

STATE OF TEXAS                    §  
                                                                                 April 21, 2008  
COUNTY OF GRAYSON            §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on April 21, 2008.

MEMBERS PRESENT:            MAYOR BILL MAGERS; DEPUTY MAYOR CHIP ADAMI.  
                                                                                 COUNCIL MEMBERS HUGHES, SMITH, T. STEELE, W.  
                                                                                 STEELE, WACKER.

MEMBERS ABSENT:            NONE.

**CALL TO ORDER**

Mayor Bill Magers called the meeting to order at 5:00 p.m. The Pledge of Allegiance and the Invocation were given by Mayor Bill Magers.

CALL TO ORDER

**APPROVE MINUTES**

The Council reviewed the Minutes of the Regular City Council Meeting of April 7, 2008. Council Member Hughes moved to approve the Minutes as presented; Second by Council Member Terrence Steele. All present voted AYE. MOTION CARRIED.

APPROVE MINUTES

**PROCLAMATION**

**"EQUAL PAY DAY" – APRIL 22, 2008**

Mayor Magers presented a proclamation to Lisa Hebert, Sherman BPW President, Lana Barnardin, BPW Vice President, and Jacqueline Banfield, BPW Member, proclaiming April 22, 2008 as "Equal Pay Day." He stressed the challenges and issues that come with unequal pay for women and minorities.

EQUAL PAY DAY  
APRIL 22, 2008

Ms. Barnardin thanked the Mayor and City Council for continuing to support women in the community. Ms. Hebert added that there have been many changes in salary from when their mothers' were in the work industry. Today she brought her 13 year old daughter saying she hoped her daughter never had to stand before a City Council to receive a proclamation about unequal pay.

**PUBLIC HEARING**

**CONDUCT THE SECOND PUBLIC HEARING CONCERNING THE ANNEXATION OF APPROXIMATELY 44.97 ACRES OF LAND AT THE INTERSECTION OF U.S. HIGHWAY 82 AND HUDGINS ROAD (STATE HIGHWAY 289) IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION**

Mayor Magers introduced the second public hearing for the proposed annexation of approximately 44.97 acres of land at the intersection of Highway 82 and Hudgins Road in the City's extra territorial jurisdiction.

ANNEXATION  
HWY 82 & HUDGINS RD

No citizens appeared before the City Council to discuss the proposed annexation of 44.97 acres of land at the

intersection of U.S. Highway 82 and Hudgins Road (State Highway 289).

**INTRODUCTION AND PUBLIC HEARING OF ORDINANCES**

Mayor Magers introduced Ordinance 5530 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, MAKING AN EMERGENCY APPOINTMENT OF ELECTION OFFICIALS FOR AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 10<sup>TH</sup> DAY OF MAY, 2008, FOR THE PURPOSE OF ELECTING FOUR (4) DISTRICT CITY COUNCIL MEMBERS FOR SAID CITY.

ORD 5530  
ELECTION JUDGES

No citizens appeared before the City Council to discuss Ordinance 5530.

The Ordinances were introduced and the Public Hearing was closed.

CLOSE PUBLIC  
HEARING

**ADOPTION OF ORDINANCES**

Ordinance 5530

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, MAKING AN EMERGENCY APPOINTMENT OF ELECTION OFFICIALS FOR AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 10<sup>TH</sup> DAY OF MAY, 2008, FOR THE PURPOSE OF ELECTING FOUR (4) DISTRICT CITY COUNCIL MEMBERS FOR SAID CITY.

ORD 5530  
ELECTION JUDGES

Mayor Magers confirmed that the ordinance appointed a Presiding Judge and Alternate Judge for the Fairview School Polling location.

**ACTION TAKEN.**

Motion by Deputy Mayor Adami to approve Ordinance No. 5530, as presented. Second by Council Member Wacker.

VOTING AYE: Adami, Hughes, Smith, T. Steele, W. Steele, Wacker.

VOTING NAY: None.

MOTION CARRIED.

**CONSENT AGENDA**

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

CONSENT AGENDA

**RESOLUTIONS**

**RESOLUTION NO. 5197 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH BEARD & BULLER LLC UNDER THE CITY OF SHERMAN'S CENTRAL BUSINESS DISTRICT HISTORIC BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO 100 SOUTH CROCKETT STREET**

RES 5197  
DOWNTOWN  
RESTORATION  
(100 S. CROCKETT)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH BEARD & BULLER LLC UNDER THE CITY OF SHERMAN'S CENTRAL BUSINESS DISTRICT BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO 100 SOUTH CROCKETT STREET.

Scott Buller, Partner with Beard & Buller LLC, addressed the Council about their planned project for the building at 100 S. Crockett Street, which they purchased in August 2007.

They have applied for a \$25,000 grant through the City's Building Restoration and Improvement Grant Program, designed to stimulate substantial, visible, and permanent improvements to historically significant commercial buildings and to spur interest in vacant and underutilized buildings of historical value, in the Central Business District.

The building was built in 1856 and Mr. Buller addressed the historical significance it has had throughout the years. It is the only building in the downtown area that pre-dates the Civil War. Over the years the building has housed the New York Auction House, the Sherman Democrat Newspaper Office, the Post Office, and Babcock Brothers Auto Supply.

Mr. Buller said the building has been vacant for approximately 10 years and they are planning a renovation project to beautify the outside and to include retail, a restaurant, and professional offices.

They have complied with the grant and will make the building ADA compliant to serve the needs of the disabled and will install a limited use elevator, new bathrooms, a roof, and HVAC. They also plan to install new windows and awnings, and a parapet.

He felt their project would help spur economic growth and help beautify the downtown area with high impact improvements.

**ACTION TAKEN.**

Motion by Council Member Terrence Steele to approve Resolution No. 5197, as presented. Second by Council Member Smith.

VOTING AYE: Magers, Adami, Hughes, Smith, T. Steele, W. Steele, Wacker.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 5198 –AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH DEBLAN COMPANY, A TEXAS LIMITED PARTNERSHIP, FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 808 SOUTH CHARLES STREET

RES 5198  
RESIDENTIAL TAX  
ABATEMENT  
(808 S. CHARLES)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE DEBLAN COMPANY, A TEXAS LIMITED PARTNERSHIP, FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 808 SOUTH CHARLES STREET.  
CONSENT AGENDA.

**OTHER BUSINESS**

**REVIEW OPERATION AND MAINTENANCE AGREEMENT FOR CITY OF SHERMAN FLOOD CONTROL SITES AND POST OAK CHANNEL IN THE CHOCTAW WATERSHED PROJECT**

OPERATION &  
MAINTENANCE  
FOR FLOOD  
CONTROL SITES

Donald Gibbons, Soil Conservationist with the Natural Resources Conservation Service, reviewed the operation and maintenance agreement for the City of Sherman flood control site and the Post Oak Channel in the Choctaw Watershed Project.

The original agreement was approved on June 30, 1967, and should be reviewed every five years. No action from the City Council is required.

The agreement states that the City of Sherman is a sponsor for Flood Control Sites 1, 4, 10, 11, and 35 and the Post Oak Channel in the Choctaw Watershed Water Improvement District. Only Sites 10 and 11 (Dean Gilbert Lake and Pickens Lake at Herman Baker Park) were ever constructed.

Mr. Gibbons added that the City is doing a good job on maintenance of the facilities. He offered to work with the City in completing the inspections of the structures.

**RECEIVE CHIEF ANIMAL CONTROL OFFICER SCOTT PARKER'S REPORT ON THE SHERMAN ANIMAL SHELTER'S ADOPT-A-THON SCHEDULED FOR SATURDAY, MAY 3<sup>RD</sup> AND SUNDAY, MAY 4<sup>TH</sup>**

ANIMAL CONTROL  
ADOPT-A-THON

Scott Parker, Chief Animal Control Officer, invited the City Council and all citizens to attend the 12<sup>th</sup> Annual Adopt-A-Thon, scheduled for May 3 and 4, 2008 at the City's Animal Shelter at 1800 E. Ida Road. He brought two kittens that are available for adoption.

The event is a national event and each year the Sherman Animal Shelter joins with hundreds of shelters across the country to promote animal adoptions.

**RECEIVE SYSTEMS MANAGER KAY THOMAS' PRESENTATION ON THE CITY OF SHERMAN'S INCODE BUSINESS SYSTEM MANAGEMENT SOFTWARE PACKAGE**

INCODE SOFTWARE  
UPDATE

Kay Thomas, Systems Manager, updated the City Council on the City's new INCODE Business System Management Software Package. The project began last budget year and is

approximately 95% complete. It was completed on time and within budget. It changes the software that the City staff uses in the day-to-day operations.

The new software replaces Pentamation, which was based on 1980 technology, purchased in 1993. The original software was a good investment but is at the end of its life cycle.

She outlined the process used to determine the best software to fit the City's needs. A decision was finally made in October 2006.

Two specific applications were not covered by most software products and a vendor, RTA was found that could install software for the Fleet Maintenance and Building Maintenance Departments. These two functions were implemented in March 2007.

INCODE, owned by Tyler Technologies, was selected for the remaining part of the project. Mrs. Thomas added that with the purchase of the new software, the City has made a 20 year leap in technology in a single calendar year. The company is also committed to future technology and provides annual updates.

She addressed the specific departments that have been converted and the success of the various upgrades. The system consists of utility billing, cash collections, financials, human resources, building projects, call center, business licenses, and courts. Cemetery records will be converted in May or June 2008.

Benefits of the new system are that it standardizes the procedures and allows various departments to use shared databases, the system is familiar to external vendors and allows an interface with their systems, and the technology and future options that will be available.

Mayor Magers asked if citizens might eventually be able to purchase garage sale permits or other City services on-line. Mrs. Thomas said the City has not purchased those modules, but they are available through INCODE. She said they also offer building permit scheduling of inspections.

SET DATE TO CANVASS RESULTS OF THE CITY OF SHERMAN'S REGULAR MUNICIPAL ELECTION

The City Council set a Called Council Meeting on Tuesday, May 13, 2008 at 12:00 noon, to canvass the results of the May 10, 2008 Regular Municipal Election.

CONSENT AGENDA.

CITIZENS REQUESTS

There were no citizen's requests.

CANVASS OF ELECTION

CITIZENS REQUESTS

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO  
BOARDS AND COMMISSIONS

CIVIL SERVICE COMMISSION (2)

ACTION TAKEN.

Motion by Council Member Terrence Steele to confirm the City Manager's reappointment of Charles H. Brown, Sr. to the Civil Service Commission for a term from May 29, 2008 to May 29, 2011, and James Lough to the Civil Service Commission for a term from June 7, 2008 to June 7, 2011. Second by Council Member Wacker.

VOTING AYE: Adami, Hughes, Smith, T. Steele, W. Steele, Wacker.

VOTING NAY: None.

MOTION CARRIED.

CIVIL SERVICE  
COMMISSION

COUNCIL COMMENTS

SPRING CLEAN-UP

Council Member Wacker said the Spring Clean-Up is progressing and she asked if the monthly Brush Pick-Up program would begin after it is complete.

SPRING CLEAN-UP

Jeff Miller, Director of Public Works, said plans are being completed now and the program is expected to begin in July 2008.

JOB FAIR AT MIDWAY MALL

Council Member Terrence Steele said Workforce Texoma will hold a Job Fair, Friday, April 25, 2008, at Midway Mall. Applications will be taken and interviews will be conducted. He encouraged all citizens that need a job to participate in the Job Fair.

JOB FAIR AT  
MIDWAY MALL

RESIDENTIAL TAX ABATEMENT PROGRAM

Council Member Willie Steele said Resolution 5198 on tonight's agenda was the residential tax abatement for ad valorem property taxes.

RESIDENTIAL TAX  
ABATEMENT  
PROGRAM

He added that Ron Barton with Cupid Homes, is one developer that has received many residential tax abatements from the City and he is now breaking ground on his 100<sup>th</sup> home. Ninety five of the homes he has built have been under the residential tax abatement program.

He said the program is working on the east side of Sherman and these homes are back on the tax rolls and using City services.

Mayor Magers added that much of the construction has been done in the College Park Addition and is beginning to transform the neighborhood.

**CENTRAL BUSINESS DISTRICT HISTORIC BUILDING GRANT PROGRAM**

Mayor Magers welcomed Scott Buller of Beard & Buller LLC to Sherman and said the matching grant program established in 2003 is beginning to pay dividends. Two businesses in town have now received grant money to restore historic buildings in the downtown area. There is no cost to Sherman taxpayers.

**ADJOURNMENT**

On Motion duly made and carried, the meeting adjourned at 5:30 p.m.

**CENTRAL BUSINESS  
DISTRICT HISTORIC  
BUILDING GRANT  
PROGRAM**

**ADJOURNMENT**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK