

STATE OF TEXAS

§

February 7, 2022

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 February 7, 2022.

MEMBERS PRESENT:

MAYOR DAVID PLYLER; DEPUTY MAYOR PAM HOWETH.
COUNCIL MEMBERS DOBBS, HOLLAND, MARROQUIN,
STEVENSON, TEAMANN.

MEMBERS ABSENT:

NONE.

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were led by Mayor David Plyler.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Called City Council Meeting of January 18, 2022. Deputy Mayor Howeth moved to approve the Minutes, as presented; Second by Council Member Teamann; All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

CITIZEN'S COMMENTS

There were no citizen's comments.

CITIZEN'S COMMENTS

CONSENT AGENDA

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately.

CONSENT AGENDA

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

CONSENT AGENDA

Double Asterisked (**) items are considered to be routine and will be enacted in one motion, subject to the Staff Review Letter, without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Deputy Mayor Howeth moved to approve the Consent Agenda, subject to the Staff Review Letter. Second by Council Member Stevenson. All present voted AYE.

Mayor Plyler introduced Ordinance No. 6453 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ESTABLISHING MAXIMUM, REASONABLE AND PRUDENT RATES OF SPEED ALONG THE NORTH BOUND FRONTAGE ROAD OF US 75 FROM FM 1417 TO CENTER STREET IN THE CORPORATE LIMITS OF SHERMAN, GRAYSON COUNTY,

ORD 6453
SPEED LIMITS
FRONTAGE RD
FROM HWY 75
TO FM 1417

TEXAS; FIXING PENALTIES FOR VIOLATION THEREOF; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

Clint Philpott, Assistant City Manager, said this was from a request from the Texas Department of Transportation, to reduce the speeds on Hwy 75 and on the southbound Frontage Road, during construction.

TxDOT asked the City to reduce the speed from 50 mph to 45 mph, on the northbound Frontage Road, between FM 1417 and Center Street. This will allow them to save a little money on the type of traffic control that is required by the State, and is based on speed limit. Also, reducing the speed limits through construction zones is a good idea.

Once construction is completed, there will be a speed study for the entire corridor, to re-establish speed limits, based on that speed study.

No citizens appeared before the City Council to discuss Ordinance No. 6453.

Mayor Plyler introduced Ordinance No. 6454 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT, LOCATED IN THE 7000-7600 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 10.113 ACRES IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 (107 PARSONS VENTURE LTD, OWNER; DOSTI PARTNERS, LLC, PROSPECTIVE BUYER; BOHLER ENGINEERING, CIVIL ENGINEER; KURTZ-BEDFORD ASSOCIATES, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6454
ZONE CHANGE
COMMERCIAL DIST
(7000-7600 BLOCKS
OF SOUTH HWY 75)

Mayor Plyler asked that Ordinance Nos. 6454, 6455, and 6456 be read together, since they were all related to the same property and development.

Rob Rae, Development Services, said three ordinances covered one development, but three separate building requests. The property is located on the east side of Hwy 75, south of Shepherd Drive, directly across from Shepherd's Place Development. It is currently zoned M-1.5.

The applicant is requesting three different zone changes. On the northwest corner of the development, they are proposing to change it to C-1, to allow retail businesses. The second zone change is from M-1.5 to R-2, to allow multi-family. The third zone change is from M-1.5 to M-1, to allow light industrial use at the southern tip of the development.

COUNCIL MINUTES – FEBRUARY 7, 2022

The Planning and Zoning Commission recommended approval of the zone changes.

Jon Kendall, Director of Land Strategy, Bohler Engineering

Mr. Kendall was available to answer any questions on Ordinance 6454, 6455, or 6456, that the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6454.

Mayor Plyler introduced Ordinance No. 6455 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT, LOCATED IN THE 7000-7600 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 46.962 ACRES IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 (107 PARSONS VENTURE LTD, OWNER; DOSTI PARTNERS, LLC, PROSPECTIVE BUYER; BOHLER ENGINEERING, CIVIL ENGINEER; KURTZ-BEDFORD ASSOCIATES, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6455
ZONE CHANGE
MULTI-FAMILY DIST
(7000-7600 BLOCKS
OF SOUTH HWY 75)

No citizens appeared before the City Council to discuss Ordinance No. 6455.

Mayor Plyler introduced Ordinance No. 6456 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE M-1 (LIGHT MANUFACTURING) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT, LOCATED IN THE 7000-7600 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 46.130 ACRES IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 (107 PARSONS VENTURE LTD, OWNER; DOSTI PARTNERS, LLC, PROSPECTIVE BUYER; BOHLER ENGINEERING, CIVIL ENGINEER; KURTZ-BEDFORD ASSOCIATES, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6456
ZONE CHANGE
LIGHT
MANUFACTURING
(7000-7600 BLOCKS
OF SOUTH HWY 75)

No citizens appeared before the City Council to discuss Ordinance No. 6456.

Mayor Plyler introduced Ordinance No. 6457 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, CITY OF SHERMAN, TEXAS, ENTITLED "ZONING ORDINANCE", ARTICLE 14.04, ENTITLED "GENERAL ZONING ORDINANCE", AT EXHIBIT A, ENTITLED "GENERAL ZONING ORDINANCE", SECTION 6.12, ENTITLED "PD (PLANNED DEVELOPMENT) DISTRICT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; MODIFYING CERTAIN REGULATIONS

ORD 6457
GENERAL ZONING
ORDINANCE --
PLANNED
DEVELOPMENT
DISTRICT

RELATING TO THE PD (PLANNED DEVELOPMENT) DISTRICT; PROVIDING A REPEALING CLAUSE, A SEVERABILITY CLAUSE AND A PENALTY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Mr. Rae said some of the developers that are working on Planned Developments had requested that the City address some minor changes to the regulations. They also asked if the City could review the Planned Development Ordinance, to see if the language about minor modifications versus major modifications could be clarified.

The staff worked with the City Attorney to clearly define what a minor amendment, and what a major amendment, would be to a development plan. Currently, any changes to a development plan, must go before the Planning and Zoning Commission and the City Council for approval.

The proposed changes would allow for minor amendments to have administrative approval. Examples would be items such as architectural standards or landscaping standards.

Mr. Rae said there are some other changes made from a legal review to bring the ordinance in line with State and local ordinances.

No citizens appeared before the City Council to discuss Ordinance No. 6457.

Mayor Plyler introduced Ordinance No. 6458 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A REVISED OFFICIAL ZONING MAP; PROVIDING A PENALTY CLAUSE, REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6458
REVISED OFFICIAL
ZONING MAP

Mr. Rae said, by City Charter, the City is required to post an official zoning map every year. There have been a lot of zone changes during the past year, and this map will reflect the changes that have happened this year.

No citizens appeared before the City Council to discuss Ordinance No. 6458.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6453

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ESTABLISHING MAXIMUM, REASONABLE AND PRUDENT RATES OF SPEED ALONG THE NORTH BOUND FRONTAGE ROAD OF US 75 FROM FM 1417 TO CENTER STREET IN THE CORPORATE LIMITS OF SHERMAN, GRAYSON COUNTY, TEXAS; FIXING PENALTIES FOR VIOLATION THEREOF; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6453
SPEED LIMITS
FRONTAGE RD
FROM HWY 75
TO FM 1417

Ordinance 6454

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT, LOCATED IN THE 7000-7600 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 10.113 ACRES IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 (107 PARSONS VENTURE LTD, OWNER; DOSTI PARTNERS, LLC, PROSPECTIVE BUYER; BOHLER ENGINEERING, CIVIL ENGINEER; KURTZ-BEDFORD ASSOCIATES, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6454
ZONE CHANGE
COMMERCIAL DIST
(7000-7600 BLOCKS
OF SOUTH HWY 75)

Ordinance 6455

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT, LOCATED IN THE 7000-7600 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 46.962 ACRES IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 (107 PARSONS VENTURE LTD, OWNER; DOSTI PARTNERS, LLC, PROSPECTIVE BUYER; BOHLER ENGINEERING, CIVIL ENGINEER; KURTZ-BEDFORD ASSOCIATES, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6455
ZONE CHANGE
MULTI-FAMILY DIST
(7000-7600 BLOCKS
OF SOUTH HWY 75)

Ordinance 6456

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE M-1 (LIGHT MANUFACTURING) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT, LOCATED IN THE 7000-7600 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 46.130 ACRES IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 (107 PARSONS VENTURE LTD, OWNER; DOSTI PARTNERS, LLC, PROSPECTIVE BUYER; BOHLER ENGINEERING, CIVIL ENGINEER; KURTZ-BEDFORD ASSOCIATES, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6456
ZONE CHANGE
LIGHT
MANUFACTURING
(7000-7600 BLOCKS
OF SOUTH HWY 75)

Council Member Stevenson asked, on Ordinances 6455, 6456, and 6457, where this property was located. Mr. Hefton said it was the southeast corner of Shepherd Drive and Hwy 75. He also verified that all the property is currently zoned M-1.5. Mr. Hefton said it is located in the industrial area and has been for many years. This will be a mixed-use development. Mr. Hefton said Shepherd's Place is also a mixed-use development.

Ordinance 6457

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, CITY OF SHERMAN, TEXAS, ENTITLED "ZONING ORDINANCE", ARTICLE 14.04, ENTITLED "GENERAL ZONING ORDINANCE", AT EXHIBIT A, ENTITLED "GENERAL ZONING

ORD 6457
GENERAL ZONING
ORDINANCE --
PLANNED
DEVELOPMENT
DISTRICT

ORDINANCE”, SECTION 6.12, ENTITLED “PD (PLANNED DEVELOPMENT) DISTRICT”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; MODIFYING CERTAIN REGULATIONS RELATING TO THE PD (PLANNED DEVELOPMENT) DISTRICT; PROVIDING A REPEALING CLAUSE, A SEVERABILITY CLAUSE AND A PENALTY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Deputy Mayor Howeth asked if something similar, addressing minor changes, was also done in the Fall of 2021.

Mr. Hefton said they received some questions from Bel Air, talked about needing this clarification, and discussed some examples. But at that time, they didn’t have the administrative right to approve minor changes.

This is an “enabling ordinance,” giving the staff the right to approve minor changes in the Planned Development Ordinance in general, not specifically for Bel Air. These changes were a result of those discussions.

Council Member Teamann asked about materials that are being used and would these changes allow the developer to use different materials.

Mr. Rae said it is a little broader on allowing minor architectural changes. The ability to deny an administrative change would still apply to this. He said if the proposed change would “make it worse,” they would not be supportive of the change. If it made it “better” or easier to get some materials, they would be supportive.

He said one thing Bel Air Village was wanting to change was the size of the tree and how the caliper size was measured. Another change they would like is the number of windows on the front and side of the house. Those are examples of what the staff would consider minor changes to the Planned Development document.

Ordinance 6458

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A REVISED OFFICIAL ZONING MAP; PROVIDING A PENALTY CLAUSE, REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6458
REVISED OFFICIAL
ZONING MAP

ACTION TAKEN.

Motion by Deputy Mayor Howeth to adopt Ordinance Nos. 6453, 6454, 6455, 6456, 6457, and 6458, as presented. Second by Council Member Dobbs.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6842 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH BURGESS & NIPLE, INC. FOR THE DOWNTOWN WASTEWATER IMPROVEMENTS, PHASE 1 PROJECT

RES 6842
DOWNTOWN
WASTEWATER
IMPROVEMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH BURGESS & NIPLE, INC. FOR THE DOWNTOWN WASTEWATER IMPROVEMENTS, PHASE 1 PROJECT.

PHASE 1 PROJECT

Wayne Lee, Director of Engineering, said the 2021 Budget included a project to assess the condition of sewer lines in the downtown area, due to complaints. In March 2021, Burgess & Niple were hired, and televised and smoke tested the lines. In October, they presented their report on the lines and identified lines and manholes that “needed attention.”

The proposed projects were split into three geographical phases, and this contract is to execute the design work for Phase 1. They will analyze the data that they collected to determine the best course of action for replacement or rehabilitation of the lines and manholes.

This report should be completed in July 2022, and an amendment to the contract will be considered for them to do the final construction drawings. This portion of the contract is approximately \$184,000.

Council Member Stevenson verified that the City had paid Burgess & Niple to determine “what was broken,” and now the City was going to pay them again to tell them the best way to fix what was broken, and then will pay them again to do the engineering on the projects.

Mr. Hefton said it is actually three phases of engineering services, with the first being to identify the problem. The second phase is the preliminary engineering, including strategies and cost estimates. The third phase is to use the preliminary engineering to complete the final engineering, from which the project can be constructed.

Mr. Philpott said the total construction cost is approximately \$2.5 million to \$3 million, for Phase 1. Mr. Hefton said the goal is the “fixing of these things.” Mr. Philpott said there is a balance between cost and continued use of services.

Deputy Mayor Howeth expressed concern about disruptions to downtown businesses and to travel. She asked when the project might start. Mr. Hefton said for actual construction, it should start in 2023. Mr. Philpott said hopefully, it will come in ahead of the Hwy 75 completion. He said the project could be delayed a few months if the Council wanted to wait on the highway construction to be completed.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6842, as presented. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6843 – RATIFYING THE CITY MANAGER'S ACTIONS IN CONNECTION WITH THE EXECUTION OF A PURCHASE AND SALE AGREEMENT WITH EARNESTINE WHITE AND WK FAMILY TRUST FOR THE PURCHASE OF APPROXIMATELY 60 ACRES OF LAND, GENERALLY LOCATED AT THE NORTHWEST CORNER OF PLAINVIEW ROAD AND LA CIMA ROAD IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF SHERMAN, TEXAS

RES 6843
PURCHASE OF LAND
NEAR WATER
TREATMENT PLANT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RATIFYING THE CITY MANAGER'S ACTIONS IN CONNECTION WITH THE EXECUTION OF A PURCHASE AND SALE AGREEMENT WITH EARNESTINE WHITE AND WK FAMILY TRUST FOR THE PURCHASE OF APPROXIMATELY 60 ACRES OF LAND, GENERALLY LOCATED AT THE NORTHWEST CORNER OF PLAINVIEW ROAD AND LA CIMA ROAD IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF SHERMAN, TEXAS.

Mr. Philpott said this resolution ratifies the City Manager's approval of a contract for purchase of 60 acres of land south of the Water Treatment Plant. There has been discussion about several pieces of property around the Plant, and there is finally an approved contract between the two legal teams.

The contract is for approximately 60 acres at \$37,500 per acre, with a variance of about 10% of that value, and still meet the criteria. They are still working to establish the west boundary line. The north boundary line will be the Water Treatment Plant, and the south and east boundary lines are the existing road. When the west boundary line is established, it will determine the actual acreage. The price per acre will not change, but the total price will change based on the acreage.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6843, as presented. Second by Council Member Teamann.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RESOLUTION NO. 6844 – AUTHORIZING THE PURCHASE OF TWO NEW CHEVY TAHOES FROM LAKE COUNTRY CHEVROLET THROUGH TIPS PURCHASING COOPERATIVE FOR THE SHERMAN POLICE DEPARTMENT

RES 6844
VEHICLES FOR
POLICE DEPT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF TWO NEW CHEVY TAHOES FROM LAKE COUNTRY CHEVROLET THROUGH TIPS PURCHASING COOPERATIVE FOR THE SHERMAN POLICE DEPARTMENT.
CONSENT AGENDA.

RESOLUTION NO. 6845 – AUTHORIZING THE PURCHASE OF TWO NEW FORD F-150 TRUCKS FOR THE DEVELOPMENT SERVICES DEPARTMENT FROM SAM PACK'S FIVE STAR FORD THROUGH

RES 6845
VEHICLES FOR
DEVELOPMENT
SERVICES

THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF TWO NEW FORD F-150 TRUCKS FOR THE DEVELOPMENT SERVICES DEPARTMENT FROM SAM PACK'S FIVE STAR FORD THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD).

CONSENT AGENDA.

RESOLUTION NO. 6846 – RENEWING GUIDELINES AND CRITERIA FOR THE CITY OF SHERMAN'S INDUSTRIAL AND COMMERCIAL TAX ABATEMENT PROGRAM TO PROMOTE DEVELOPMENT/ REDEVELOPMENT IN CERTAIN AREAS OF THE CITY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RENEWING GUIDELINES AND CRITERIA FOR THE CITY OF SHERMAN'S INDUSTRIAL AND COMMERCIAL TAX ABATEMENT PROGRAM TO PROMOTE DEVELOPMENT/ REDEVELOPMENT IN CERTAIN AREAS OF THE CITY.

CONSENT AGENDA.

RES 6846
INDUSTRIAL/
COMMERCIAL TAX
ABATEMENT
PROGRAM

RESOLUTION NO. 6847 – AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR CRIMINAL JUSTICE DIVISION TO FUND THE PURCHASE OF BODY ARMOR PLATES AND BALLISTIC HELMETS FOR THE SHERMAN POLICE DEPARTMENT; DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT ON BEHALF OF THE CITY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR CRIMINAL JUSTICE DIVISION TO FUND THE PURCHASE OF BODY ARMOR PLATES AND BALLISTIC HELMETS FOR THE SHERMAN POLICE DEPARTMENT; DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT ON BEHALF OF THE CITY.

CONSENT AGENDA.

RES 6847
GRANT FOR
BODY ARMOR
FOR POLICE
DEPT

REQUEST TO ADVERTISE ANNUAL WATER AND SEWER MAINTENANCE SUPPLIES AND PARTS

The City Council approved the request to advertise for the annual water and sewer maintenance supplies and parts. These parts will be used in the maintenance of the City's water and sewer systems. Purchases are made with budgeted funds in the Utility Fund and are included in the FY 2021-2022 Budget.

CONSENT AGENDA.

REQ TO ADVERTISE
ANNUAL WATER
& SEWER
MAINTENANCE
SUPPLIES

INVITATION TO BID FOR THE REMOVAL AND REPLACEMENT OF AN AIR-COOLED CHILLER IN KIDD KEY AUDITORIUM

The City Council approved the request to advertise for bids for removal and replacement of an air-cooled chiller in Kidd Key Auditorium. The unit is used for the air conditioning of Kidd Key Auditorium, located in the Municipal Building.

KIDD KEY
AUDITORIUM
CHILLER

The existing chiller has been in operation for approximately 22 years and has reached the end of its useful life. The scope of the bid request will include the removal and disposal of the existing chiller, as well as the installation of a new air-cooled chiller.
CONSENT AGENDA.

OTHER BUSINESS

REPAIR AND REWORK OF THE DORCHESTER #8 TRINITY AND THE SHEPARD #1 WOODBINE WELL UNDER EMERGENCY DESIGNATION

EMERGENCY
WATER WELL
REPAIRS

Tom Pruitt, Utility Engineer, said the Dorchester #8 Trinity well and the Shepard #1 Woodbine well have both gone down and need to be repaired, on an emergency basis.

The Dorchester well was TV surveyed and found to be plugged with some type of rubber substance. The substance needs to be removed and approximately 120 feet of defective column pipe needs to be replaced.

The Shepard well was also pulled and TV surveyed to determine the cause of failure. The well was “electrically dead” and would not turn. The power cable failed and the motor locked up.

Weisinger Incorporated will perform the well repairs, on an emergency basis, to get the wells back into service. The two wells comprise almost 1 mgd, of the City’s 12 mgd groundwater system.

Council Member Stevenson asked about the timeline for repair. Mr. Pruitt said normally they have about 60 days to repair one well, but since there are two, the City has given them 90 days.

Council Member Teamann confirmed that the City budgets annually for well repairs and this estimated \$400,000 cost will be paid through the Utility Fund.

Mr. Pruitt said when the 72” waterline previously went down, the City ran their entire water service on the wells, therefore there was a lot more “flow” than normal. Council Member Stevenson confirmed that the limiting factor on a well was the aquifer. One well is pulling from the Trinity Aquifer and the other from the Woodbine Aquifer.

ACTION TAKEN.

Motion by Council Member Dobbs to approve the repair and rework of the Dorchester #8 Trinity and the Shepard #1 Woodbine Well, under Emergency Designation, as presented.

Second by Council Member Teamann.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RECOGNITION OF CITY OF SHERMAN AWARD: “CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING”

EXCELLENCE IN
FINANCIAL

Mary Lawrence, Director of Finance, said the City has again received the "Certificate of Achievement for Excellence in Financial Reporting" from the Government Finance Officers Association.

REPORTING
AWARD

She said the City has great support from the staff, especially the City Manager, and Assistant City Managers. She recognized Tammy Davis, Controller, for her hard work with the Audit, as well as the entire Finance Department staff.

RECEIVE PRESENTATION ON THE STATUS OF THE NEW
SHERMAN POLICE DEPARTMENT HEADQUARTERS

POLICE DEPT
HEADQUARTERS

Zach Flores, Police Chief, said the groundbreaking for the Police Headquarters was held on December 7, 2021, and the building is under construction.

They have drilled over 160 piers for both buildings and the site utilities are nearing completion, and were at 80% complete last week. The grade beams for the eastern half of the main building were poured last month.

This month they are placing the remainder of the grade beams and the under-foundation utilities. The driveways on the west side of the building will also be poured. In March, they will pour the slabs for both buildings and begin erecting the steel, to "go vertical."

Jason Jeffcoat, Assistant City Manager, presented photos of the progress on the facility, beginning with the groundbreaking.

Chief Flores said the project is currently on time and in budget. He thanked the City Council and the City management for their support on this project.

FINAL PLAT APPROVAL OF ALEMAN ADDITION, BEING 1.574
ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763;
ANTHONY AND LANE ALEMAN, OWNERS AND HELVEY-WAGNER
SURVEYING, INC., SURVEYOR (310 AND 324 WEST U.S. HIGHWAY
82)

APPROVE FINAL PLAT
ALEMAN ADDITION
(310 & 324 W. HWY 82)

The City Council approved the Final Plat of the Aleman Addition, located at 310 and 324 West U.S. Highway 82. The 1.574 acre tract is zoned a C-2 (General Commercial) District. The owner would like to plat the property into two lots for commercial development.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA.

REPLAT APPROVAL OF GRIMSLEY ADDITION, BEING A REPLAT
OF THE WEST 50 FT. OF LOTS 1 & 2, BLOCK 4, HALL AND JONES
ADDITION; JDH GRIMSLEY PROPERTIES, LLC, OWNER; PHILLIP
MORGAN, DEVELOPER; AND HELVEY-WAGNER SURVEYING,
INC., SURVEYOR (315 EAST COLLEGE STREET)

APPROVE REPLAT
GRIMSLEY ADDITION
(315 E. COLLEGE ST)

The City Council approved the Replat of the Grimsley Addition, located at 315 East College Street. The property is zoned an R-1 (One-Family Residential) District. The owner would like to replat part of three lots into one 50.19' wide lot, 5,034 lot area for residential development.

COUNCIL MINUTES – FEBRUARY 7, 2022

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA.

REPLAT APPROVAL OF PROFESSIONAL ADDITION, BEING A REPLAT OF LOTS 6A-R AND 6B-R, REPLAT OF LOT 6, BLOCK A, DR. SWAMY ADDITION AND LOT 7, BLOCK 1, DR. SWAMY ADDITION; 2019 MK & ASSOCIATES, LLC & 2017 GK ASSOCIATES, LLC, OWNERS AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (2416, 2500 AND 6119 SWAMY DRIVE)

APPROVE REPLAT
PROFESSIONAL
ADDITION
(2416, 2500 & 6119
SWAMY DR)

The City Council approved the Replat of Professional Addition, located at 2416, 2500, and 6119 Swamy Drive. The property is zoned a C-2 (General Commercial) District. The owner would like to replat the property into three lots for commercial development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

MAIN STREET
ADVISORY
COMMITTEE

MAIN STREET ADVISORY COMMITTEE (1)

ACTION TAKEN.

Motion by Deputy Mayor Howeth to appoint Aaron Jason Bucy to the Main Street Advisory Committee, for a term from February 8, 2022 to February 8, 2024. Second by Council Member Stevenson.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

BAD WEATHER EVENT

BAD WEATHER
EVENT

Deputy Mayor Howeth thanked the staff that worked during the recent bad weather event. She thanked the crews that were out working and keeping everything running.

FIRE DEPARTMENT BANQUET

FIRE DEPT
BANQUET

Council Member Holland thanked the Fire Department for the recent banquet they held. He said it was really nice, even though bad weather lowered the attendance. He said it also featured a "great guest speaker."

FINANCIAL AWARD

FINANCIAL AWARD

Council Member Dobbs congratulated the City on the financial award and said, if finances are being taken care of, it makes the Council or Board Member's job easier.

He said he came from the Sherman School Board, and the District did great with their finances, and it was great to come to another organization that also was recognized for their finances.

ANNOUNCEMENTS

Mayor Plyler announced the following:

- The ribbon cutting for Super Shack Seafood and Grill, will be held on February 10, 2022, at 4:00 p.m. This is one of the businesses that took advantage of Sherman's retail recruitment program.
- Parks and Recreation rescheduled the Annual Father/Daughter Dance for February 18, 2022. Tickets for the event are still available.
- The Annual St. Patrick's Day Parade will be held on March 12, 2022, in Downtown Sherman. The event starts at 11:00 a.m.
- Neblett Elementary's Texas Reads One Book Kick Off has been rescheduled to February 26, 2022, at 1:00 p.m., at the City's Animal Shelter.

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

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

- (a) Receive legal advice regarding pending litigation

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

- (a) Comprehensive Master Plan Advisory Committee

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 5:46 p.m.

On Motion duly made and carried, the Executive Session recessed
at 6:28 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

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS
AND COMMISSIONS

COMPREHENSIVE PLAN ADVISORY COMMITTEE

ACTION TAKEN.

Motion by Council Member Teamann to appoint Paul Manley,
Leigh Ann Sims, Michael Kelly, Brantley Blackburn, Veronica
Ezell, David Baca, Al Hambrick, Gail Utter, Wendy Vellotti, Jason
Brumm, Robin Phillips, Nathan Cain, Edwin Clark, Roxanne
Marroquin, Council Member Josh Stevenson, and Deputy Mayor
Pam Howeth to the Comprehensive Plan Advisory Committee,
as presented. Second by Deputy Mayor Howeth.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson,
Teamann.

VOTING NAY: None.

MOTION CARRIED.

COMPREHENSIVE
PLAN ADVISORY
COMMITTEE

Mr. Rae asked if the Council would like to appoint a Chairman for
the Committee or if they would like the Committee itself to select a
Chairman. The consultant said they would prefer that the Council
appoint a Chairman.

COUNCIL MINUTES – FEBRUARY 7, 2022

ACTION TAKEN.

Motion by Council Member Holland to appoint Dr. Al Hambrick as Chairman of the Comprehensive Plan Advisory Committee, as presented. Second by Council Member Stevenson.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:31 p.m.

ADJOURNMENT



MAYOR



CITY CLERK



MASTER PLAN | DEC 2021

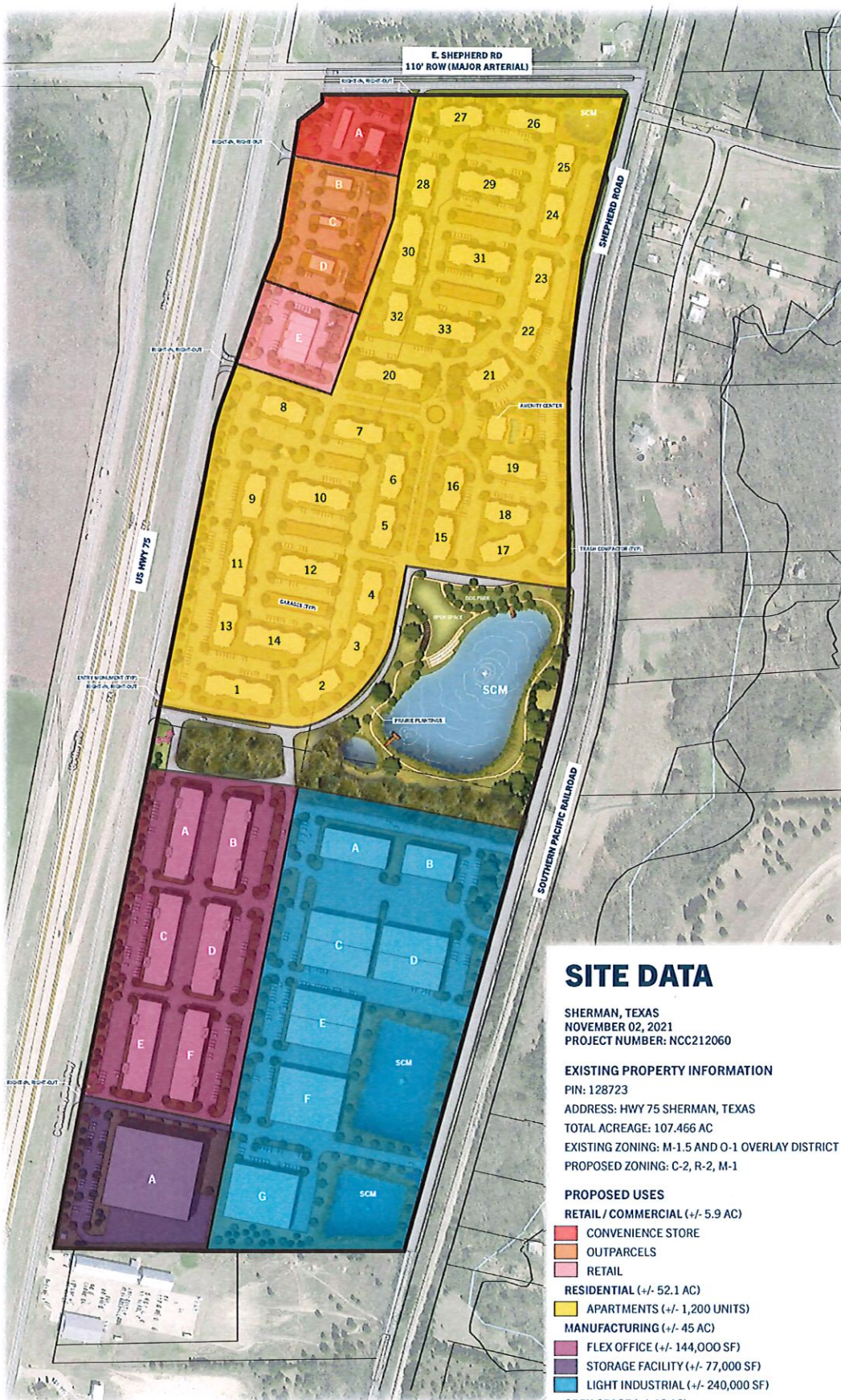
SHERMAN GATEWAY MIXED-USE PARK

SHERMAN, TEXAS

SCALE: 1" = 150'



BOHLER //



Notes: Conceptual Layout is Preliminary and Subject to Change
Project Number: NCC212060

SITE DATA

SHERMAN, TEXAS
NOVEMBER 02, 2021
PROJECT NUMBER: NCC212060

EXISTING PROPERTY INFORMATION

PIN: 128723
ADDRESS: HWY 75 SHERMAN, TEXAS
TOTAL ACREAGE: 107.466 AC
EXISTING ZONING: M-1.5 AND O-1 OVERLAY DISTRICT
PROPOSED ZONING: C-2, R-2, M-1

PROPOSED USES

RETAIL / COMMERCIAL (+/- 5.9 AC)

- CONVENIENCE STORE
- OUTPARCELS
- RETAIL

RESIDENTIAL (+/- 52.1 AC)

- APARTMENTS (+/- 1,200 UNITS)
- MANUFACTURING (+/- 45 AC)

- FLEX OFFICE (+/- 144,000 SF)
- STORAGE FACILITY (+/- 77,000 SF)
- LIGHT INDUSTRIAL (+/- 240,000 SF)

OPEN SPACE (+/- 13 AC)

ROW TAKING (+/- 3 AC)

PARKING PER SHERMAN UDO

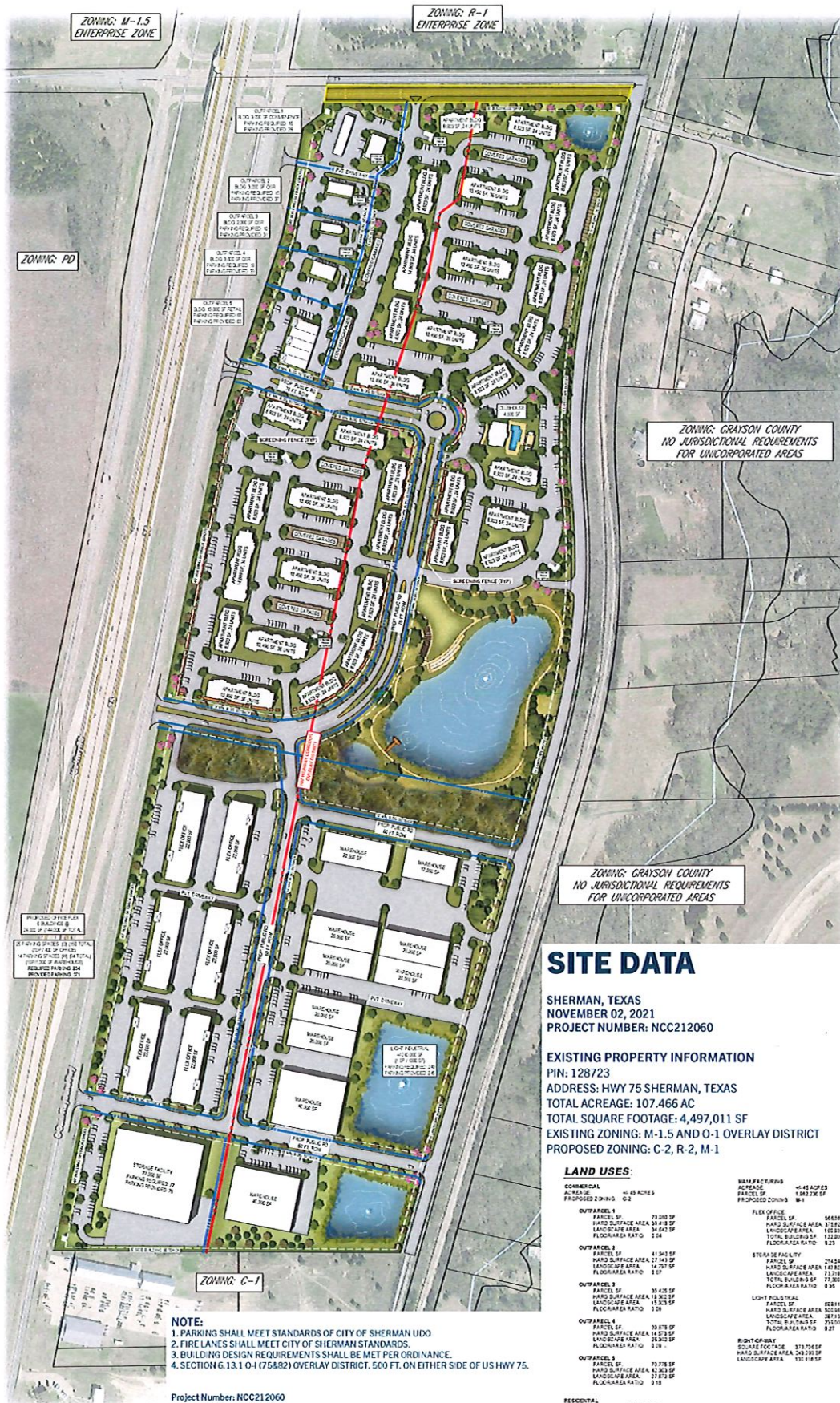
MASTER PLAN | MIXED-USE EXHIBIT | DEC 2021

SHERMAN GATEWAY MIXED-USE PARK
SHERMAN, TEXAS

SCALE: 1" = 150'



BOHLER //



SITE DATA

SHERMAN, TEXAS
NOVEMBER 02, 2021
PROJECT NUMBER: NCC212060

EXISTING PROPERTY INFORMATION
PIN: 128723
ADDRESS: HWY 75 SHERMAN, TEXAS
TOTAL ACREAGE: 107.466 AC
TOTAL SQUARE FOOTAGE: 4,497,011 SF
EXISTING ZONING: M-1.5 AND O-1 OVERLAY DISTRICT
PROPOSED ZONING: C-2, R-2, M-1

LAND USES

COMMERCIAL
ACREAGE: 41.48 ACRES
PROPOSED ZONING: C-2

OUTPARCEL 1
PARCEL SF: 73,200 SF
LAND SURFACE AREA: 39,418 SF
LANDSCAPE AREA: 34,842 SF
FLOOR AREA RATIO: 0.54

OUTPARCEL 2
PARCEL SF: 41,363 SF
LAND SURFACE AREA: 27,943 SF
LANDSCAPE AREA: 14,297 SF
FLOOR AREA RATIO: 0.57

OUTPARCEL 3
PARCEL SF: 38,425 SF
LAND SURFACE AREA: 18,812 SF
LANDSCAPE AREA: 15,363 SF
FLOOR AREA RATIO: 0.58

OUTPARCEL 4
PARCEL SF: 10,075 SF
LAND SURFACE AREA: 14,073 SF
LANDSCAPE AREA: 23,342 SF
FLOOR AREA RATIO: 0.28

OUTPARCEL 5
PARCEL SF: 70,778 SF
LAND SURFACE AREA: 42,363 SF
LANDSCAPE AREA: 27,873 SF
FLOOR AREA RATIO: 0.18

RESIDENTIAL
ACREAGE: 44.52 ACRES
PROPOSED ZONING: R-2

APARTMENTS
PARCEL SF: 2,073,536 SF
LAND SURFACE AREA: 1,287,332 SF
LANDSCAPE AREA: 1,586,261 SF
TOTAL BUILDING SF: 1,677,658 SF
FLOOR AREA RATIO: 0.48

WAREHOUSE
ACREAGE: 44.45 ACRES
PARCEL SF: 1,862,236 SF
PROPOSED ZONING: M-1

FLD OFFICE
PARCEL SF: 56,536 SF
LAND SURFACE AREA: 27,827 SF
LANDSCAPE AREA: 11,020 SF
TOTAL BUILDING SF: 12,800 SF
FLOOR AREA RATIO: 0.23

STORAGE FACILITY
PARCEL SF: 71,588 SF
LAND SURFACE AREA: 14,827 SF
LANDSCAPE AREA: 11,716 SF
TOTAL BUILDING SF: 77,365 SF
FLOOR AREA RATIO: 0.56

LIGHT INDUSTRIAL
PARCEL SF: 28,442 SF
LAND SURFACE AREA: 16,142 SF
LANDSCAPE AREA: 28,710 SF
TOTAL BUILDING SF: 28,000 SF
FLOOR AREA RATIO: 0.27

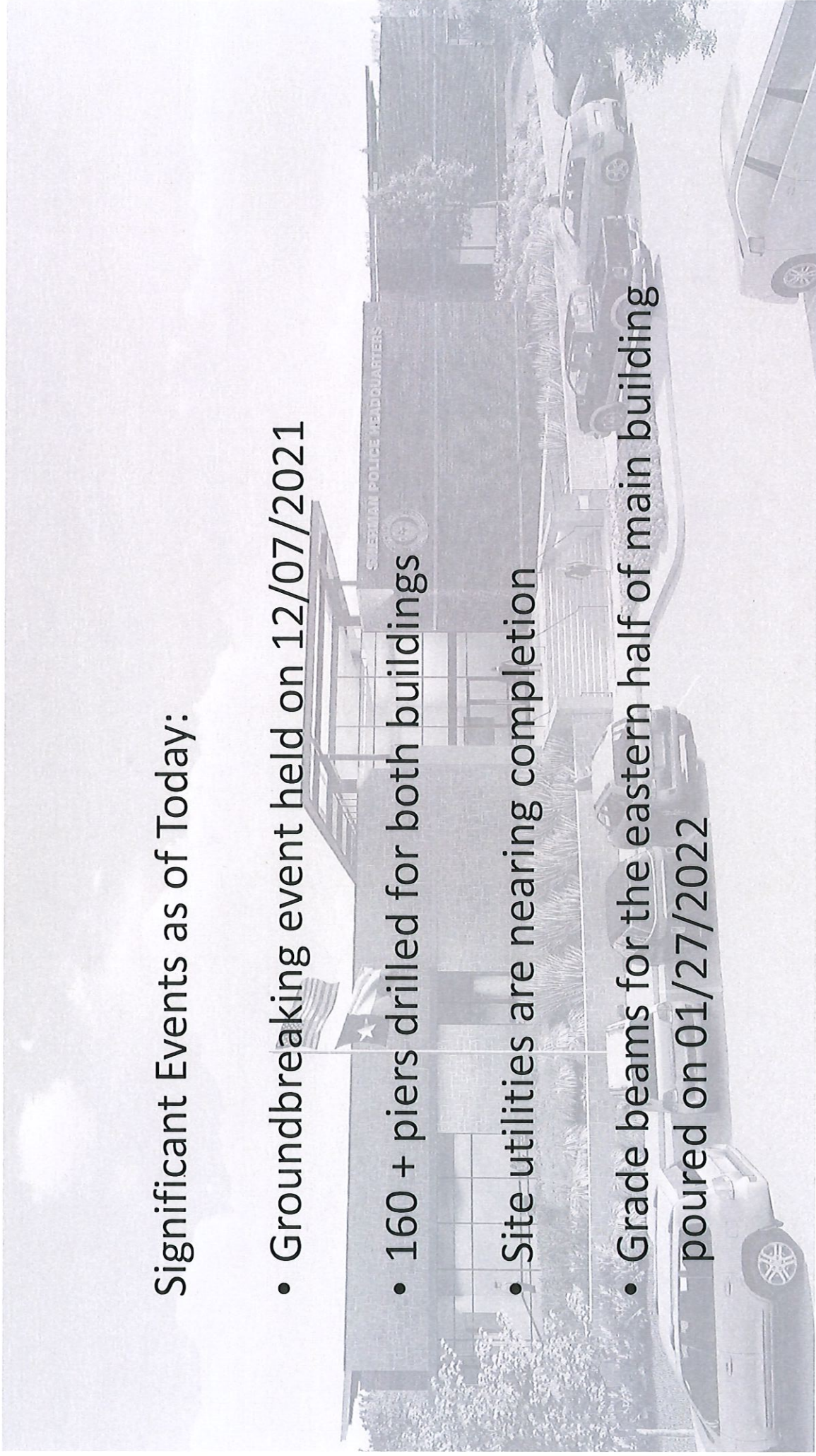
RIGHT-OF-WAY
SQUARE FOOTAGE: 373,755 SF
LAND SURFACE AREA: 243,000 SF
LANDSCAPE AREA: 135,145 SF

Sherman Police Headquarters
Construction Update
February 7, 2022



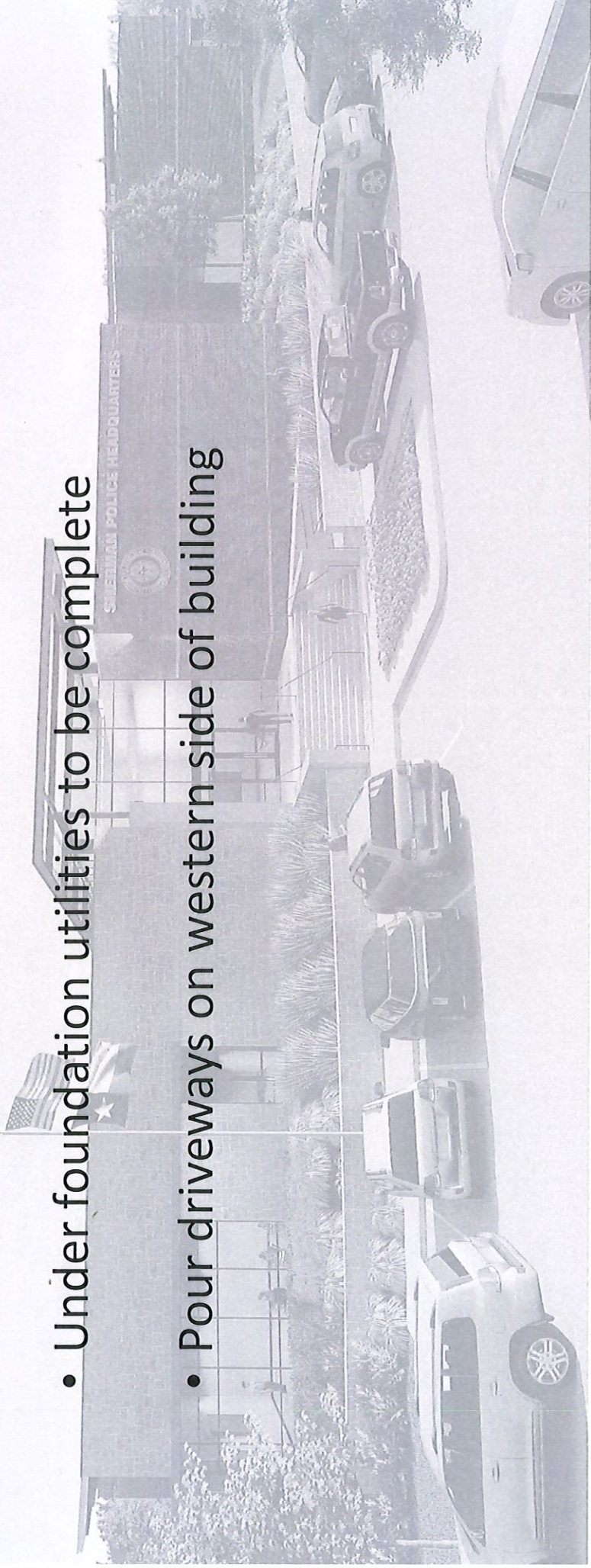
Significant Events as of Today:

- Groundbreaking event held on 12/07/2021
- 160 + piers drilled for both buildings
- Site utilities are nearing completion
- Grade beams for the eastern half of main building poured on 01/27/2022



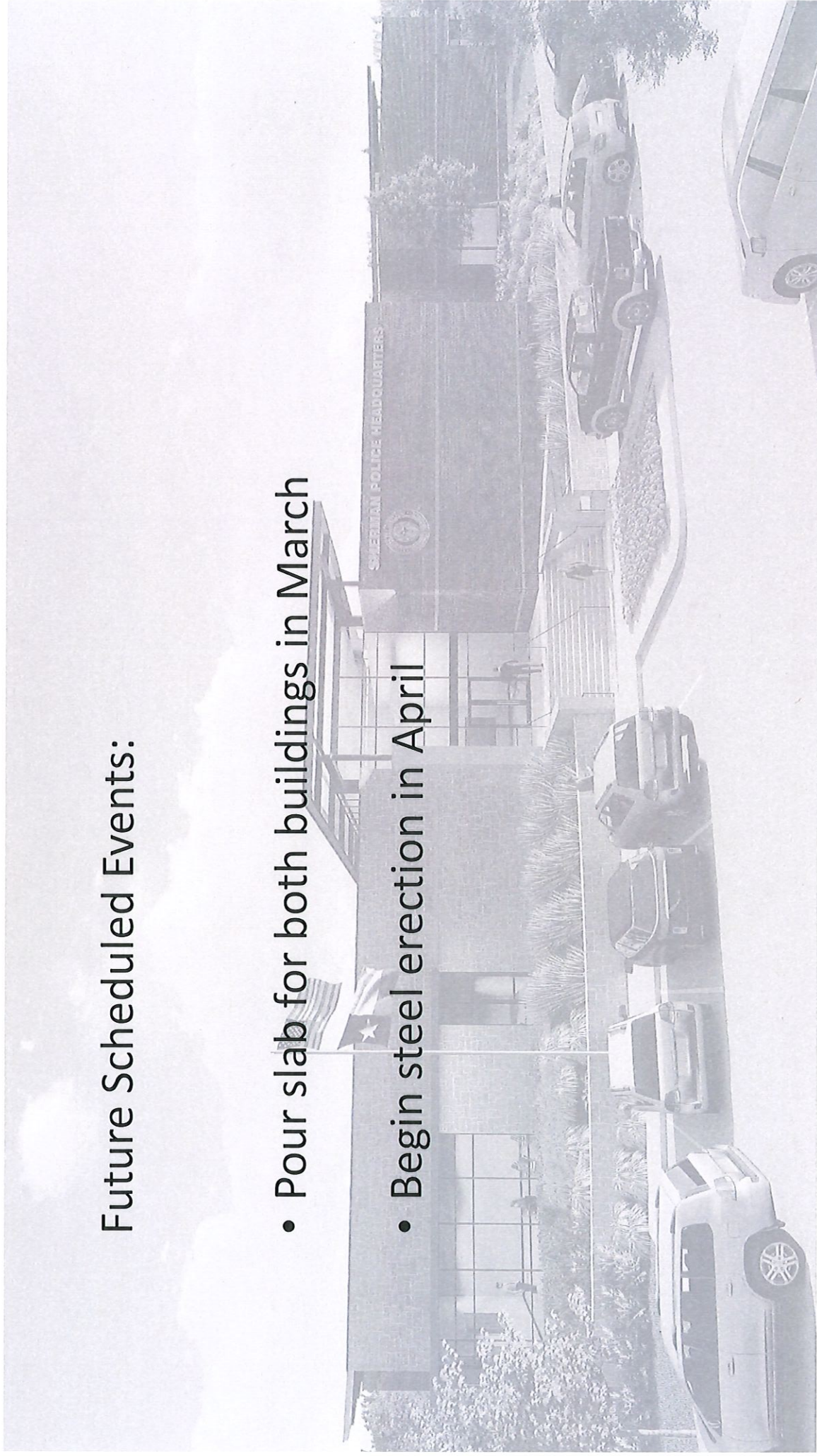
February Scheduled Events:

- Remainder of grade beams on 01/10/2022
- Under foundation utilities to be complete
- Pour driveways on western side of building

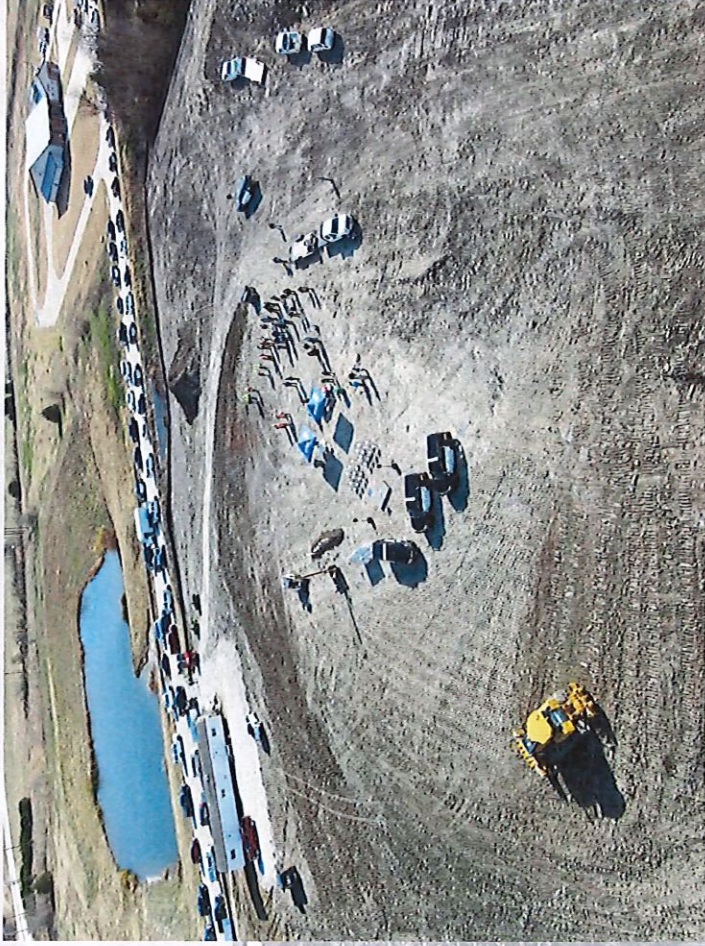


Future Scheduled Events:

- Pour slab for both buildings in March
- Begin steel erection in April



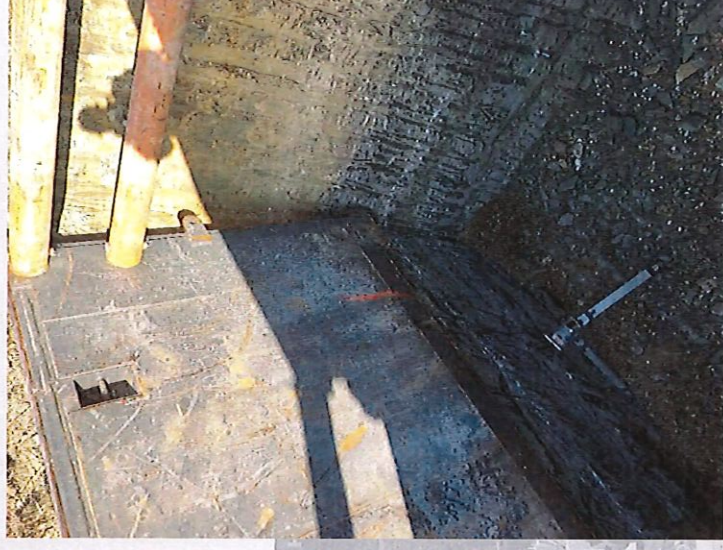
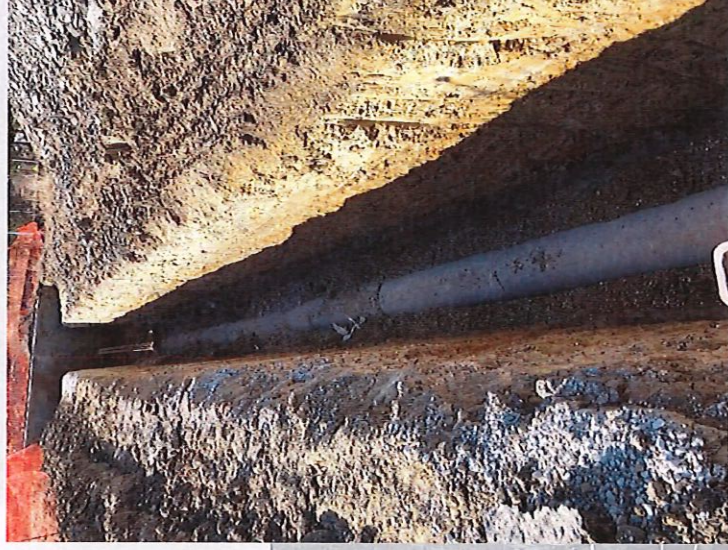
Ground Breaking 12/07/2021

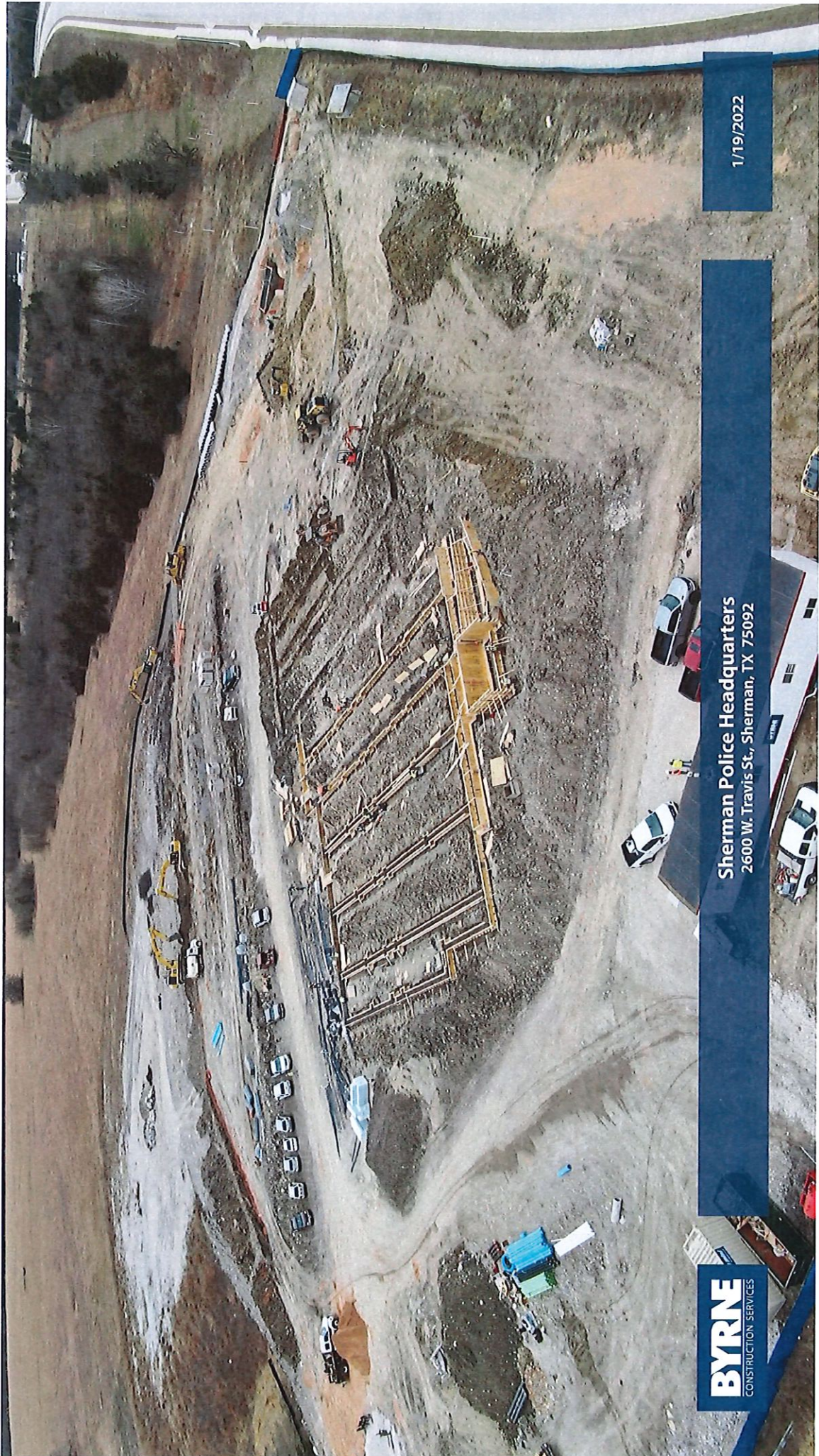


Drilling of Piers



Storm Water





1/19/2022

Sherman Police Headquarters
2600 W. Travis St., Sherman, TX 75092

BYRNE
CONSTRUCTION SERVICES

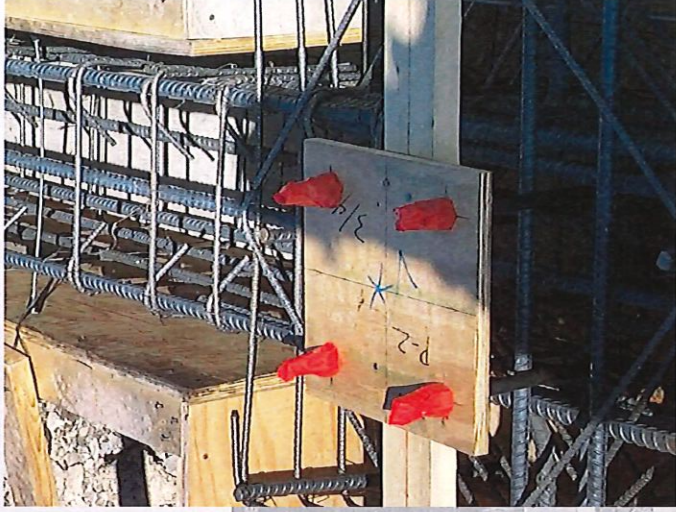


1/19/2022

Sherman Police Headquarters
2600 W. Travis St., Sherman, TX 75092

BYRNE
CONSTRUCTION SERVICES

Grade Beams



Grade Beams

