

west of FM 1417, south of O.B. Groner Road, and east of Bradley Road.

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Plyler introduced Ordinance No. 6216 and called for a public hearing:

ORD 6216
NOISE ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 8 OF THE CODE OF ORDINANCES, ENTITLED “OFFENSES AND NUISANCES”, TO DELETE ARTICLE 8.07, ENTITLED “NOISE”, IN ITS ENTIRETY, AND TO PROVIDE FOR A NEW ARTICLE 8.07 TO BE ENTITLED “NOISE”; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

Terrence Steele, Assistant City Manager, said this proposed ordinance is the result of a complaint at Sherman High School. The staff reviewed the current noise ordinance, which was adopted in 1991.

Except for the construction part of the ordinance, which was recently passed, the recommendation is to completely revamp the noise ordinance to bring it up to date with what’s happening in Sherman today. It also adds clarity to the ordinance.

No citizens appeared before the City Council to discuss Ordinance No. 6216.

SECOND PUBLIC HEARING

CONDUCT THE SECOND PUBLIC HEARING CONCERNING THE ANNEXATION OF APPROXIMATELY 217.7 ACRES OF LAND LOCATED WEST OF F.M. 1417, SOUTH OF O.B. GRONER ROAD, AND EAST OF BRADLEY ROAD, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN’S EXTRA TERRITORIAL JURISDICTION

ANNEXATION
MUNSON PROPERTY

CONDUCT THE SECOND PUBLIC HEARING CONCERNING THE ANNEXATION OF APPROXIMATELY 217.7 ACRES OF LAND LOCATED WEST OF F.M. 1417, SOUTH OF O.B. GRONER ROAD, AND EAST OF BRADLEY ROAD, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN’S EXTRA TERRITORIAL JURISDICTION

Mr. Philpott said this was the second public hearing for the Munson property.

No citizens appeared before the City Council to discuss the annexation of approximately 217.7 acres of land located west of FM 1417, south of O.B. Groner Road, and east of Bradley Road.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6216

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 8 OF THE CODE OF ORDINANCES, ENTITLED “OFFENSES AND NUISANCES”, TO DELETE ARTICLE 8.07, ENTITLED “NOISE”, IN ITS ENTIRETY, AND TO PROVIDE FOR A NEW ARTICLE 8.07 TO BE ENTITLED “NOISE”; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

ORD 6216
NOISE ORDINANCE

ACTION TAKEN.

Motion by Deputy Mayor Teamann to approve Ordinance No. 6216, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Council Member Melton asked to remove Item D-1, entitled “Request to Advertise – Site Improvements at the Firearms Training Facility for the City of Sherman Police Department” from the Consent Agenda for consideration in its regular order of business.

CONSENT AGENDA

Council Member Melton moved to approve the Consent Agenda, with the exception of Item D-1, which will be considered in its regular order of business. Second by Council Member Howeth. All present voted AYE.

RESOLUTIONS

RESOLUTION NO. 6484 – AUTHORIZING THE ACCEPTANCE AND DEDICATION OF RIGHT OF WAY BEING CALLED LEGACY BOULEVARD, BEING DEDICATED TO THE CITY OF SHERMAN BY RIGHT-OF-WAY DEDICATION DEEDS FILED OF RECORD IN DOCUMENT NOS. 2018-20633, 2018-19631, 2019-3223, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, TOTALING 2.076 ACRES OF THE SHERROD DUNHAM SURVEY, ABSTRACT NO. 329, BEING FURTHER DESCRIBED IN EXHIBIT A ATTACHED, FOR PUBLIC USE AND UTILITY PURPOSES BEING THE CONSTRUCTION OF A ROAD, LEGACY BOULEVARD, EAST OF U.S. HIGHWAY 75 FRONTAGE ROAD AND SOUTH OF VIETNAM VETERANS PARKWAY (F.M. 1417)

RES 6484
LEGACY BLVD.
ROW DEDICATION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE AND DEDICATION OF RIGHT OF WAY BEING CALLED LEGACY BOULEVARD, BEING DEDICATED TO THE CITY OF SHERMAN BY RIGHT-OF-WAY DEDICATION DEEDS FILED OF RECORD IN DOCUMENT NOS. 2018-20633, 2018-19631, 2019-3223, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, TOTALING 2.076 ACRES OF THE SHERROD DUNHAM SURVEY, ABSTRACT NO. 329, BEING FURTHER DESCRIBED

IN EXHIBIT A ATTACHED, FOR PUBLIC USE AND UTILITY PURPOSES BEING THE CONSTRUCTION OF A ROAD, LEGACY BOULEVARD, EAST OF U.S. HIGHWAY 75 FRONTAGE ROAD AND SOUTH OF VIETNAM VETERANS PARKWAY (F.M. 1417).

Mr. Philpott said street dedications are typically done by plat, and Council approves the plat. This thoroughfare was not platted because there are several different owners, and without them developing, it was not platted. This is a formal dedication outside the plat procedure, to dedicate the road and allow addressing on Legacy Boulevard.

Council Member Steele verified that Legacy Boulevard is a City road that was constructed by agreement. Mr. Hefton said the concrete work and road work were already underway.

Council Member Steele said usually a street is constructed by the developer and then dedicated to the City. Mr. Philpott said, in many cases, the plat dedicates the roads, including the name of the road. Mr. Hefton added that this is actually the right-of-way for the road.

ACTION TAKEN.

Motion by Council Member Steele to approve Resolution No. 6484, as presented. Second by Council Member Melton.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6485 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH THE PLAYGROUND, SHADE AND SURFACING DEPOT, LLC FOR THE PAVILION AND BENCH IMPROVEMENTS OF THE MARTIN LUTHER KING, JR. PARK PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH THE PLAYGROUND, SHADE AND SURFACING DEPOT, LLC FOR THE PAVILION AND BENCH IMPROVEMENTS OF THE MARTIN LUTHER KING, JR. PARK PROJECT.

**RES 6485
MARTIN LUTHER
KING, JR. PARK
IMPROVEMENTS**

Theresa Hutchinson, Parks and Recreation Manager, said they are requesting to award the bid to Playground, Shade and Surfacing Depot, LLC, for the park structures for the Martin Luther King, Jr. Park Project. The project will be completed using Community Development Block Grant funding, similar to the recent Library Park Project.

The bid packets specified a duo-top pavilion, and the lowest, comparable bid was from The Playground, Shade and Surfacing Depot, LLC.

LEA Park & Play was selected for the Tree House Play structure and the Swing Set Improvements because their playground provided a better value.

Whirlix Design submitted two bids, but their submission included only seven components. The LEA Park & Play system offers 16 active play structures and is a much larger structure. Ms. Hutchinson felt this was a better value for the money.

She said the new pavilion is the same as the one that is being constructed at the Library Park. The company gave a discount for purchasing the two pavilions.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6485, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6486 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH LEA PARK AND PLAY, INC. FOR THE TREE HOUSE PLAY STRUCTURE AND SWING SET IMPROVEMENTS OF THE MARTIN LUTHER KING, JR. PARK PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH LEA PARK AND PLAY, INC. FOR THE TREE HOUSE PLAY STRUCTURE AND SWING SET IMPROVEMENTS OF THE MARTIN LUTHER KING, JR. PARK PROJECT.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6486, as presented. Second by Council Member Melton.

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

VOTING NAY: None.

MOTION CARRIED.

**REQUEST TO ADVERTISE
SITE IMPROVEMENTS AT THE FIREARMS TRAINING
FACILITY FOR THE CITY OF SHERMAN POLICE
DEPARTMENT**

Council Member Melton removed Item D-1 from the Consent Agenda for consideration in its regular order of business.

She asked, if the City is going to build a new Police Department, why would they not consider including the Firearms Training Facility.

RES 6486
MARTIN LUTHER
KING, JR. PARK
IMPROVEMENTS

REQ TO ADVERTISE

Robby Hefton, City Manager, said the current facility is located out from the density and traffic of the City. It is in the southeast part of town, near the floodplain area, which will not be developed. He said it is best for that type of facility to be away from development. That same sight is used for fire training and for other City things.

Zachary Flores, Police Chief, said the outdoor range is loud and is located away from residences. People that do live in the area are aware of its location and accommodations are made not to shoot on holidays.

If the facility was moved to the location of the new Police Department, it would require an indoor range, which would be cost prohibitive.

Council Member Steele asked about the anticipated cost for the facility. Chief Flores said they expect the improvements to be less than \$100,000. He said the proposed improvements include repaving the handgun range, shooting pads for the rifle range, and a small metal training building with a restroom.

Deputy Mayor Teamann asked if they also worked with small explosives. Chief Flores said they did work with small explosives and the Special Response Team worked on breaching doors with explosives, which can be loud.

ACTION TAKEN.

Motion by Council Member Melton to approve the Request to Advertise for Site Improvements at the Firearms Training Facility for the Police Department, as presented.
Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS

RECEIVE PRESENTATION FROM POLICE CHIEF ZACHARY FLORES AND HIDELL & ASSOCIATES CONSULTANT AARON BABCOCK ON THE SHERMAN POLICE DEPARTMENT'S CURRENT AND PROPOSED FACILITIES

Chief Flores introduced Aaron Babcock, Architect, with Hidell & Associates Consultants, to present two options for the Police Department facility reconfiguration. Over the past two years the staff and consultants have looked at four options and Mr. Babcock will present the two most viable options at tonight's meeting, as a foundation for discussions at the upcoming Budget Work Shop.

Mr. Babcock said he was presenting Option A, which was a renovation of the existing facility, which is a 19,000 square foot facility. The proposed renovation would cost about \$4.6 million and would allow for a staff capacity of 94 sworn officers.

POLICE DEPT.
RENOVATION

Option D would include three components, with the first being to move the police out of the existing building and create a new headquarters. The new facility would be about 24,000 square feet.

All departments of the police would be moved to the new facility except for communications. Currently the 911 operation is at the existing facility and it would be cost prohibitive to move that operation.

The second component would be to renovate the existing facility and add fire administration, a fire training room, fire investigation, parking enforcement, and IT. The facility would also include a patrol substation and environmental code. The Emergency Operations Center would still be located in the basement.

Because many of the fire operations would not be in the existing police facility, the third component would be the freeing up of Central Fire Station, which could then revert back to being a fire station. Proposed renovation on the fire station would turn it into a 10-bunk station with a day room and offices.

This option includes façade improvements on both existing facilities. This includes enclosing the lower floor at the police department and giving a more uniform look to both buildings.

Cost for the renovation of the existing facility would be about \$2.7 million. This option would include 10 off-street parking spaces on Travis Street.

He outlined a breakdown of the costs adding that there is some asbestos abatement that would need to be done. The \$2.7 million estimated cost is a project cost, and includes the renovation and façade, as well as a contingency, testing, and professional fees.

Mr. Hefton verified that this cost did not include the top floor of the police department, except for the restrooms. Other renovations on that floor have been completed.

Mr. Babcock said the current building has deficiencies in both ADA compliance and building code compliance. The restrooms on the second floor would need to be modified, as well as some corridor adjustments to make the fire stair access meet ADA.

He said the project would include the ground floor, the basement floor, the façade improvements, and some minor improvement to the second floor.

Mr. Babcock said once the fire administration moves to the existing police building, then Central Fire Station could be renovated to be more efficient and turn it back into a fire facility. Most of the renovations would be to the restrooms,

dorms, kitchen, day room, and façade updates to coordinate with the police department.

Council Member Steele asked when Central Fire Station was built. Central Fire Station was built in 1964 and the police department was built in 1965. Mr. Babcock said they are of similar construction and the “bones” are good.

He outlined the project costs for renovation of the fire station. Renovation costs, façade improvements, some abatement, overhead door replacement, and some repairs are included in the estimate of almost \$1 million.

Mr. Babcock discussed the new facility, which would house all other areas except communications, including police administration, records, criminal investigations, property and evidence, patrol, and support and training.

The site recommendations for the new facility include 5.4 acres, 50 public parking spaces, 124 secure parking spaces, and it would accommodate future expansion. The facility itself would be a 24,381 square foot facility to accommodate future staff needs of up to 128 sworn officers, and a multi-purpose room for public and staff use. He felt this would cover a 10 to 15 year timeframe before an expansion of the facility would be needed.

Estimated cost for the new facility would be approximately \$12 million, not including the land acquisition. The cost would include parking and new impound yard storage.

He summarized the three projects from Option D, adding that the total capital cost would be \$15.8 million. He outlined a probable timeline for the project, saying the new police facility would probably be constructed first. Most of the police offices would then move to the new facility and the existing police facility would be renovated. The fire administration offices would then move to the renovated facility and Central Fire Station would be renovated.

He estimated that construction time on the new facility would probably take from 18 months to two years. Renovation of the existing building would probably take from 10 months to one year. Renovation of the fire department would probably take from eight to 10 months.

Chief Flores said previous concerns from the Council included “filling in” the “under parking” that is currently at the police department, because of security issues, and parking. He said if Option A is selected and they remain in the building and renovate, they cannot afford to give up any employee parking spaces. Option D would allow for angle parking and give easier access to the public.

Mr. Hefton said there was not action needed tonight. The presentation was given to Council so a discussion could be held at the Budget Work Shop.

Council Member Steele asked how the \$12.1 million estimate for the new facility compared to the previous cost estimate. Mr. Babcock said it was about the same. Originally they looked at another option that left the evidence at the current facility.

Council Member Steele said moving the fire administration is a new idea and he felt it was interesting. He asked how it would compare with a new fire station and effect the use of Central as a regular fire station.

Danny Jones, Fire Chief, said it would allow them to open Central back up as a full fire station. They currently have a classroom, but it barely holds one shift. The station would be expanded with a day room, dining room and kitchen. It takes the administration staff out of the facility.

Mr. Hefton said the renovation would take it back to a full service station. Currently only an engine is run out of Central because there isn't dorm space. Council Member Steele verified that the renovation would possibly delay the need for a new station.

Chief Flores said the proposed project is the full extent of the project and covers all three buildings that are involved. It would be a phased project.

Council Member Steele wanted to be sure they take care of the future and he said he was intrigued about the phase including Central Fire Station. He felt that would buy more time with "very little dollars." Fire Station No. 4 cost \$3.6 million.

Deputy Mayor Teamann asked about the parking situation if Option A was selected. Chief Flores said there was none, the parking would remain as it is today, except that the four covered parking spaces would be lost.

Council Member Steele asked about a possible location for the new station. Mr. Hefton said there were some possible locations.

Council Member Holland asked about the number of officers that would be supported if the facility was expanded in the future. Mr. Babcock said construction of the new facility would accommodate 128 and the future expansion would probably accommodate 150.

Mr. Hefton said Option A might have a lifespan of 10 years, but probably not 20 years. Option D would probably be a 20 year plan. Currently there are about 70 sworn officers. Chief Flores said with the increase in sworn officers, there will also be an increase in civilian staff.

Council Member Howeth verified that, regardless of which option is selected, they will enclose the drive-through for security reasons. Deputy Mayor Teamann felt that concrete barriers need to be installed now.

Mr. Hefton added that there might be some “creative financing” tools that could be used relating to development, such as a possible cost sharing arrangement.

CITIZENS REQUESTS

There were no citizen’s requests.

CITIZENS REQUESTS

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

COUNCIL COMMENTS

THANKS TO CITIZENS IN ATTENDANCE

Council Member Melton thanked citizens for attending the meeting, adding that City Council Meetings are for the public.

**THANKS TO
CITIZENS ATTENDING**

THANKS TO PARKS AND RECREATION STAFF

Council Member Holland thanked the Parks and Recreation staff for their work with the recent park improvements.

**THANKS TO
PARKS & REC
STAFF**

ANNOUNCEMENTS

Mayor Plyler announced the following:

- The first-ever Sherman Symphony in the Park will be held on May 23, 2019, on the Municipal Lawn. The event is free and open to the public.
- Hot Summer Nights will be held every Thursday in June and July at Kidd-Key Park. The first event will be Flock of Seagulls, on June 6, 2019.
- Sherman Community Players will present West Side Story, opening on June 14, 2019. The show will be performed in Kidd-Key Auditorium and will feature a live symphony.
- Schulman’s Movie Bowl Grille will officially open on May 31, 2019 with a host of entertainment options for all ages.

ANNOUNCEMENTS

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

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

EXECUTIVE SESSION

SECTION 551.071 --

CONSULTATION WITH CITY
ATTORNEY CONCERNING

PENDING OR CONTEMPLATED
LITIGATION

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

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

On Motion duly made and carried, the Open Meeting recessed
and reconvened in Executive Session at 5:46 p.m.

On Motion duly made and carried, the Executive Session
recessed at 6:00 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

OPEN MEETING

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:01 p.m.

ADJOURNMENT

MAYOR

CITY CLERK