

STATE OF TEXAS §
February 6, 2017
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 6, 2017.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR JASON SOFEY.
COUNCIL MEMBERS BROWN, COUCH, HOWETH, STEELE,
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 given by Mayor David Plyler.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of January 16, 2017. Council Member Couch moved to approve the Minutes as presented; Second by Council Member Steele. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

OTHER BUSINESS

RECEIVE PRESENTATION FROM AUSTIN COLLEGE
ASSOCIATE VICE PRESIDENT FOR INSTITUTIONAL
ADVANCEMENT AND DIRECTOR OF THE CENTER FOR
COMMUNITY & REGIONAL DEVELOPMENT CARY WACKER
ON A JANTERM 2017 PROJECT

AUSTIN COLLEGE
JANTERM PROJECT

Mayor Plyler introduced Cary Wacker, Austin College Associate Vice President for Institutional Advancement and Director of the Center for Community & Regional Development. Ms. Wacker recognized Dr. Martinella Dryburgh, Director of the Austin College Posey Leadership Institute, and asked the students participating in the presentation to introduce themselves.

Students participating in the presentation were Victoria Dodd, Nicholas Frederick, Jessica Hayden, Brandy Lawson, Kylie Menocal, Ana Pedro, Antonio Saavedra, and Alisa White.

During the JanTerm course, the students researched the arts and culture of the City of Sherman, interviewed several community leaders, as well as members of local arts and cultural organizations. They also spoke with historical directors in Dallas and Fort Worth, and for the State of Texas. The goal was to provide information so the City can apply to the Texas Commission on the Arts for a formal cultural district designation.

The students interviewed 25 local arts and cultural leaders to determine ways to promote Sherman's unique character.

The Texas Cultural Districts Program provides four cities in Texas with support for thriving art communities, and the students felt Sherman would be a strong candidate for this designation. Sherman offers many cultural activities that could benefit from funding through the program.

Students discussed the program and some examples of ways to promote art that other cities have used to make these opportunities available to everyone. Students felt there were three main categories in which the Arts Commission would need to excel. These include making quality art experiences available to everyone and funding historically underfunded groups.

Through their research, the students found that a new 21st Century broad based, Arts Commission model is needed, and that there are two Arts Commission structures that are used throughout Texas.

This Arts Commission would promote existing cultural assets, embrace the full spectrum of culture available in Sherman, foster cross-communication between the arts community and businesses, and advise the City on the grant process.

The first structure for the Arts Commission is the “City-Appointed Arts Commission” which would include the creation of a new City department with at least one dedicated employee, to act as a liaison. A new board would serve in an advisory capacity.

The other structure is the “Independent Nonprofit Arts Commission” which would work in combination with the City but would be totally independent from the City. Students discussed the benefits and challenges to both types of Arts Commissions.

Students also felt that a key component of the Arts Commission is a community calendar which would list all the activities in one calendar and would better publicize the events and increase participation.

The Arts Commission could also assist the City in determining how to distribute the grants fairly, transparently, and objectively.

Other things that are common in a successful Cultural Arts District include local college and Sherman Independent School District student involvement, access to additional grants, and community arts space. It is also a way to assemble the various arts groups in Sherman to make them more marketable.

In order to become a cultural arts district, the City would need to send a “Letter of Intent” and then complete an official application, which would be due June 15, 2017.

COUNCIL MINUTES – FEBRUARY 6, 2017

Approval would be announced during the first week of September 2017.

If approved as a cultural district, it would help increase promotion and recognition, create more opportunities, help increase the quality of life, and help approve additional funding.

If the City does not submit the application, having a broad-based Arts Commission is still very necessary, and students encouraged the City Council to “do it now.”

Robby Hefton, City Manager, asked which type of Arts Commission most other cities in Texas have. Students said Dallas had the “City department” version and it worked well for them, while Fort Worth had the “independent, non-profit” version, which worked well for them.

He confirmed that those are both larger cities with many more resources than Sherman has, but both models worked well, regardless of the size of the City.

Don Keene, Assistant City Manager, clarified that the students were talking about securing “new” grants and acquiring funding, versus grants that the City might already have. Students said there is a grant program offered through the State program. The program would also help with funding distribution through the City’s current grant program.

Council Member Couch asked what types of grants are available through the Texas Arts Commission. Students said there are grants for facilities and some cities use them for activities.

Council Member Couch asked if the students determined any ideal spaces that could be used for art in Sherman. They said that they were considering using facilities that were already available, such as building lobbies, as well as Austin College facilities, such as the Ida Green Theater.

Council Member Couch asked if any cities they studied were using Hotel/Motel Tax money to fund the grants for specific organizations. Students found that Dallas uses Hotel/Motel Tax money to fund their grants, and even through Fort Worth’s program is non-profit, it is funded by the City and they help disburse the grant throughout the City.

Mayor Plyler said some larger cities, such as Chicago, use a certain percentage of money from building permits, that is used to fund public parks. He asked if the students found any similar programs in Texas. Council Member Couch said the City of Austin does that.

Council Member Couch asked if there were any peer cities around Sherman that have these types of programs. He said

Dallas and Fort Worth are on a larger scale than Sherman. Students said Denison has a non-profit organization, as well as private foundations.

Mr. Hefton thanked the students for their hard work and said the City Council appreciated their group effort. Council Member Howeth added that they did a wonderful job.

CITIZENS REQUESTS

EXPRESSION OF GRATITUDE

Sergeant Sam Boyle, Police Department, said there were several police officers in attendance at the Council Meeting that would like to extend their appreciation and gratitude to the City Council. There have been some recent changes, and he said they appreciate those changes.

EXPRESSION OF
GRATITUDE

Sergeant Boyle said the officers would also like to express their support for their new Police Chief and for any future endeavors for the City. He said they look forward to continuing to serve the City Council and the citizens of the City.

POLICE DEPARTMENT RIDE-ALONG PROGRAM

Bob Monk, 919 Boone Drive, said he and his wife have participated in the “ride along” program with police officers, and he highly recommended that others do the same. He suggested that the City Council participate in the program too.

POLICE DEPT.
RIDE-ALONG
PROGRAM

He stressed how professional and cordial the officers were in working with the public. He felt that sometimes there is a misconception of how officers want to work with the public, but Sherman’s officers were as pleasant as they could be under the circumstances.

PROFESSIONALISM OF POLICE OFFICERS

Rita Noel, Justice of the Peace, Precinct 4, said she works with the Police Department on a professional level, and Sherman police officers have always been very professional and cordial. She said she appreciates working with them.

PROFESSIONALISM
OF POLICE OFFICERS

POLICE DEPARTMENT CHANGES

Officer Joseph Buttery, Police Department, said with the recent changes in the Department and the promotion of Chief Flores, employee satisfaction has improved and the officers are grateful that the City made those decisions. He added that they continue to have confidence in the decisions that are made.

POLICE DEPT.
CHANGES

Council Member Couch asked if Officer Buttery felt the changes have had an impact on his quality of life. Officer Buttery confirmed that they had.

Mayor Plyler said he appreciates the officers. When they are asked to put on a bulletproof vest and possibly surrender their life in the community, it is a big responsibility.

As a City Council, they must be sure they have the best leadership in place and the tools that they need to do their job.

He thanked the men and women of the Police Department and all the first responders for all they do. They work holidays and when times are very difficult. The citizens depend on them and he thanked them.

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Plyler introduced Ordinance No. 6005 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AN AUCTION HOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT AT 316 WEST LAMAR STREET, BEING LOT 11 AND THE WEST 35' OF LOT 9, BLOCK 1, A.R. LOVING'S ADDITION (LOS HERMANOS PARTNERSHIP, LLC, OWNERS; DOUG SMITH AND TERESA JACOBY, APPLICANTS; AND NORTH TEXAS AUCTION COMPANY, TENANT); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6005
SUP FOR AUCTION
HOUSE
(316 W. LAMAR)

Scott Shadden, Director of Development Services, said the request is for an Auction House in the old Auto Color Building. The Planning and Zoning Commission recommended approval of the request, subject to them "fixing up" the front of the building.

Teresa Jacoby and Doug Smith, tenants, spoke in favor of the request. Ms. Jacoby currently owns an Auction House in Farmersville and Mr. Smith currently has an online Auction House, and formally owned one in Quinlan. She said they look forward to working with the City.

Ms. Jacoby said they advertise the Auction House throughout the country and hope they can bring a lot of notoriety to Sherman through their business.

Council Member Couch said he was recently in Waxahachie and they had an Auction House in their downtown area. He said it was "packed" and people were "overflowing" the restaurants. He felt it was having a great impact on their downtown area.

Ms. Jacoby said the Sherman Auction would be held on Saturdays at 12:00 noon, and they hoped to bring a lot of business to the downtown area.

Council Member Steele confirmed that they do not plan to include vehicles in their auction. Council Member Teamann

COUNCIL MINUTES – FEBRUARY 6, 2017

confirmed that the auctions will be held with all items indoors.

No other citizens appeared before the City Council to discuss Ordinance No. 6005.

Mayor Plyler introduced Ordinance No. 6006 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A SOLAR ENERGY FACILITY IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 900-2000 BLOCKS OF WEST MOORE STREET, BEING 112.6372 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (SSCGC, LLC, OWNERS; SHANE SHIELDS, REPRESENTATIVE; AND CYPRESS RENEWABLES, SOLAR COMPANY); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

**ORD 6006
SUP FOR SOLAR
ENERGY FACILITY
(900-2000 BLOCKS
W. MOORE)**

Mr. Shadden said the solar energy facility will be located on 112 plus acres off of Moore Street, however you can't see the site from Moore Street. The maximum height will be eight feet, but the structure will be a little less. The facility will be quite and will tie into the grid at the Payne Substation.

The Planning and Zoning Commission recommended approval, subject to the staff review letter and a "green screen" around the fence.

A representative was available to answer any questions the City Council might have.

Council Member Teamann said he has been working closely with Aaron Wilson on the project and it is anticipated to bring in about \$19.5 million in property value, both in personal property and by increasing land value. There will also be about 40 to 50 jobs for local contractors with about \$2.5 million paid in wages. He felt this was a good project for Sherman.

No other citizens appeared before the City Council to discuss Ordinance No. 6006.

Mayor Plyler introduced Ordinance No. 6007 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A LIQUOR STORE IN AN M-1 (LIGHT MANUFACTURING) DISTRICT AT 1922 NORTH GRAND AVENUE, BEING 5.73 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 (INTERPROPERTY

**ORD 6007
SUP FOR
LIQUOR STORE
(1922 N. GRAND)**

HOLDINGS, INC., OWNER; AND TOM JOSEPH, GRAND KERA, INC., APPLICANT/TENANT); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Mr. Shadden said the request is for a liquor store in Jamestown Plaza. The Planning and Zoning Commission recommended approval.

A representative was available to answer any questions the City Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6007.

Mayor Plyler introduced Ordinance No. 6008 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A LIQUOR STORE IN A C-1 (RETAIL BUSINESS) DISTRICT, C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1 (75 & 82 OVERLAY) DISTRICT AT 724 EAST HIGHWAY 82; BEING LOT 2, BLOCK 1, 82-75 ADDITION (DOUGLASS DISTRIBUTING, OWNER; AND SARTIN & ASSOCIATES, INC., SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6008
SUP FOR
LIQUOR STORE
(724 E. HWY 82)

Mr. Shadden said the request is for a liquor store in the southeast quadrant of US Hwy 75 and US Hwy 82, in an existing shopping center. The Planning and Zoning Commission recommended approval.

A representative was available to answer any questions the City Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6008.

Mayor Plyler introduced Ordinance No. 6009 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW TRUCK REPAIR, STORAGE, RENTAL AND OFFICE FOR RYDER TRUCKS AND A GENERAL CONTRACTOR'S OFFICE AND STORAGE FACILITY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT AT 4613 NORTH F.M. 1417 (HERITAGE PARKWAY), BEING 17.60 ACRES IN THE ALFRED HUMES SURVEY, ABSTRACT NO. 522 (SAPPHIRE

ORD 6009
SUP FOR RYDER
TRUCK REPAIR,
STORAGE, RENTAL,
OFFICE
(4613 N. FM 1417)

GROUP, LLC, OWNERS; KYLE BOOTHE, REPRESENTATIVE; AND BLUESTONE DRAFTING & DESIGN, DESIGNER); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Mr. Shadden said the request is for several buildings that were formally the Texas Electric Utility facility. The Specific Use Permit is for Ryder Trucks to use the front building. The maintenance facility would be used for a general contractor's office.

The Planning and Zoning Commission recommended approval, subject to the Staff Review Letter. There was also an exception from the Board of Adjustments on existing metal buildings, to delay bringing them up to standards for five years.

A representative was available to answer any questions the City Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6009.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AN AUCTION HOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT AT 316 WEST LAMAR STREET, BEING LOT 11 AND THE WEST 35' OF LOT 9, BLOCK 1, A.R. LOVING'S ADDITION (LOS HERMANOS PARTNERSHIP, LLC, OWNERS; DOUG SMITH AND TERESA JACOBY, APPLICANTS; AND NORTH TEXAS AUCTION COMPANY, TENANT); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6005
SUP FOR AUCTION
HOUSE
(316 W. LAMAR)

Ordinance 6006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A SOLAR ENERGY FACILITY IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 900-2000 BLOCKS OF WEST MOORE STREET, BEING 112.6372 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (SSCGC, LLC, OWNERS; SHANE SHIELDS, REPRESENTATIVE; AND CYPRESS RENEWABLES, SOLAR COMPANY); PROVIDING FOR A REPEALER CLAUSE;

ORD 6006
SUP FOR SOLAR
ENERGY FACILITY
(900-2000 BLOCKS
W. MOORE)

PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Ordinance 6007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A LIQUOR STORE IN AN M-1 (LIGHT MANUFACTURING) DISTRICT AT 1922 NORTH GRAND AVENUE, BEING 5.73 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 (INTERPROPERTY HOLDINGS, INC., OWNER; AND TOM JOSEPH, GRAND KERA, INC., APPLICANT/TENANT); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6007
SUP FOR
LIQUOR STORE
(1922 N. GRAND)

Ordinance 6008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A LIQUOR STORE IN A C-1 (RETAIL BUSINESS) DISTRICT, C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1 (75 & 82 OVERLAY) DISTRICT AT 724 EAST HIGHWAY 82; BEING LOT 2, BLOCK 1, 82-75 ADDITION (DOUGLASS DISTRIBUTING, OWNER; AND SARTIN & ASSOCIATES, INC., SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6008
SUP FOR
LIQUOR STORE
(724 E. HWY 82)

ACTION TAKEN.

Motion by Council Member Couch to adopt Ordinance Nos. 6005, 6006, 6007, and 6008, as presented. Second by Council Member Howeth.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW TRUCK REPAIR, STORAGE, RENTAL AND OFFICE FOR RYDER TRUCKS AND A GENERAL CONTRACTOR'S OFFICE AND STORAGE FACILITY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT AT 4613 NORTH F.M. 1417 (HERITAGE PARKWAY), BEING 17.60 ACRES IN THE ALFRED HUMES SURVEY, ABSTRACT NO. 522 (SAPPHIRE GROUP, LLC, OWNERS; KYLE BOOTHE, REPRESENTATIVE; AND BLUESTONE DRAFTING &

ORD 6009
SUP FOR RYDER
TRUCK REPAIR,
STORAGE, RENTAL,
OFFICE
(4613 N. FM 1417)
(TABLED)

DESIGN, DESIGNER); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Deputy Mayor Sofey said the Board of Adjustments granted an exception for the façade and that is a separate issue from the Specific Use Permit. However, since that location is in an Overlay District, he asked if they would be willing to do any façade improvements to the front building only. He said he wasn't recommending being as strict as masonry on all four sides.

Kyle Boothe, Bluestone Drafting & Design, said there are seven buildings on the property and they planned to clean-up the site and provide landscaping. He asked how the Overlay District worked with more of a renovation versus new construction. Obviously these existing buildings don't meet some of the requirements for the Overlay District.

Deputy Mayor Sofey said the intent of the Overlay District was to take advantage of these opportunities to do some type of improvement. He agreed that asking for improvements on all the buildings was too much to do at one time and he agreed that there were some challenges to the back part of the building, which has four massive overhead doors. He did feel that there was something that could be done to make it look better than a metal building.

Mr. Boothe said they want to make it look better, but felt it could be accomplished with landscaping, screening, painting, and cleaning up the facility.

Deputy Mayor Sofey said he didn't expect them to improve all the buildings, but felt there might be some architectural element that could be added.

Since the City approved the Overlay District on FM 1417, they have never granted that much of a variance on a building façade. He expressed concern about the precedent that it might set for future development. He said he was looking for a small architectural element that will distinguish the building as "not just a metal building" and maybe even tie it in with the existing buildings that do look nice.

Mr. Boothe felt that would be difficult, and their thought was to get the property cleaned up and active. He showed similar buildings that were to the north of the property. Deputy Mayor Sofey agreed that those were existing buildings and if the City had the chance to make them look better, it should be done. He said new buildings must have masonry on three sides.

Council Member Couch asked when the Overlay District was created on FM 1417. Mr. Hefton said it was created eight or nine years ago.

COUNCIL MINUTES – FEBRUARY 6, 2017

Council Member Howeth asked if the exception is granted for five years, what do they plan to do at the end of that period. Mr. Boothe said they are working on upgrades now and would need to secure tenants.

Council Member Howeth expressed concern that approving an exception for this project would set a precedent for someone else in the future that is developing in the Overlay District.

Council Member Couch asked how long the plan for landscaping would take and Mr. Boothe said a “matter of months.”

Council Member Steele asked if the buildings have been sitting idle for the approximately 10 years the Overlay District has been in place. Mr. Boothe said there have been tenants. The facility was originally created for an electrical utility company that had maintenance trucks. After that, the property housed a large pipeline company that constructed natural gas pipelines.

The property originally received an exception for gravel parking. Council Member Couch confirmed that exception was granted in the late 1990's or early 2000's. The area was not originally in an Overlay District.

Deputy Mayor Sofey explained that, as long as the building is occupied and used for a similar use, an occupant can obtain a Certificate of Occupancy, move in, and operate a similar business. If the building sits idle for 12 months or the purpose of the structure is changed, they would “fall subject to” the Overlay District.

Council Member Couch asked if the Council could lower the timeframe from the five years that the Planning and Zoning Commission recommended for meeting the Overlay District standards. Deputy Mayor Sofey felt that might be something that the developer might bring back to Council as a proposal.

ACTION TAKEN.

Motion by Deputy Mayor Sofey to table Ordinance No. 6009, to see if they can work out a plan to comply with the Overlay District standards. Second by Council Member Steele.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED TO TABLE.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

JOINT RESOLUTION NO. 6180 – A JOINT RESOLUTION OF THE BOARD OF TRUSTEES OF THE SHERMAN INDEPENDENT SCHOOL DISTRICT AND THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING AN INTERLOCAL COOPERATIVE AGREEMENT FOR THE LEASE OF VETERAN’S FIELD AT FAIRVIEW PARK

**JOINT RES 6180
WITH SISD FOR
LEASE OF VETERAN’S
FIELD AT FAIRVIEW
PARK**

A JOINT RESOLUTION OF THE BOARD OF TRUSTEES OF THE SHERMAN INDEPENDENT SCHOOL DISTRICT AND THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING AN INTERLOCAL COOPERATIVE AGREEMENT FOR THE LEASE OF VETERAN’S FIELD AT FAIRVIEW PARK.

Mr. Hefton said this relates to an interlocal agreement that the City has been working on with the Sherman Independent School District for the use of Veteran’s Field. For many years, the City staff has worked with the SISD staff to prepare the fields and maintain the fields and other structures at Veteran’s Field.

An agreement has been reached where the SISD will take over essentially everything in relation to maintenance of the field. There are a couple of items that the entities are still addressing, however the entities have “agreed in substance.”

He said this agreement will free up City staff to work on other ball fields and game fields throughout the community. The agreement will also allow the SISD to have more accessibility to the fields.

Council Member Steele asked if the SISD would have exclusive use of the field. Mr. Hefton said the agreement only includes Veteran’s Field and would give them control of the field. However, the City retains the right that if there are Parks and Recreation events they want to hold there, it can be done with proper notice and scheduling.

Mr. Hefton said the agreement will save the City money and put the control of Veteran’s Field where it needs to be, with the SISD, who actually uses it most of the time.

ACTION TAKEN.

Motion by Council Member Steele to adopt Joint Resolution No. 6180, as presented. Second by Council Member Teamann.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6181 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH SCHMOLDT CONSTRUCTION, INC., AS CONSTRUCTION MANAGER-AT-RISK (CMAR) FOR RENOVATIONS TO THE SHERMAN PUBLIC LIBRARY

**RES 6181
PUBLIC LIBRARY
RENOVATIONS**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

SHERMAN, TEXAS, AWARDED A BID TO AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH SCHMOLDT CONSTRUCTION, INC., AS CONSTRUCTION MANAGER-AT-RISK (CMAR) FOR RENOVATIONS TO THE SHERMAN PUBLIC LIBRARY.

Steve Ayers, Director of Public Services, said the staff is moving forward with the Library renovation and is ready to recommend a Construction Manager-at-Risk for the project.

Schmoldt Construction has been identified as having a great reputation and has experience in similar projects. He said there is no cost “up-front” with the agreement. Their end cost will be 3.75% of the cost of construction. The estimated cost of construction is about \$1.5 million.

Mr. Ayers said the timeframe estimates a two month pre-construction phase, followed by ten months of construction time. The goal is to keep the Library open during construction, but there may be a brief time when it is closed.

He added that Hidell and Associates, the architect and planner for the project, are also pleased with the selection of Schmoldt Construction.

Council Member Teamann asked if there was any concern that by paying them a percentage of the cost, they might inflate the cost of the project to make more money. Mr. Ayers said the City is not obligated and will be involved in negotiating the cost of construction. The architect is also an expert in the cost and would recognize any problems.

Deputy Mayor Sofey said there is also a guaranteed maximum cost in the agreement. The City will have approval of the estimated cost and is under no obligation if the costs are too much.

ACTION TAKEN.

Motion by Council Member Howeth to adopt Resolution No. 6181, as presented. Second by Deputy Mayor Sofey.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6182 – AUTHORIZING EXECUTION OF A CONTRACT WITH AUSTIN BRIDGE & ROAD FOR THE REPAIR OF THE GRAND AVENUE BRIDGE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A CONTRACT WITH AUSTIN BRIDGE & ROAD FOR THE REPAIR OF THE GRAND AVENUE BRIDGE.

**RES 6182
GRAND AVENUE
BRIDGE REPAIR**

Mr. Hefton said this item arose through a routine bridge inspection in 2016. There are some structural elements that need to be repaired on the Grand Avenue Overpass. There is

no chance that the bridge will collapse today, but the staff would like to move forward with the repairs before the cost increases and it becomes more risky.

The staff is recommending the repairs be done as an emergency instead of going through the bid process. They did receive a quote from Austin Bridge & Road, a company that does this type of repair throughout the State.

Mr. Hefton asked the City Council to authorize the staff to continue with the project to complete the needed structural renovations. The contract is for about \$73,000, and funding is available in the Capital Improvement Program Fund for bridge repairs.

Council Member Steele asked if the overpass will need to be closed for repairs. Tom Pruitt, Assistant City Engineer, said it would be necessary to close the overpass. The staff anticipates it will be closed for one to two days, over the weekend.

Council Member Howeth emphasized it was a well-traveled bridge and asked when the staff expected the repair to take place. Mr. Pruitt said the repair should begin on February 13, 2017. Council Members asked the staff to post the closure on social media and to erect signs in advance, to advise the public of the closure.

ACTION TAKEN.

Motion by Council Member Steele to adopt Resolution No. 6182, as presented. Second by Council Member Couch.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6183 – ADOPTING A TAX INCREMENT FINANCING POLICY FOR THE CITY OF SHERMAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A TAX INCREMENT FINANCING POLICY FOR THE CITY OF SHERMAN.

**RES 6183
TAX INCREMENT
FINANCING POLICY**

Mary Lawrence, Finance Director, said this is the first update of the Tax Increment Financing Policy that was created in 2004, and most of the criteria to be considered addresses changes in State law. Other changes include information that might be needed to evaluate a project and the terms governing the creation and operation of the zone have been broadened giving the City more flexibility to structure the zone according to the project's characteristics.

In January 2017, the City Council approved a resolution to begin the TIF creation process into two areas of the City. The next action will be a public hearing on February 20, 2017, and the Council will have the opportunity to approve the

ordinances and appoint the board. The board creates and adopts a project and financing plan, which will come back to the City Council for consideration on March 6, 2017.

ACTION TAKEN.

Motion by Council Member Steele to adopt Resolution No. 6183, as presented. Second by Council Member Teamann.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6184 – AUTHORIZING THE ACCEPTANCE OF A SPECIAL WARRANTY DEED AND THE EXECUTION OF A CONTRACT WITH M.L. HAMPTON INVESTMENTS, LLC FOR THE CONVEYANCE AND ACQUISITION OF PROPERTIES LOCATED AT 1600 WEST LAMAR STREET AND 1600 WEST HOUSTON STREET, BEING 3.4 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND BEING 1.13 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763, BOTH PROPERTIES BEING LOCATED IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF A SPECIAL WARRANTY DEED AND THE EXECUTION OF A CONTRACT WITH M.L. HAMPTON INVESTMENTS, LLC FOR THE CONVEYANCE AND ACQUISITION OF PROPERTIES LOCATED AT 1600 WEST LAMAR STREET AND 1600 WEST HOUSTON STREET, BEING 3.4 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND BEING 1.13 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763, BOTH PROPERTIES BEING LOCATED IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS.

RES 6184
RAINBOW APTS
& MOBILE HOME
PARK

Mr. Hefton said Resolution Nos. 6184, 6185, and 6186 are the first properties that the City will purchase under the Stormwater Management Plan. Several years ago this Plan was completed and identified, among other things, some properties that exist in the floodplain.

FEMA has a high interest in removing properties that are in the floodplain because these properties have repetitive losses every time the floods come.

Mr. Hefton said these three properties were identified through the Study as properties that needed to be abated. Resolution 6184 is property that would be purchased with City funds. Resolution Nos. 6185 and 6186 would be purchased, mainly with FEMA money, with a 90%, 10% split.

Each of these projects are identified in the Study and some will be purchased with City funds and some with FEMA money. The Study listed \$55 million in projects for the total plan and this is the first step in that direction.

COUNCIL MINUTES – FEBRUARY 6, 2017

Council Member Couch asked if the sales price of \$310,000 was for the first property only, and Mr. Hefton confirmed that it was. He said it includes two tracts of land. The owner will be responsible for cleaning off the property.

He said the property would be used as “green space” and will not be used to build on. The idea is to take the property and the people who live there, out of harm’s way.

ACTION TAKEN.

Motion by Deputy Mayor Sofey to adopt Resolution No. 6184, as presented. Second by Council Member Couch.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6185 – AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE DOCUMENT FROM JEFFREY ALAN OLIVER FOR THE CONVEYANCE OF PROPERTY LOCATED AT 115 EAST LAMBERTH ROAD, BEING 0.38 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763, AND BEING A PART OF THE DR. J.H. CARRAWAY’S SUBDIVISION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 414, PAGE 125 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

**RES 6185
PURCHASE OF
FLOOD PROPERTY
(115 E. LAMBERTH)**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE DOCUMENT FROM JEFFREY ALAN OLIVER FOR THE CONVEYANCE OF PROPERTY LOCATED AT 115 EAST LAMBERTH ROAD, BEING 0.38 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763, AND BEING A PART OF THE DR. J.H. CARRAWAY’S SUBDIVISION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 414, PAGE 125 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

ACTION TAKEN.

Motion by Council Member Howeth to adopt Resolution No. 6185, as presented. Second by Council Member Couch.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6186 – AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE DOCUMENT FROM JOHN P. BREWER AND CYNTHIA J. BREWER FOR THE CONVEYANCE OF PROPERTY LOCATED AT 1218 WEST McGEE STREET,

**RES 6186
PURCHASE OF
FLOOD PROPERTY
(1218 W. McGEE)**

BEING LOT 5, BLOCK 1 OF WEST PARK ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 2, PAGE 57 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS, AND ALSO BEING A PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE DOCUMENT FROM JOHN P. BREWER AND CYNTHIA J. BREWER FOR THE CONVEYANCE OF PROPERTY LOCATED AT 1218 WEST McGEE STREET, BEING LOT 5, BLOCK 1 OF WEST PARK ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 2, PAGE 57 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS, AND ALSO BEING A PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

ACTION TAKEN.

Motion by Council Member Steele to adopt Resolution No. 6186, as presented. Second by Council Member Howeth.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION 6187 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH ELIZABETH ANN WEST FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 715 NORTH ELM STREET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH ELIZABETH ANN WEST FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 715 NORTH ELM STREET.

CONSENT AGENDA.

RES 6187
AD VALOREM
PROPERTY TAX
ABATEMENT
(715 N. ELM)

REQUEST TO ADVERTISE
CONCESSION STAND(S) FOR THE CITY OF SHERMAN'S
PARK SYSTEM

The City Council approved the request to advertise for bids for concession stands in various City parks. Concession stands would operate for a 12 month period, coinciding with the organized youth and adult activities occurring at the parks.

CONSENT AGENDA.

REQUEST TO ADV
CONCESSION STANDS

OTHER BUSINESS

CONSIDER REQUEST OF SHERMAN DOWNTOWN NOW (FORMERLY DOWNTOWN SHERMAN PRESERVATION & REVITALIZATION) TO TEMPORARILY CLOSE CERTAIN STREETS FOR “CRAFT THE NIGHT AWAY” ON SATURDAY, APRIL 8, 2017

**CLOSE STREET
CRAFT THE
NIGHT AWAY
(APRIL 8, 2017)**

The City Council approved the request of Sherman Downtown NOW, formerly Downtown Sherman Preservation & Revitalization, to temporarily close certain streets for “Craft the Night Away” on Saturday, April 8, 2017.

The request includes closing Crockett Street and Travis Street, between Lamar Street and Houston Street from 11:00 a.m. until 10:30 p.m.

Barricades, cones, and sanitation receptacles will be provided by the City. Sherman Downtown NOW will work with the Police Department to provide security officers for the event. They have also been instructed that emergency vehicle accessibility must be maintained throughout the closed streets at all times.

CONSENT AGENDA.

REPLAT APPROVAL OF HICKORY ESTATES, BEING LOTS 1-6, HICKORY ESTATES, CONTAINING 1.306 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763; JOE GILBERT CONSTRUCTION, LLC, OWNER; CROSS ENGINEERING CONSULTANTS, CIVIL ENGINEER; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (3000-3100 BLOCKS OF NORTH HICKORY STREET)

**REPLAT APPROVAL
HICKORY ESTATES**

The City Council approved the Replat of Hickory Estates, being Lots 1 through 6, Hickory Estates, located in the 3000 to 3100 blocks of North Hickory Street.

The 1.306 acre tract is zoned R-1, (One Family Residential), and the owner would like to replat six lots into nine lots for residential development.

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

CONSENT AGENDA.

REPLAT APPROVAL OF PART OF LOTS 20 AND 21, MAYHEW’S SECOND SUPPLEMENT, BEING 0.41 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING A PART OF LOTS 20 AND 21 IN MAYHEW’S SECOND SUPPLEMENT; LANDMARK BANK, OWNERS; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (1518 SOUTH AUSTIN STREET)

**REPLAT APPROVAL
MAYHEW’S SECOND
SUPPLEMENT**

The City Council approved the Replat of part of Lots 20 and 21, Mayhew’s Second Supplement, located at 1518 South Austin Street.

The owner would like to replat the 0.41 acre tract into two lots for commercial development. The Planning and Zoning

Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA.

FINAL PLAT APPROVAL OF THE OAKS OF NORWOOD, BEING 17.500 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 120, THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209, AND THE ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540; NORBERTO AND LISA GALARZA, JEFF HILL AND LESTER W. VANCE, LLC, OWNERS; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (3000-3100 BLOCKS OF WEST LAMBERTH ROAD AND 2200 BLOCK OF NORWOOD STREET)

APPROVE FINAL PLAT
THE OAKS OF
NORWOOD

The City Council approved the Final Plat of The Oaks of Norwood, located in the 3000 to 3100 blocks of West Lamberth Road and the 2200 block of Norwood Street.

The owners would like to plat the 17.500 acre tract into nine lots for residential development. The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA.

REPLAT APPROVAL OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE, BEING 1.624 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, AND BEING ALL OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE, CONTAINING 14.472 ACRES; POST OAK LIQUIDATING TRUST, OWNERS; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR (2000-2200 BLOCKS OF NORTH TRAVIS STREET AND NORTH U.S. HIGHWAY 75)

REPLAT APPROVAL
INDEPENDENCE
SQUARE ADDITION

The City Council approved the Replat of Lot 1, Block 2, Independence Square Addition, Section Three, located in the 2000 to 2200 blocks of North Travis Street and North US Hwy 75.

The 1.624 acre tract is zoned C-1 (Retail Business) and is also located in the O-1 (75 & 82 Overlay) District, and the owners would like to replat the property into two lots for commercial development.

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

CITIZENS REQUESTS

There were no citizen's requests.

CITIZEN'S REQUESTS

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

COUNCIL COMMENTS

TRAFFIC BACK UP AT HARRISON AND MULBERRY STREETS

Council Member Howeth asked the staff to look into traffic

TRAFFIC BACK UP
AT HARRISON &
MULBERRY STREETS

issues at the intersection of Harrison and Mulberry Streets. There is a traffic build-up from the stop sign and she asked if it might need a four-way stop.

THANKS TO POLICE CHIEF ZACH FLORES

Deputy Mayor Sofey thanked Police Chief Zach Flores and the Police Department. He had received several complaints from citizens and said he received an extremely quick response to the issues by the Police Department.

THANKS TO POLICE
CHIEF ZACH FLORES

HAPPY BIRTHDAY TO MELIDA AILSHIRE

Council Member Steele wished Melida Ailshire a happy birthday.

HAPPY BIRTHDAY TO
MELIDA AILSHIRE

COMMEND CITY MANAGER AND STAFF

Council Member Steele commended Mr. Hefton and the City staff for all that is currently going on in the City. He offered his “full support” to Mr. Hefton and the staff and encouraged him to keep up his “shield of faith.”

COMMEND CITY
MANAGER & STAFF

He also thanked the police officers that were brave enough to attend the City Council Meeting. He said it “speaks volumes” of how they feel about decisions that the City Council makes that effect them on a day-to-day basis. He praised the police officers that serve in Sherman.

POLICE DEPARTMENT SUPPORT

Council Member Couch also recognized the police officers that attended the City Council Meeting to tell the Council that, today, the Police Department is in a better place than in months prior to December 2016. He said he appreciated those officers that took that “bold step.”

POLICE DEPT.
SUPPORT

He also recognized Mr. Hefton for taking the bold step to make a leadership change. He added that Mr. Hefton had the City Council’s full support and has done a good job presenting information to the Council on these matters.

SUPPORT FOR CITY STAFF

Council Member Teamann said he appreciated the entire City staff “taking the heat” and continuing down the right path, making hard decisions when they need to be made.

SUPPORT FOR
CITY STAFF

He thanked Chief Flores, adding that there has been a lot of media attention, but everything he has heard from the officers has been “all good” and everyone is happy with the situation.

APPROVAL OF SOLAR FARM

Council Member Teamann said the solar farm that is coming to Sherman will be a great thing for the City and will create a lot of tax revenue for the SISD and the City.

APPROVAL OF
SOLAR FARM

He added that the owners have also indicated they would be willing to allow the City to use some of the property for biking, walking, or jogging paths. It’s close to Baker Park and might “make sense.”

ENCOURAGE SHERMAN TO BE GREEN

Mayor Plyler said he was also excited about the solar farm coming to Sherman, and that we have a natural gas fired power plant. He said hopefully Sherman will continue to “be green” and sustainable. He encouraged everyone to recycle, when possible.

ENCOURAGE
SHERMAN TO BE
GREEN

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Sherman Main Street, in conjunction with Downtown Sherman NOW, will sponsor the Mardi Gras Bead Crawl on February 25, 2017. The event will include family-friendly activities.
- The 1st Annual Sherman Celtic Festival will be held March 25, 2017 in Kidd-Key Park.

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 551.087

DELIBERATE 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 6:24 p.m.

On Motion duly made and carried, the Executive Session recessed at 7:09 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

COUNCIL MINUTES – FEBRUARY 6, 2017

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:10 p.m.

ADJOURNMENT

MAYOR

CITY CLERK