

April 4, 2016

**MEMBERS PRESENT: MAYOR DAVID PLYLER.
COUNCIL MEMBERS COUCH, DAVIS, JOHNSON, STEELE,
WATT.**

CALL TO ORDER

CALL TO ORDER

APPROVE MINUTES

**CHILD ABUSE
AWARENESS MONTH
(APRIL 2016)**

**NATIONAL LIBRARY
WEEK
(APRIL 10-16, 2016)**

**NATIONAL PUBLIC
SAFETY TELE-
COMMUNICATORS**

1

Stenger, Police Communications Supervisor, designating April 10 through 16, 2016 as “National Public Safety Telecommunicators Week.” Ms. Stenger introduced fellow dispatchers Andrea Grimes, Assistant Communications Supervisor, and Lisa Williams, one of the newest dispatchers.

WEEK
(APRIL 10-16, 2016)

Mr. Stenger thanked the City Council for recognizing the dispatchers, who are often the “unsung heroes” on the other side of the telephone or radio. She said they play a vital role in helping the police and fire personnel. She added that it is a privilege to serve not only the Police and Fire Departments, but also the citizens of Sherman.

Council Member Watt said he had previously worked with Ms. Grimes and she did an amazing job. He said the City has a great staff of dispatchers and it is really appreciated.

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Plyler introduced Ordinance No. 5945 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES, ENTITLED “BUILDING REGULATIONS”, AT ARTICLE 3.06, ENTITLED “HOUSING CODE”, DIVISION 2, ENTITLED “DANGEROUS BUILDINGS”, SECTION 3.06.010, 3.06.012, 3.06.014, 3.06.015, 3.06.016, 3.06.017, AND 3.06.018, AND DELETING IN ITS ENTIRETY SECTION 3.06.011; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

ORD 5945
SUBSTANDARD
STRUCTURES
BEFORE COUNCIL

Don Keene, Assistant City Manager, briefed the City Council on the staff’s latest efforts to address substandard structures. The City is trying to leverage their ability to fight the blight.

In the past, the City has handled substandard structures with varied results. But in June 2015, the City Council made it a priority by budgeting \$75,000 to accelerate the process and fund the demolition of vacant substandard structures in 2016.

The new program provides opportunities for the City to partner with property owners and offers options through Community Development Block Grant money. The property must be located in a specific area and the owners must meet some specific qualifications.

Under the program, the property owner would retain ownership of the property and no lien would be filed against the property. The goal is to revitalize the neighborhood and to open the property up for redevelopment.

The goal for FY 2015 was to demolish 15 substandard structures. Funding for the program would include \$45,000

from the General Fund and \$30,000 from CDBG money. The goal of the program is for a safer, cleaner City. Mr. Keene said partnering with the property owners is more efficient and the staff hopes this is the first year of a multi-year program.

Currently the City has demolished seven of the 15 houses planned for FY 2015. Three properties have been brought up to code and one has been demolished by the owner. He said five of the demolitions have been completed by City crews at a reduced cost and one has been done by a contractor. Eight properties are currently in process. Total cost of the project so far is approximately \$25,000. Dozens of structures have been identified as substandard.

Mr. Keene emphasized that clean lots are ready for rebirth, reinvestment, and redevelopment. Three lots that the City has cleared, on the corner of Chaffin and Andrews Streets, are on tonight's City Council agenda for residential tax abatements for the construction of new homes.

He outlined the process adding that in many cases, the properties that cause the most problem have absentee owners, which makes enforcement difficult. With the current process, the Substandard Commission has limited authority and there is a lengthy process with includes multiple layers of hearings and fines.

The proposed plan is much shorter, and issues of no compliance go to the City Council for a decision. In most cases, it is expected that the owners will either repair or agree to have the substandard structure demolished.

Mr. Keene said the proposed program will improve the overall safety, health, and appearance of the City; encourage rebirth and reinvestment; partner with property owners instead of working against them; simplify the process for improved efficiency; balance the public well being with private property rights; and provide a proactive, positive approach.

Council Member Steele asked about the fine levels that were used in the old process. Mr. Keene said he was not sure about the actual fine levels, because no fines have ever been collected.

Council Member Watt said the proposed program is outstanding. Many of the target properties are located in this district and he has already seen some good results.

Council Member Davis asked if there was a "similar thread" about how houses become substandard. Mr. Keene said there are probably several common threads, such as absentee ownership, property entwined in probate issues with many family members or owners, and sometimes, people just don't have the money to make repairs or to

demolish the structure. He said through this program, if a property owner meets the requirements, the Community Development Department can work with them on possible funding for repairs.

Robby Hefton, City Manager, said all of these structures are unoccupied, vacant structures. If these properties were an asset that could be income producing, such as a rental property, they would already be used for that. No one is being displaced.

Council Member Davis said if it was an asset, people could make the repairs. If it is torn down, it is an asset because the lot could be sold. Mr. Hefton said the program is either encouraging owners to make repairs so the property will become an asset or enabling them to have an asset that could be built on or sold to produce income.

Council Member Watt verified that the owner of a lot could rebuild on that lot after the City has cleared it. Mr. Hefton said there were no prohibitions about who builds on the lot. Mr. Keene said the City is looking for vacant structures that are a threat to the health and safety of the citizens.

Council Member Couch asked how many structures were in the downtown area. Mr. Keene said the concept works both with residential and commercial property. However commercial structures are different because you are required by law to have an asbestos inspection and it can become more expensive. The City does plan to “work the properties through the process” and see where they go. The staff plans to use the same approach for residential and commercial property.

Council Member Couch verified that approval of the proposed ordinance would repeal the Substandard Structure Commission. He felt this was a commonsense, simple approach to the issue.

No citizens appeared before the City Council to discuss Ordinance No. 5945.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 5945

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES, ENTITLED “BUILDING REGULATIONS”, AT ARTICLE 3.06, ENTITLED “HOUSING CODE”, DIVISION 2, ENTITLED “DANGEROUS BUILDINGS”, SECTION 3.06.010, 3.06.012, 3.06.014, 3.06.015, 3.06.016, 3.06.017, AND 3.06.018, AND DELETING IN ITS ENTIRETY SECTION 3.06.011; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

ORD 5945
SUBSTANDARD
STRUCTURES
BEFORE COUNCIL

COUNCIL MINUTES – APRIL 4, 2016

ACTION TAKEN.

Motion by Council Member Watt to adopt Ordinance No. 5945, as presented. Second by Council Member Johnson.

VOTING AYE: Couch, Davis, Johnson, Steele, Watt.

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 6068 – ACCEPTING THE CONTRACT WITH FELIX CONSTRUCTION COMPANY AS COMPLETE FOR THE CONSTRUCTION OF THE CITY OF SHERMAN POST OAK CREEK WASTEWATER TREATMENT PLANT ULTRAVIOLET DISINFECTION SYSTEM PROJECT

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACCEPTING THE CONTRACT WITH FELIX CONSTRUCTION COMPANY AS COMPLETE FOR THE CONSTRUCTION OF THE CITY OF SHERMAN POST OAK CREEK WASTEWATER TREATMENT PLANT ULTRAVIOLET DISINFECTION SYSTEM PROJECT.

CONSENT AGENDA.

RES 6068
WWTP ULTRAVIOLET
DISINFECTION
PROJECT

RESOLUTION NO. 6069 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH MENDI SALIJESKI FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 119 NORTH ANDREWS AVENUE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH MENDI SALIJESKI FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 119 NORTH ANDREWS AVENUE.

CONSENT AGENDA.

RES 6069
RESIDENTIAL TAX
ABATEMENT
(119 N. ANDREWS)

RESOLUTION NO. 6070 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH MENDI SALIJESKI FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 121 NORTH ANDREWS AVENUE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH MENDI SALIJESKI FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 121 NORTH ANDREWS AVENUE.

CONSENT AGENDA.

RES 6070
RESIDENTIAL TAX
ABATEMENT
(121 N. ANDREWS)

RESOLUTION NO. 6071 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH MENDI SALIJESKI FOR THE

RES 6071
RESIDENTIAL TAX

ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 125 NORTH ANDREWS AVENUE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH MENDI SALIJESKI FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 125 NORTH ANDREWS AVENUE.
CONSENT AGENDA.

ABATEMENT
(125 N. ANDREWS)

RESOLUTION NO. 6072 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH HABITAT FOR HUMANITY OF GRAYSON COUNTY FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 420 SOUTH RUSK STREET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH HABITAT FOR HUMANITY OF GRAYSON COUNTY FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 420 SOUTH RUSK STREET.
CONSENT AGENDA.

RES 6072
RESIDENTIAL TAX
ABATEMENT
(420 S. RUSK)

RESOLUTION NO. 6073 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH BROCKETTE/DAVIS/DRAKE, INC. FOR THE ENGINEERING DESIGN OF A FOUR-LANE DIVIDED THOROUGHFARE FROM HERITAGE PARKWAY (FM 1417) THROUGH SHERMAN CROSSROADS TO US 75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH BROCKETTE/DAVIS/DRAKE, INC. FOR THE ENGINEERING DESIGN OF A FOUR-LANE DIVIDED THOROUGHFARE FROM HERITAGE PARKWAY (FM 1417) THROUGH SHERMAN CROSSROADS TO US 75.

RES 6073
DESIGN OF
THOROUGHFARE
FROM FM 1417 TO
US HWY 75

Mr. Hefton said this is the first of many upcoming projects to award engineering and design contracts for utility and public works projects throughout the City. Development is driving the timing and pace of the projects.

Clay Barnett, Director of Public Works and Engineering, is helping vet through the qualification process for these engineers and design firms.

Mr. Barnett introduced Jim Riley, Associate with Brockette/Davis/Drake, Inc., adding that the staff is happy to be working with the company on the project.

Council Member Couch said he was excited to be moving forward with the repair of O.B. Groner Road. It was very rough and needs repair.

COUNCIL MINUTES – APRIL 4, 2016

ACTION TAKEN.

Motion by Council Member Davis to approve Resolution No. 6073, as presented. Second by Council Member Watt.

VOTING AYE: Couch, Davis, Johnson, Steele, Watt.

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS

RECEIVE QUARTERLY PROGRESS REPORT FROM SHERMAN ECONOMIC DEVELOPMENT CORPORATION BOARD CHAIRMAN WILLIE STEELE AND SEDCO EXECUTIVE VICE PRESIDENT FRANK E. GADEK

SEDCO QUARTERLY PROGRESS REPORT

Willie Steele, Chairman, Sherman Economic Development Corporation, presented the Sherman Economic Development Corporation's Quarterly Progress Report. He said John Plotnik, SEDCO President, was at a development meeting in Dallas.

On January 11, 2016, SEDCO presented an incentive payment of \$232,000 to Kaiser Aluminum for new equipment and facilities. On January 13, 2016, SEDCO and Midway Industrial Park broke ground on a 60,000 square foot industrial building.

Mr. Steele said on February 29, 2016, the Board approved a performance agreement with Anutak Products, Inc. for an insulation production company located behind the old Certainteed facility. The incentive will be \$25,000 based on a \$300,000 investment, with approximately 11 full time jobs.

Also on February 29, 2016, they approved a contract with J.P. Hart Lumber Company to purchase 37 acres located in Progress Park. This is one of the few actual property purchases in the Park. The contract includes \$20,000 in earnest money for a 90 day consideration.

SEDCO also approved a \$7,965 incentive on February 29, 2016, to Ball Corporation, which is located in the old Safeway building. They purchased some old tanks behind their facility and will use them to increase their product output.

Mr. Steele said SEDCO is currently working 21 active projects, with an estimated \$336 million in investments and 2,513 new jobs. Of course, Sherman will not get all the projects, but that indicates a great response. During the last quarter there were also 13 different site visits from companies interested in possible Sherman locations.

Plans for the next quarter include hosting the second Leadership Breakfast, with elected officials, business people, and industry people. SEDCO will celebrate their 20th Anniversary on April 25, 2016. On April 27, 2016, they will host a Mentor Breakfast for the past and present Board Chairmen to get together and talk about some good ideas.

COUNCIL MINUTES – APRIL 4, 2016

Mr. Plotnik; Frank Gadek, SEDCO Executive Vice President; Mr. Steele; Mayor Plyler; Mr. Hefton; and Eddie Brown, Chamber of Commerce President; will visit Governor Abbott's Office of Economic Development and Tourism, to discuss projects entering North Texas.

In January 2016, SEDCO approved a proposal to widen Progress Drive, which will create a parking lane for trucks waiting to off load materials at Progress Rail Services. The project will be complete by the end of April 2016.

SEDCO also offered the Buy Local Grant, which is a 5% incentive on anything a company spends during construction and start-up, that is spent locally, up to \$20,000. Mr. Steele said this is a good incentive to encourage companies to do business in Sherman.

During the first quarter, SEDCO entered into a partnership with Stream Realty, an international developer. They felt it was important to work with a marketing company that could help market Sherman nationally and internationally. Several good leads have already been received through the company.

Mr. Steele presented a list of meetings and events that SEDCO has attended during the first quarter. This gives a larger presence to SEDCO and helps "sell" Sherman to both those in Sherman and those outside of Sherman.

Mr. Steele thanked the City Council for their continued support.

CONSIDER REQUEST OF THE SHERMAN TOURISM/MAIN STREET MANAGER TO TEMPORARILY CLOSE CERTAIN STREETS AND USE CERTAIN CITY FACILITIES AND SERVICES FOR THE "TEXAS FIRST LADY'S VISIT" ON WEDNESDAY, MAY 4, 2016

MAIN STREET
PROGRAM, TEXAS
FIRST LADY'S VISIT
(MAY 4, 2016)

Sarah McRae, Tourism/Main Street Manager, briefed the City Council on an upcoming visit by Texas First Lady Cecilia Abbott, in conjunction with Sherman's inaugural year in the Main Street Program.

The ceremony will be held on May 4, 2016, at 1:00 p.m., on the east side of the Grayson County Court House. A reception at the Old Iron Post Restaurant will follow the ceremony.

She asked that the Council consider closing the 100 block of Travis Street during the event.

ACTION TAKEN.

Motion by Council Member Couch to approve the request of the Tourism/Main Street Manager to temporarily close certain streets and use certain City facilities for the "Texas First Lady's Visit" on May 4,

2016, as presented. Second by Council Member Johnson.

VOTING AYE: Couch, Davis, Johnson, Steele, Watt.

VOTING NAY: None.

MOTION CARRIED.

CONSIDER APPROVAL OF THE ANNEXATION SCHEDULING PLAN FOR ADOPTION OF A TRACT OF LAND ON SISTRUNK STREET AND ADJACENT TO THE SHERMAN CITY LIMITS; AND DIRECTING THE DEPARTMENT OF ENGINEERING SERVICES TO DEVELOP A SERVICE PLAN FOR THE AREA TO BE ANNEXED UPON APPROVAL OF THE ANNEXATION SCHEDULING PLAN

ANNEXATION
(4798 SISTRUNK ST)

Brandon Shelby, City Attorney, said the City received a request from a property owner on Sistrunk Street to be annexed into the City limits. The staff reviewed the request and felt it would be mutually beneficial to move forward with the annexation.

The current item schedules the public hearings as necessary, and final adoption of the annexation would be held at the Regular Council Meeting of June 6, 2016.

ACTION TAKEN.

Motion by Council Member Steele to approve the annexation scheduling plan for a tract of land on Sistrunk Street, as presented. Second by Council Member Davis.

VOTING AYE: Couch, Davis, Johnson, Steele, Watt.

VOTING NAY: None.

MOTION CARRIED.

CITIZENS REQUESTS
SENIOR CITIZENS CENTER

SENIOR CITIZENS
CENTER

Tim Price, 703 S. Throckmorton Street, said the SNAP Center on Broughton is in excess of 70 years old. The air conditioning vents have dirt and grease coming out of them, the air filter hasn't been changed, and the building is nasty.

It is too small, there's not enough parking, and there's not enough handicapped parking. Mr. Price added that access to the building is not safe. The building isn't on a smooth surface and the ramp they put in is "an afterthought."

Mr. Price said it is time for the City to build a new SNAP Center with a bigger, better parking lot and more handicapped spaces. The facility should be built on level ground so everyone will have access to the building.

He said many citizens would like to come to the SNAP Center to eat but there's not enough room. That's why they must deliver the meals.

SITE CLEARANCE ON STREETS

SITE CLEARANCE
ON STREETS

Mr. Price also addressed the City Council concerning the streets in the community. There are a lot of dead-end

streets with no jurisdiction and “double blind” corners. At the corner of Cherry and First Streets, Mr. Price said there is a huge tree against the curb and drivers can’t see around the corner. He added that there are many “unjurisdictioned” intersections in that neighborhood, and they are unsafe.

Mr. Price said there is a blind corner at the intersection of Wells and First Streets. He added that there are many unsafe intersections with no jurisdiction in Sherman.

He asked the Council to enact a project to get the dead-end streets connected and the proper jurisdiction and controls on intersections. He said there are many intersections in Sherman that have no stop signs or yield signs.

Mr. Price said the government has funding available and he directed the staff to Federal and State money, as well as non-profit organizations, with money available to the City.

Mr. Price reiterated that the SNAP Center needs to be replaced and said there is land available on Gallagher Drive where the old drive-in theater was located. He said the land belongs to the City of Sherman and would be a good location for the SNAP Center with a large parking lot.

Mayor Plyler asked the staff to look into the SNAP Center and the intersections that Mr. Price mentioned. Council Member Johnson said she has previously spoken with Mr. Hefton and felt the staff is already looking into the SNAP Center.

Mr. Hefton said the staff reviews all the City facilities. He added that the SNAP program is not a City of Sherman program, but is a Texoma Council of Government program. The City partners with TCOG to provide them space for the SNAP program. He suggested that Mr. Price also visit with the TCOG staff about his concerns.

He also asked Mr. Price if he had a specific list of the blind intersections. Mr. Price said he was in the process of making a video of all the intersections in Sherman, and it will be posted on the Internet.

Mr. Hefton asked for a written list of the intersections.

MEDIA QUESTIONS

There were no media questions.

COUNCIL COMMENTS

SHERMAN IS A GREAT PLACE TO LIVE

Council Member Watt said there are so many good things going on around Sherman and Grayson County. He said it’s a great place to live.

HABITAT FOR HUMANITY

Council Member Couch was asked to speak at a Habitat for

MEDIA QUESTIONS

**GREAT PLACE
TO LIVE**

**HABITAT FOR
HUMANITY**

Humanity ceremony on Saturday, April 9, 2016. He said it's the first time the organization has had a project in Sherman since 2010.

ANNOUNCEMENTS

Mayor Plyler announced the following:

- The Sherman Community Players are performing "The Importance of Being Earnest", which runs through April 17, 2016. He encouraged citizens to support SCP and enjoy the hilarious play in the process.
- On April 6, 2016, at 7:30 p.m., Austin College will host the Grammy winning pianist Jacqueline Schwab. Her work appears in many Ken Burns' documentaries.
- The Keep Sherman Beautiful Commission will host its annual Let's Talk Trash litter pickup at Sherman Town Center on April 9, 2016. Volunteers will pick up trash from 9:00 a.m. until 11:00 a.m. and then head to Dr. Martin Luther King, Jr. Park for National Parks Day.
- Mayor Plyler introduced a video advertising the annual Hot Summer Nights event which starts in June 2016. Marshall Tucker Band will kick off the season on June 2, 2016 and Los Lonely Boys will wrap it up on July 28, 2016. Foghat will appear at the annual Lights on the Lake event on July 2, 2016 at Pecan Grove Park.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:52 p.m.

ANNOUNCEMENTS

ADJOURNMENT

MAYOR

CITY CLERK