 tax rate = \$456k revenue annually
- And, \$.01 tax rate = \$7.5M in bonded projects

Debt and FY2023 Budget Preview

- \$45M +/- CO Bond issue can be funded while LOWERING FY23 tax rate
- Projected utility projects can be funded without increasing recommendations of utility rate study from last year
- BOTTOM LINE – development is paying for development

Council Questions and Comments

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
630-7600 - IT					
Install enterprise security camera system for City buildings	33,000	33,000	-	-	-
630-7600 - IT Total	33,000	33,000	-	-	-
100-1119 - Streets					
Center Street Bridge at Post Oak Creek	750,000	-	-	-	-
Construct Beach Club Boulevard	2,500,000	-	-	-	-
Bel Air Boulevard construction - Phase II	2,900,000	-	-	-	-
Sherman street improvements	500,000	-	-	-	-
ROW and construction of Moore Street - extend north from Park Ave to Center Street	5,000,000	-	-	-	-
Construct road for Crossroads hospital infrastructure	750,000	-	-	-	-
Phased design & construction of OB Groner - west of FM 1417	500,000	-	-	-	-
Phased construction of Progress Drive - Progress Rail to Flanary Road	2,100,000	-	-	-	-
Phase construction for Flanary Rd. - FM 1417 to Progress Dr.	3,900,000	-	-	-	-
Design and construct Shepherd Dr. - Shepherd Place planned development	8,600,000	-	-	-	-
Design and ROW acquisitions for FM 1417 - Hwy 56 to Travis	3,300,000	-	-	-	-
Design and ROW acquisitions for FM 1417 - US 75 to RR	550,000	-	-	-	-
Phased design and construction of Lamberth Road - Shady Oaks to Friendship Road	4,600,000	-	-	-	-
Engineering and construction of McGee Street Bridge at Post Oak Creek	150,000	750,000	-	-	-
Phased design & construct Friendship Rd - Hwy 56 to Lamberth	1,750,000	200,000	2,000,000	3,500,000	3,500,000
Phased design and construction of Flanary Road - 2,175 ft south of Progress Drive to Shepherd Drive	600,000	-	5,400,000	200,000	1,800,000
Fallon Drive construction - Loy Lake west to US 75	-	200,000	1,700,000	-	-
Phased design and construction of Flanary Road - widening 2,175 ft south to Progress Dr.	-	300,000	2,300,000	-	-
Design and construct Park Street - Lake St. to SH 11	-	-	330,000	2,765,000	-
Engineering and construction of Fallon Drive to Dripping Springs	-	-	-	110,000	1,100,000
100-1119 - Streets Total	38,450,000	1,450,000	11,730,000	6,575,000	6,400,000

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
100-5170 - Parks & Recreation					
Install ballfield and trail lighting at Pecan Grove Athletic Complex	1,350,000	-	-	-	-
Increase Electrical Service at Pecan Grove West	175,000	-	-	-	-
Update flooring and walls at Taylor Street Gym	-	375,000	-	-	-
Design and build multi-generational recreation center	-	150,000	35,000,000	-	-
Update Parks, Recreation, and Open Space Master Plan	-	-	-	125,000	-
Design and build new outdoor aquatic center	-	-	-	-	10,000,000
100-5170 - Parks & Recreation Total	1,525,000	525,000	35,000,000	125,000	10,000,000
100-5171 - Parks Maintenance					
Install trail lighting and restrooms at Pecan Grove East Park	650,000	-	-	-	-
Design and Build Northcreek subdivision park (donated land)	500,000	-	-	-	-
Replace restroom at Fairview Park w/ restroom-concessions building	500,000	-	-	-	-
Replace dirt pump track with asphalt at Binkley Park	350,000	-	-	-	-
Design and build "Shark Tooth Park" - Post Oak Creek	150,000	4,000,000	-	-	-
Design and construct trails per Trails Master Plan	750,000	750,000	750,000	750,000	750,000
Design and install additional splash pad - location TBD	-	800,000	-	-	-
Design and install large, all-inclusive playground at Pecan Grove East	-	1,000,000	-	-	-
Install restroom at Binkley Park	-	350,000	-	-	-
Replace sports field lighting - Old Settlers Park and Fairview Park	-	1,600,000	-	-	-
Expand existing skatepark at Hawn Park	-	400,000	300,000	-	-
Install bridge connecting Binkley Park to Lamar Street greenspace	-	-	200,000	-	-
Install fishing pier at Herman Baker Park	-	-	650,000	-	-
Install large pavilion at Herman Baker Park	-	-	550,000	-	-
Install additional dog park - location TBD	-	-	150,000	-	-
Acquire land for neighborhood park - location TBD	-	-	400,000	-	-
Acquire land for a large regional park	-	-	-	2,000,000	-
Develop neighborhood park on FY25 land acquisition	-	-	-	1,000,000	-
Design and build large regional park on FY26 land acquisition	-	-	-	-	8,000,000
100-5171 - Parks Maintenance Total	2,900,000	8,900,000	3,000,000	3,750,000	8,750,000

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
100-4123 - Animal Control					
Replace old storage building at Animal Shelter	42,000	-	-	-	-
100-4123 - Animal Control Total	42,000	-	-	-	-
100-2121 - Police Department					
Continue implementation of Watchguard video evidence software	92,796	92,796	157,220	-	-
100-2121 - Police Department Total	92,796	92,796	157,220	-	-
100-2122 - Fire Department					
Combine fire stations No. 1 and 2 - new construction	10,000,000	-	-	-	-
Install emergency backup generators at fire stations No. 3 and 5	125,000	-	-	-	-
Design and construct public safety training facility, potentially for shared use with County, etc.	250,000	1,500,000	-	-	-
Construct fire station No. 6	-	-	6,500,000	-	-
Install diesel exhaust system at station No. 3	-	-	-	60,000	-
Renovate fire station No. 3	-	-	-	-	500,000
100-2122 - Fire Department Total	10,375,000	1,500,000	6,500,000	60,000	500,000
100-5167 - Cemetery					
Construct outdoor chapel at West Hill Cemetery	45,000	-	-	-	-
100-5167 - Cemetery Total	45,000	-	-	-	-
100-1191 - General					
Land purchase for facilities	2,000,000	-	-	-	-
100-1191 - General Total	2,000,000	-	-	-	-

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
100-1119 - Stormwater					
Design and construct Blanton Drive storm drainage system - Birge to McGee	500,000	-	-	-	-
Hillcrest/N. Woods Bridges - erosion damage repair and deck overlay	-	110,000	-	-	-
Lambersh Bridges - erosion damage repair and deck overlay	-	130,000	-	-	-
Pecan/Ricketts/Centennial Bridges - erosion damage repair and deck overlay	-	-	95,000	-	-
Taylor-Washington Bridges - erosion damage repair and deck overlay	-	-	135,000	-	-
Increase culvert capacity under Gribble Street	-	-	-	385,000	-
100-1119 - Stormwater Total	500,000	240,000	230,000	385,000	-
700-7710 - Utilities Administration					
Oversizing costs for annual water & sewer projects	250,000	300,000	300,000	300,000	500,000
Pape-Dawson Engineering program management	1,000,000	1,000,000	1,000,000	-	-
700-7710 - Utilities Administration Total	1,250,000	1,300,000	1,300,000	300,000	500,000
700-7712 - Production Services					
Install emergency backup generator at LTPS - 25 MGD	2,600,000	-	-	-	-
Install emergency backup generator at WTP - 25 MGD	1,640,000	-	-	-	-
Construction phase of brine disposal line at WTP	3,000,000	-	-	-	-
Increase existing clearwell high service pump capacity at WTP to 25 MGD	5,000,000	-	-	-	-
Increase UF/RO capacity by 5-MGD at WTP	11,000,000	-	-	-	-
Construct pump station for 100-million gallon terminal storage reservoir	800,000	-	3,500,000	-	-
Upsize raw water pump station #1 to 25-MGD	5,100,000	-	-	-	-
Construct 100-million gallon emergency storage water reservoir south of WTP	-	5,000,000	-	-	-
Construct additional 30-MGD UF/RO facility at WTP	-	60,000,000	-	-	-
Engineering for future new 84" raw water line from Texoma Lake to WTP	-	-	-	2,600,000	-
Increase UF/RO facility capacity by 10-MGD	-	-	-	3,100,000	39,000,000
700-7712 - Production Services Total	29,140,000	65,000,000	3,500,000	5,700,000	39,000,000

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
700-7720 - Distribution Services					
Install sewer line for Crossroads hospital infrastructure	1,200,000	-	-	-	-
Replace downtown sewer lines - Phase 1	3,000,000	-	-	-	-
Replace SE Sherman sewer line - Rosedale to First St.	1,000,000	-	-	-	-
Lift station flow metering & SCADA connect	60,000	-	-	-	-
Install Heritage Ranch sewer line	750,000	-	-	-	-
Construction phase of 36" 1A water line - WTP to Shepherd	42,000,000	-	-	-	-
Construction phase of 36" 1B water line - future Friendship Road ROW	16,000,000	-	-	-	-
Complete deteriorated Southside Industrial Sewer replacement	5,500,000	-	-	-	-
Complete Shepherd/Farmington (Marilee) water line	2,000,000	-	-	-	-
Complete Rex Cruz elevated tank rehab	420,000	-	-	-	-
City portion of planning, acquisition, design and construction for Shepherd Place utilities	530,000	-	-	-	-
Install 6" balance line at Fairview ground storage tank	170,000	-	-	-	-
Address water quality improvements with annual line replacements	22,000	1,830,000	-	-	-
Annual sewer line replacement - Westside Post Oak Creek	80,000	120,000	-	-	-
Bel Air Boulevard construction - Phase II - 20" surface water line from creek crossing to Phase I end	2,220,000	1,220,000	-	-	-
Relocate 2-MG elevated tank and install new 36" water line - Shepherd to new elevated tank	400,000	8,000,000	-	-	-
Upsize sewer line west of industrial park development - 24" to 42"	570,000	4,700,000	-	-	-
Phase III of High Country Estates water system upgrades	60,000	60,000	70,000	-	-
Lead & copper rule revision - phases 2 through 6	63,000	49,000	27,000	21,000	21,000
Remove and replace Post Oak sewer Line A	-	2,200,000	-	-	-
Remove and replace Post Oak sewer Line B	-	2,680,000	-	-	-
Replace inverted siphon sewer line servicing Center St. basin	-	600,000	4,130,000	-	-
Acquire additional areas for potential development - NW sewer expansion project	-	-	1,000,000	500,000	-
700-7720 - Distribution Services Total	76,045,000	21,459,000	5,227,000	521,000	21,000

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
700-7722-WWTP					
Install emergency backup generator at WWTP					
Expand lab facility at WWTP	2,060,000		-	-	-
Enhance WWTP treatment system for industrial waste	3,200,000	-	-	-	-
Engineer, design, & construct equalization basin blower rehabilitation	1,200,000	12,000,000	-	-	-
Improve WWTP electrical system	200,000	1,810,000	-	-	-
	4,350,000	550,000	-	-	-
Miscellaneous WWTP improvements - sludge dewatering, outfall access safety elements, etc.	70,000	80,000	-	-	-
Replace plant access road at WWTP	-	80,000	-	-	-
Grit building NFPA upgrades	-	30,000	290,000	-	-
Rehab clarifier #3 at WWTP	-	120,000	1,000,000	-	-
Rehab/replace sludge digester complex	-	550,000	7,300,000	-	-
Upgrade Post Oak WWTP - 16-MGD to 24-MGD	-	8,000,000	-	53,000,000	-
Demolish old sludge drying beds	-	-	250,000	-	-
Rehab and safety improvements to decant lift station	-	-	-	-	50,000
WWTP plant pond sampling & rehabilitation	-	-	-	-	20,000
700-7722-WWTP Total	11,080,000	23,220,000	8,840,000	53,000,000	70,000
100-1191 - General					
Land purchase for facilities	2,000,000	-	-	-	-
100-1191 - General Total	2,000,000	-	-	-	-
Grand Total	173,477,796	123,719,796	75,484,220	70,416,000	65,241,000