

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, FEBRUARY 4, 2013
5:00 P.M.**

- A.1 [CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN](#)
- A.2 [PLEDGE OF ALLEGIANCE](#)
- A.3 [INVOCATION BY COUNCIL MEMBER RYAN JOHNSON](#)
- A.4 [APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 21, 2013](#)

Consent Agenda

B.1 [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

Resolutions

C.1 [RESOLUTION NO. 5739](#)

Authorizing Execution of a Depository Contract with Landmark Bank

C.2 [* RESOLUTION NO. 5740](#)

Authorizing Execution of an Agreement with Mario Tobar for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1912 East Alma Avenue

Requests to Advertise

D.1 [* REQUEST TO ADVERTISE](#)

Water Meters

D.2 [* REQUEST TO ADVERTISE](#)

Wastewater Treatment Plant Headworks East Bar Screen Replacement Improvements Project

Other Business

D.3 [OTHER BUSINESS](#)

Receive Public Works Director Don Keene's Update on the Fielder Park Neighborhood Revitalization Pilot Project

D.4 [* OTHER BUSINESS](#)

Approve Quarterly Investment Reports for Period Ending December 31, 2012

D.5 [* OTHER BUSINESS](#)

Site Plan Approval for GK TRI-TEXAS LLC, Owner; Consolidated Container Company, L.L.C., Tenant; Light & Wooten, General Contractors; and Jared Light, Representative, under Ordinance No. 2252, Article IV, Section 410(2)(j) for an Additional Trailer Parking Lot for Consolidated Container in the Blalock Industrial Park District at 4201 U.S. Highway 75 South

D.6 [* OTHER BUSINESS](#)

Site Plan Approval for GK TRI-TEXAS LLC, Owner; Consolidated Container Company, L.L.C., Tenant; Light & Wooten Construction, General Contractors; and Jared Light, Representative; under Ordinance No. 2252, Article IV, Section 410(2)(j) for Construction of Four Additional Truck Loading Docks for Consolidated Container in the Blalock Industrial Park District at 4201 U.S. Highway 75 South

D.7 [CITIZEN REQUESTS](#)

D.8 [MEDIA QUESTIONS](#)

Consider Board/Commission Appointments

D.9 [APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS](#)

(a) Greater Texoma Utility Authority Board of Directors (1)

D.10 [COUNCIL COMMENTS](#)

D.11 [ADJOURNMENT](#)

[COUNCIL CALENDAR](#)



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. A.1

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

The Honorable Carolyn S. Wacker, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. A.2

PLEDGE OF ALLEGIANCE

The Honorable Ryan Johnson, Council Member



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. A.3

INVOCATION BY COUNCIL MEMBER RYAN JOHNSON



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. A.4

APPROVE MINUTES
OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 21, 2013

STATE OF TEXAS §
January 21, 2013

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 January 21, 2013.

MEMBERS PRESENT: MAYOR CARY WACKER; DEPUTY MAYOR PAM HOWETH.
COUNCIL MEMBERS JOHNSON, PLYLER, SMITH, SOFEY,
SOFTLY.

MEMBERS ABSENT: NONE.

CALL TO ORDER

Mayor Wacker called the meeting to order at 5:00 p.m. The Pledge of Allegiance and the Invocation were given by Council Member Joe Smith.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of January 7, 2013. Deputy Mayor Howeth moved to approve the Minutes as presented; Second by Council Member Johnson. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

PROCLAMATION

“DR. MARTIN LUTHER KING, JR. DAY” – JANUARY 21, 2013
Council Member Softly read a proclamation designating January 21, 2013 as “Dr. Martin Luther King, Jr. Day” in the City of Sherman.

DR. MARTIN LUTHER
KING, JR. DAY
(JAN. 21, 2013)

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Wacker introduced Ordinance 5762 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR A PERMANENT “STOP” SIGN AT THE INTERSECTION OF RICKETTS STREET AND HUNT STREET WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 5762
STOP SIGN

No citizens appeared before the City Council to discuss Ordinance 5762.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 5762

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR A PERMANENT “STOP” SIGN AT THE INTERSECTION OF RICKETTS STREET AND HUNT STREET WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A PENALTY

ORD 5762
STOP SIGN

PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ACTION TAKEN.

Motion by Council Member Smith to approve Ordinance No. 5762, as presented. Second by Council Member Johnson.

VOTING AYE: Howeth, Johnson, Plyler, Smith, Sofey, Softly.

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 5736 – AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO TEXAS INSTRUMENTS INCORPORATED FOR THE CONSTRUCTION OF A PIER SIGN OVER A WATER AND SEWER EASEMENT IN THE WILLIAM MARTIN SURVEY, A-765 WITHIN THE CITY OF SHERMAN (6412 U.S. HIGHWAY 75)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO TEXAS INSTRUMENTS INCORPORATED FOR THE CONSTRUCTION OF A PIER SIGN OVER A WATER AND SEWER EASEMENT IN THE WILLIAM MARTIN SURVEY, A-765 WITHIN THE CITY OF SHERMAN (6412 U.S. HIGHWAY 75).

CONSENT AGENDA.

RES 5736
TEXAS INSTRUMENTS
SIGN

RESOLUTION NO. 5737 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH MORRISON SUPPLY COMPANY, INC. FOR AN ANNUAL SUPPLY OF WATER AND SEWER DISTRIBUTION AND COLLECTION MISCELLANEOUS PARTS AND MATERIALS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH MORRISON SUPPLY COMPANY, INC. FOR AN ANNUAL SUPPLY OF WATER AND SEWER DISTRIBUTION AND COLLECTION MISCELLANEOUS PARTS AND MATERIALS.

CONSENT AGENDA.

RES 5737
WATER & SEWER
ANNUAL SUPPLIES

RESOLUTION NO. 5738 – AWARDING BIDS TO AND AUTHORIZING EXECUTION OF CONTRACTS WITH MULTIPLE VENDORS FOR AN ANNUAL SUPPLY OF CHEMICALS FOR THE SHERMAN WATER TREATMENT PLANT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING BIDS TO AND AUTHORIZING EXECUTION OF CONTRACTS WITH MULTIPLE VENDORS FOR AN ANNUAL SUPPLY OF CHEMICALS FOR THE SHERMAN WATER TREATMENT PLANT.

CONSENT AGENDA.

RES 5738
WATER TREATMENT
PLANT ANNUAL
CHEMICALS

**REQUEST TO ADVERTISE
MAGNETIC FLOW METERS AND RELATED EQUIPMENT
FOR WATER PRODUCTION FACILITIES**

The City Council approved the request to advertise for a bid for magnetic flow meters throughout the City's Water Production Facilities.

The current Capital Improvement Program contains a project to upgrade meters and the telemetry system in the water production area. The metering equipment at the City's wells and pump stations has reached the end of its useful life and must be replaced. Magnetic flow meters will be used to replace existing turbine meters throughout the facilities. The replacement meters will improve efficiency and optimize revenues for the water production facilities.

CONSENT AGENDA.

CITY RIGHT-OF-WAY AND PROPERTY MOWING

The City Council approved the request to advertise for the annual mowing of certain City street right-of-ways and other City properties.

CONSENT AGENDA.

OTHER BUSINESS

RECEIVE CHIEF ANIMAL CONTROL OFFICER SCOTT PARKER'S PRESENTATION ON SHERMAN'S VOLUNTEER AND ADOPTION PROGRAM

Scott Parker, Chief Animal Control Officer, briefed the Council on the City's Volunteer and Adoption Program. The Adoption Program focuses on placing unwanted animals in loving homes. The Volunteer Program uses individuals and groups that come to the Animal Shelter almost daily to exercise and socialize the animals.

In October 2012 adjustments were made to the Shelter's hours to allow them to set up the adoption trailer at PetCo three times weekly. A small core group of volunteers work with paid employees daily and are trained to participate in these pet adoptions. This change has dramatically increased pet adoptions and reduced the euthanasia rates.

Mr. Parker said they recently also had an Adopt-A-Pet Challenge. A citizen "put up" \$5,000 to see if others would match the donation. Through the challenge, the Animal Shelter had 32 donations for a total of almost \$13,000. The Pay Pal donation account will be left on the City's website so others can donate to the Volunteer Program.

Besides minor medical, the Volunteer Program also provides some grooming services. Mr. Parker said the grooming really makes the difference in the appearance of an animal and makes it more adoptable.

Donations have also been used for the addition of three 50x50 exercise kennels. These kennels give the volunteers additional room to exercise the animals. They are also used during the Adopt-A-Thon events.

**REQ TO ADVERTISE
WATER PRODUCTION
EQUIPMENT**

**R-O-W & PROPERTY
MOWING**

**ANIMAL CONTROL
PROGRAM**

Currently adoptions are held three times each week at PetCo and volunteers work alongside staff to clean and to help with adoption paperwork.

Donations will also be used to purchase an office trailer for the Adopt-A-Thons. Currently the staff and volunteers are working out of a horse trailer. There are also plans to accept credit cards for adoptions.

Mayor Wacker acknowledged the citizen that started the challenge and said the additional funding really helps make a difference in what they are able to do. Mr. Parker also introduced many volunteers that were in attendance.

Deputy Mayor Howeth confirmed that volunteers under 18 years of age must be accompanied by a parent.

RECEIVE PRESENTATION FROM CITY ENGINEER CLAY BARNETT ON THE SHERMAN-DENISON METROPOLITAN PLANNING ORGANIZATION'S ROAD PROJECTS

MPO ROAD PROJECTS

Clay Barnett, City Engineer, presented a briefing on the Sherman-Denison Metropolitan Planning Organization's Road Projects. He presented a list of five year projects, some that were approved by the MPO Board and others that are non-discretionary projects from the Texas Department of Transportation.

Two projects currently under construction are the FM 131/US 82 Widening and Signal project for \$1.25 million and the SH 91 Overlay for \$2.425 million. He also outlined projects for future years. The US 75 project was added last year for 2013 and was funded by money received by the MPO from the State. TxDOT partnered with the MPO and designated \$10.3 million to rehabilitate the road at Sherman's southern boundary.

Mr. Barnett said the US 82/Travis Street project involves widening Travis Street and the Frontage Road at US 82 and installing traffic signals. A new City street was also constructed. The project is nearly complete. He emphasized that traffic is directed left at the new street in order to travel south on Travis Street.

The Texoma Parkway project includes concrete pavement repair and a mill and overlay of the surface for \$2.4 million. The project is currently on hold until warmer weather when the asphalt can be laid.

Mr. Barnett addressed the Loy Lake Bridge Widening over US 75. TxDOT is funding the project at \$5.6 million. The owner of the Sherman Commons Development has asked about the possibility of partnering with the City and TxDOT to raise the street significantly for better visibility of their development and to give them a new entrance. Currently the City, TxDOT, and the developer are working together to try and accomplish that objective.

The project would also require the widening of Loy Lake Road. Council Member Smith verified that the project is scheduled for 2013. Council Member Sofey asked if the City would incur the cost for the widening of Loy Lake Road. Mr. Barnett said there is approximately \$700,000 in the Tax Increment Financing No. 2 Fund that could be used for the project. Robby Hefton, Assistant City Manager/CFO, said there is also some money left from the 2008 bond issue for streets, which could be combined with the TIF dollars for the City's portion of the project.

Council Member Softly verified that the proposed widening of Loy Lake Road would continue south to Sara Swamy Drive, where a traffic signal would be installed. Mr. Barnett showed a proposed drawing of the changes, which would raise the road in front of the Sherman Commons Development and would extend Loy Lake Road to four lanes.

Mr. Barnett also introduced the new Sherman-Denison MPO website.

Mayor Wacker said the Council is excited about the projects slated for 2013 and said they are "much needed" and will be appreciated by citizens and by visitors.

CITIZENS REQUESTS

There were no citizen's requests.

CITIZEN'S REQUESTS

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

TRANSPORTATION EXCELLENCE FOR THE 21ST CENTURY (TEX-21)(1)

TEX-21 BOARD

Mayor Wacker explained that last year the City Council voted to pay for a membership in the Transportation EXcellence for the 21st Century (TEX-21) organization. She recently attended a meeting and felt that it was still important for Sherman to participate in the organization.

Currently Sherman has one voting member and one secondary member that attends in the main member's absence. She said she would like to continue serving as the Mayor and asked that Council Member Smith serve as the secondary member.

ACTION TAKEN.

Motion by Council Member Johnson to appoint Mayor Cary Wacker to the Transportation EXcellence for the 21st Century (TEX-21) Board for a term from January 22, 2013 to January 22, 2014. Second by Council Member Smith.

VOTING AYE: Howeth, Johnson, Plyler, Smith, Sofey, Softly.

VOTING NAY: None.

MOTION CARRIED.

MEALS ON WHEELS OF TEXOMA BOARD OF DIRECTORS

(1)

ACTION TAKEN.

Motion by Council Member Smith to appoint Council Member Robert Softly to the Meals on Wheels of Texoma Board of Directors for a term from January 22, 2013 to January 22, 2015. Second by Council Member Sofey.

VOTING AYE: Howeth, Johnson, Plyler, Smith, Sofey, Softly.

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

DR. MARTIN LUTHER KING, JR. SPEECHES

Council Member Plyler encouraged everyone to take a look at Dr. Martin Luther King's speeches and get familiar on his stand on social justice and what he did for our country.

PET ADOPTION VOLUNTEERS

Council Member Smith thanked the volunteers and staff that worked with the pet adoptions, adding that it has worked. It is a good thing, and he thanked the volunteers for taking their time to help.

PRESIDENTIAL INAUGURATION

Deputy Mayor Howeth said she had been watching "politics" since the early morning. Today is the Presidential Inauguration and she felt very fortunate that we live in a country where there is citizen's input into government and a peaceful transition of government, unlike many countries.

DR. MARTIN LUTHER KING, JR. EVENTS

Council Member Softly said he has been participating all day in events for Dr. Martin Luther King, Jr. Day. He thanked all the citizens that have been a part of the events and encouraged them to enjoy the day.

PET ADOPTION VOLUNTEERS

Council Member Sofey thanked the volunteers and staff for all their work with the pet adoptions.

POLICE CHIEF TOM WATT'S RETIREMENT

Council Member Sofey said Police Chief Tom Watt has announced his retirement and he said he appreciated all the work he has done.

He also thanked the police officers for apprehending the people that were involved in the chase last week that ended downtown in front of his business.

POLICE CHIEF TOM WATT'S RETIREMENT

Mayor Wacker said the City will be celebrating Chief Watt's retirement and his service to the City soon.

ANIMAL SHELTER DONATION CHALLENGE

Mayor Wacker thanked the citizens that participated in the Animal Shelter's Donation Challenge. She appreciated all

**MEALS ON WHEELS
BOARD**

**DR. MARTIN LUTHER
KING, JR. SPEECHES**

**PET ADOPTION
VOLUNTEERS**

**PRESIDENTIAL
INAUGURATION**

**PET ADOPTION
VOLUNTEERS**

**POLICE CHIEF
TOM WATT'S
RETIREMENT**

**POLICE CHIEF
TOM WATT'S
RETIREMENT**

**ANIMAL SHELTER
DONATION
CHALLENGE**

those that gave money to this worthy cause. Mayor Wacker also recognized the citizen that helped start the challenge. She said this was a great example of how the citizens and government work together.

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.

SECTION 551.071(1) CONSULTATION WITH CITY ATTORNEY CONCERNING PENDING OR CONTEMPLATED LITIGATION:
RECEIVE THE CITY ATTORNEY’S BRIEFING ON PENDING LITIGATION

SECTION 551.071(2) CONSULTATION WITH CITY ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER:
CONSULT WITH THE CITY ATTORNEY REGARDING LEGAL ISSUES WITH ORDINANCE REVISIONS

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:28 p.m.

On Motion duly made and carried, the Executive Session recessed at 5:53 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:56 p.m.

EXECUTIVE SESSION

OPEN MEETING

ADJOURNMENT

MAYOR

CITY CLERK



Sherman Animal Shelter

Volunteer and Adoption Program



Adoption Program

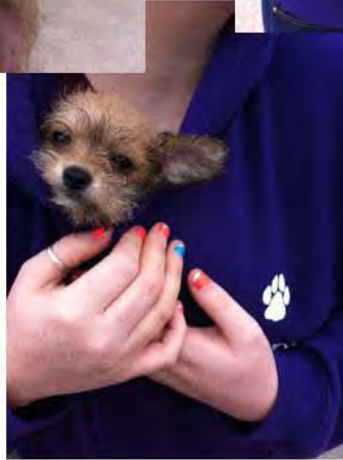
- Since October 1st with the adjustment of hours; volunteers and shelter staff set up at Petco 3 times a week

- Pet adoption has dramatically increased and the goal of this program is to match as many animals with new loving homes as possible.



Sherman
CLASSIC TOWN. BROAD HORIZON.

Volunteers





Donations

- Adopt-a-Pet Challenge
- 32 donations for a total of nearly \$13,000

Pay Pal donation account will stay on City website

Make a Christmas Gift

to Sherman's Adopt-a-Pet Challenge

 Need a holiday gift idea? Honor someone you love with a gift to the **Sherman Pet Adoption Fund!** Your gift will help a dog or cat find a special home, just in time for the holidays.

All gifts will be **matched 1:1** by a generous donor's \$5,000 challenge gift, so your donation doubles its impact! 100% of donations go to adoption activities for animals brought to the City of Sherman Animal Shelter. Gift honorees will receive a holiday card notifying them of the donation.



Sherman Adopt-a-Pet Challenge
Sherman Animal Shelter
1800 E. Ida Rd | Sherman, TX 75090



Donation Funds





Donation Funds



Sherman
CLASSIC TOWN. BROAD HORIZON.



- Thank you

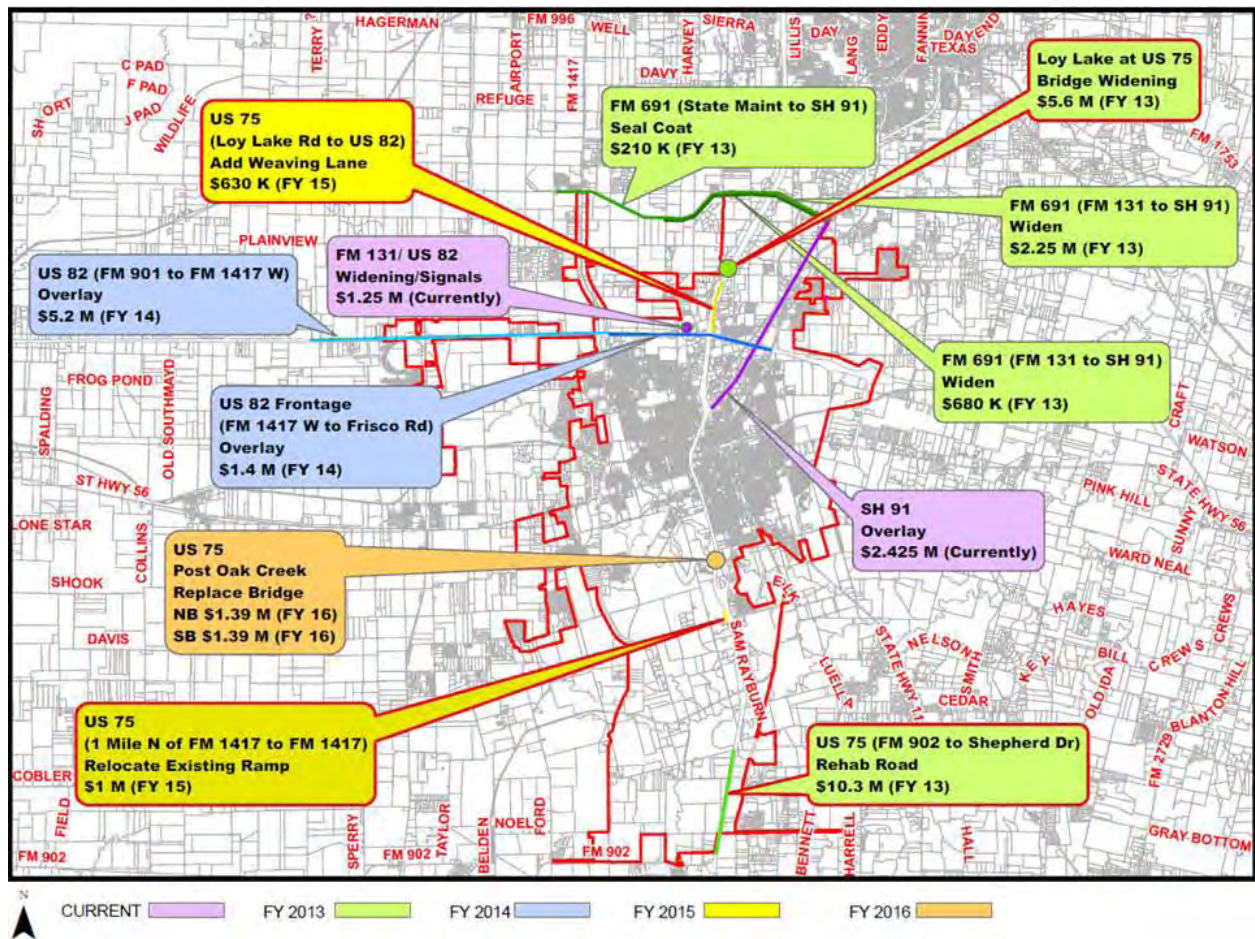


City of Sherman's



Sherman-Denison Metropolitan Planning Organization Projects Update

January 21, 2013



US 82/Travis Street

Description:

- Widen Travis Street and frontage road at US 82 and install traffic signals and build new city street.



Specifics:

- \$1.25 million
- Nearly complete
- Go left at the new street to go south on Travis

Sherman Texoma Parkway

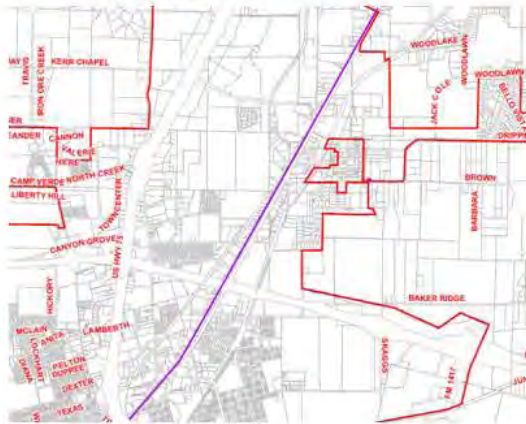
CLASSIC TOWN. BROAD HORIZON.

Description: Concrete pavement repair and mill and overlay hot mix

Budget: \$2,425,000

Anticipated Completion:

April, 2013



Loy Lake Bridge Widening



- Widen to 6 Lanes
- TxDOT Funds: \$5.6m (FY13)
- Sherman Commons
 - \$1.3m
 - Requires AFA & Agreement with the Owner
- Requires widening Loy Lake

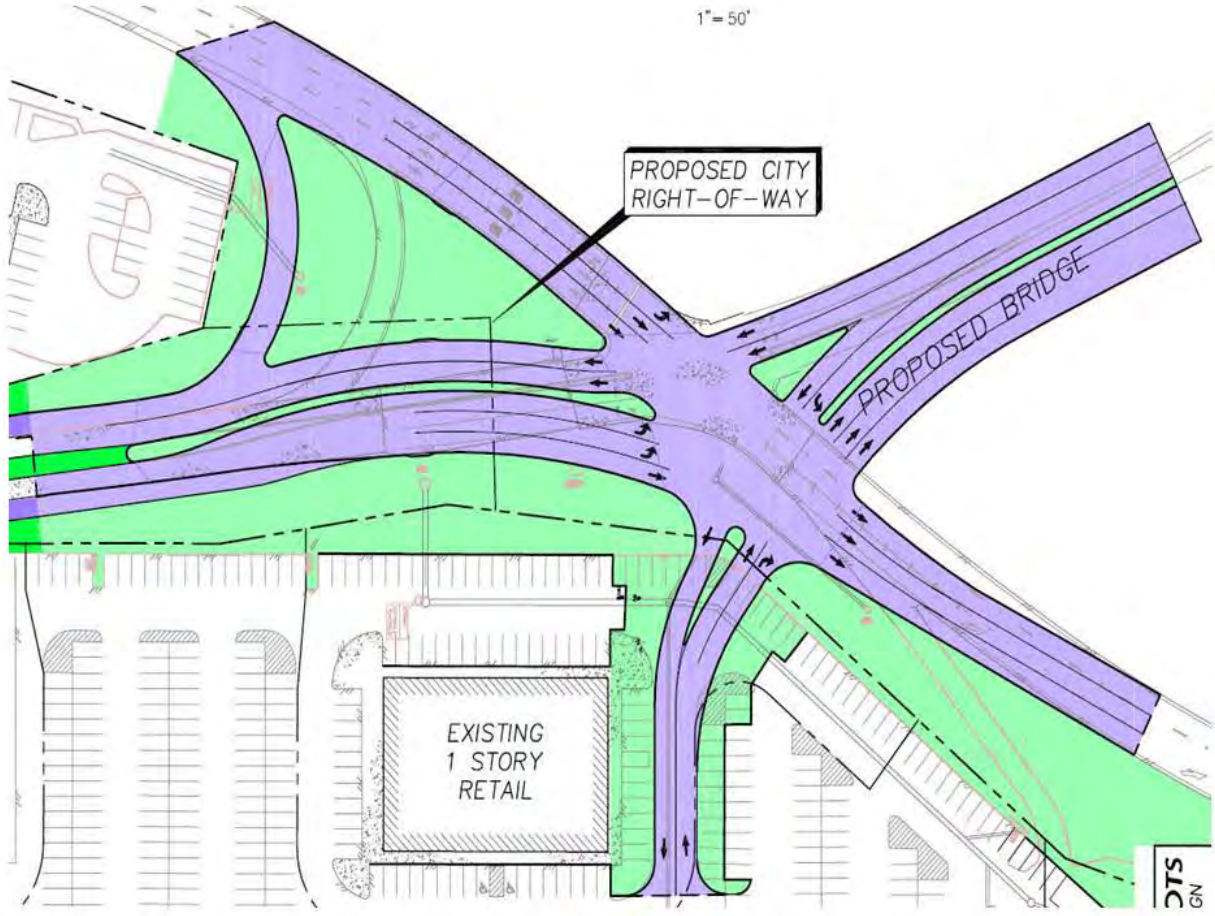
1" = 50'

PROPOSED CITY
RIGHT-OF-WAY

PROPOSED BRIDGE

EXISTING
1 STORY
RETAIL

DTSGN



Sherman Questions

CLASSIC TOWN. BROAD HORIZON.

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SHERMAN-DENISON MPO
METROPOLITAN PLANNING ORGANIZATION
INTERMODAL URBAN TRANSPORTATION PLANNING

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Promoting transportation systems that efficiently maximize the mobility of people and goods with minimal negative impact.

SHERMAN-DENISON MPO
[Read more about our Purpose and Vision](#)



Welcome to transportation planning within the Sherman - Denison, Texas urban area. We are located 70 miles north of Dallas along the Red River which separates Texas and Oklahoma. Home to beautiful Lake Texoma and Hagerman National Wildlife Refuge.

News & Announcements

Agenda packets for the Transportation Policy Board and Technical Advisory Committee will be posted under committees from hence forth. The agendas will be in pdf format and will be the full packet including presentations.

The next meeting of the Sherman -Denison MPO Board will be on Wednesday, February 6, 2013 at 8:30 AM

Public Meetings: MPO staff will place notices of any scheduled public meetings in this location as well as on the website calendar.



An MPO is...

All metropolitan areas of over 50,000 population must have an MPO in order to spend federal dollars on transportation improvements. Therefore the Policy Board of the MPO approves the use of federal transportation funds within the Sherman - Denison metropolitan area and operates under the Moving Ahead for Progress in the 21st Century (MAP-21), signed into law on July 6, 2012 by President Obama.



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. B.1

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

C.2 * RESOLUTION NO. 5740

Authorizing Execution of an Agreement with Mario Tobar for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1912 East Alma Avenue

D.1 * REQUEST TO ADVERTISE

Water Meters

D.2 * REQUEST TO ADVERTISE

Wastewater Treatment Plant Headworks East Bar Screen Replacement Improvements Project

D.4 * OTHER BUSINESS

Approve Quarterly Investment Reports for Period Ending December 31, 2012

D.5 * OTHER BUSINESS

Site Plan Approval for GK TRI-TEXAS LLC, Owner; Consolidated Container Company, L.L.C., Tenant; Light & Wooten, General Contractors; and Jared Light, Representative, under Ordinance No. 2252, Article IV, Section 410(2)(j) for an Additional Trailer Parking Lot for Consolidated Container in the Blalock Industrial Park District at 4201 U.S. Highway 75 South

D.6 * OTHER BUSINESS

Site Plan Approval for GK TRI-TEXAS LLC, Owner; Consolidated Container Company, L.L.C., Tenant; Light & Wooten Construction, General Contractors; and Jared Light, Representative; under Ordinance No. 2252, Article IV, Section 410(2)(j) for Construction of Four Additional Truck Loading Docks for Consolidated Container in the Blalock Industrial Park District at 4201 U.S. Highway 75 South



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. C.1

RESOLUTION NO. 5739

Authorizing Execution of a Depository Contract with Landmark Bank

Issue

Renewing the contract for the City's bank depository services

Background

The City's current contract for bank depository services with Landmark Bank (Landmark) expires in March 2013. Landmark has provided timely and efficient service at no cost to the City and has been very responsive to the City's needs as issues arise. City staff desires to renew the contract with Landmark that provides for an initial contract period of one year with a series of annual renewals, up to five years total. This term is consistent with previous contracts.

Origination

Finance

Financial Consideration

Landmark Bank has agreed to continue to provide banking services at no charge and has agreed to increase the interest rate paid on deposits above the current rate.

Staff Recommendation

The staff recommends renewal of the City's bank depository services contract with Landmark Bank.

Alternatives

City Council could direct staff to solicit proposals from other banks.

Attachments

Landmark Bank's request for contract renewal dated January 28, 2013

Resolution No. 5739

Depository Contract

Prepared by:
Robby Hefton, Assistant City Manager/CFO

Approved by:
George Olson, City Manager

From: Sam Henry [<mailto:Sam.Henry@landmarkbank.com>]
Sent: Monday, January 28, 2013 6:45 PM
To: Hefton, Robby
Cc: Lawrence, Mary
Subject: City of Sherman Depository Contract

Robby and Mary,

Landmark Bank, N.A. would be pleased to renew the Depository Agreement with the City of Sherman, when it expires March 27, 2013, under the same terms and conditions as the original March 27, 2009 contract. This can be renewed by joint consent on a year-to-year basis as is currently in the Agreement for up to five (5) years.

Under the terms of the renewed Agreement, the City would receive a minimum interest rate of 0.20% for all interest bearing accounts.

Please let me know if you have additional questions or would like to discuss this commitment further. We look forward to continue to serve the citizens of Sherman through this great relationship.

Regards,

SAM

Sam P Henry
Senior Vice President
Landmark Bank, Sherman
sam.henry@landmarkbank.com
(903) 892-1800 EXT 3159
(903) 892-8009 FAX

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RESOLUTION NO. 5739

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DEPOSITORY CONTRACT WITH LANDMARK BANK; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to enter into a depository contract with Landmark Bank for a period of one (1) year commencing on March 28, 2013, and terminating on March 27, 2014, and any annual renewals thereto he may enter into, which shall not exceed the year 2018, all in accordance with the terms and conditions of the contract document attached hereto and incorporated herein for all purposes.

SECTION 2. That the following named individuals are the Authorized Representatives of the City, each authorized to give notices and instructions to Landmark Bank, in accordance with the depository contract:

1. Name: George Olson Title: City Manager

Signature: _____ Direct Phone No.: (903) 892-7200

2. Name: Robby Hefton Title: Assistant City Manager/Chief Financial Officer

Signature: _____ Direct Phone No.: (903) 892-7203

SECTION 3. That the following named Authorized Representative is designated as the Primary Contact and will receive all Landmark Bank correspondence including transaction confirmations and monthly statements.

Name: Mary Lawrence, Controller

SECTION 4. That the City may designate other authorized representatives by written instrument signed by an existing City Authorized Representative.

SECTION 5. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2013.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM AND
CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

DEPOSITORY CONTRACT

THE STATE OF TEXAS
COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

The following provisions shall constitute an agreement between the **CITY OF SHERMAN, TEXAS**, a municipal corporation of the State of Texas (hereinafter referred to as "City"), and **LANDMARK BANK** (hereinafter referred to as "Bank"), which shall hereby serve as the primary bank depository for the City for the period of March 28, 2013, through March 28, 2014. This contract can be renewed annually by mutual consent. Up to four (4) renewals are allowable. In no instances may the contract be renewed past March 27, 2018.

WITNESSETH:

I.

The Bank shall act as the primary depository of the City of Sherman, Texas, qualifying as such depository by pledging sufficient securities acceptable to the City or providing an irrevocable Letter of Credit (LOC) issued by the Federal Home Loan Bank (FHLB), as required under the provisions of *V.T.C.A., Local Government Code § 105.001, et seq.*, for all funds deposited with the Bank by the City. Any collateral securing the City's deposits shall consist only of those investment securities authorized by the City's Investment Policy. Additionally, any pledged securities, as well as securities owned by the City, shall be held in safekeeping with an independent third-party under a separate Custodial and Safekeeping Agreement. The FHLB LOC shall be held by the City, and shall not be modified without the written consent of the City.

II.

The Bank shall act as the depository of the City, thereby maintaining receipts, disbursements and the balances of individual funds of the City and shall prepare for the City

monthly bank statements of the individual accounts not later than the tenth (10th) day of the following month. Additionally, the Bank shall provide or make available to the City daily balance reports of the individual accounts via the Internet CFO System.

III.

The City's accounts at the Bank shall be as follows: Concentration, Disbursement, Payroll, Pending Evidence, Tax Increment Zone, Employee Health Plan, SEDCO, Cafeteria Plan, Federal Seizure, and Auction. Other accounts may be added as needed.

IV.

The average expected amount on deposit at Bank including SEDCO and Certificates of Deposit is \$17,000,000.00. The market value of the securities pledged, including FHLB LOC against City's accounts shall be at least one hundred two percent (102%) of bank balances at all times.

V.

The Bank shall provide notification to the City, verbally, in writing, or via the internet CFO System within twenty-four (24) hours of receipt of incoming wire transfers and ACH transactions.

VI.

The following Bank officers shall be assigned to the City's accounts:

Executive: Sam P. Henry, Senior Vice President

Operations: Cathy Eubank, Sherman Operations Officer

VII.

All checking and savings accounts maintained by the Bank for the City shall bear interest at an annual rate calculated as Fed Funds average rate minus twenty-five (25) basis points, or twenty (20) basis points, whichever is higher. Interest shall be deposited no less frequently than monthly. There shall be no fees charged to any City accounts during the term of this agreement.

VIII.

Reference is hereby made to the Bank's Proposal for Contract which is attached hereto as Exhibit "A" and made a part of this agreement for all purposes, and includes any agreement for services requested by the City after the effective date of this contract.

This agreement may not be changed, varied or altered, except by an instrument in writing, duly executed on behalf of the City and the Bank. Every obligation arising from this agreement shall be performable in Grayson County, Texas.

The parties agree that the laws of the State of Texas shall govern this Agreement. Exclusive venue shall lie in Grayson County, Texas.

IN TESTIMONY WHEREOF, this instrument, in duplicate originals of equal force, has been executed on behalf of the Bank and on behalf of the City of Sherman by its City Manager, and attested by its City Clerk, pursuant to authorization by resolution of its City Council, effective the _____ day of _____, 2013.

CITY OF SHERMAN, TEXAS

BY: _____
GEORGE OLSON,
CITY MANAGER

ATTEST:

BY: _____
LINDA ASHBY,
CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON SHELBY,
CITY ATTORNEY

LANDMARK BANK

BY:

**SAM HENRY,
SENIOR VICE PRESIDENT
720 E. PEYTON ST.
SHERMAN, TEXAS 75090**

ATTEST:

BY:

**RANDY HENSARLING,
PRESIDENT**



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. C.2

*** RESOLUTION NO. 5740**

**Authorizing Execution of an Agreement with Mario Tobar
for the Abatement of Ad Valorem Property Taxes for the Construction
of a New Single-Family Residence at 1912 East Alma Avenue**

Issue

This item is to consider property tax abatement for the construction of a new single-family residence at 1912 East Alma Avenue.

Background

Several years ago, the City Council began a residential tax abatement program to encourage the redevelopment of older sections of town. This application is for the construction of a new single-family residence at this location. This lot is in the designated zone for residential tax abatements.

Origination

Mario Tobar, Applicant

Financial Consideration

A \$75.00 application fee has been received for this residential lot. If granted, the initial abatement for this lot will be approximately \$256.00 annually.

Staff Recommendation

The staff recommends approval of this abatement since it meets the requirements of the process.

Alternatives

The City Council could decide against granting this abatement.

Attachments

Resolution No. 5740
Residential Tax Abatement Agreement
Application
Warranty Deed
Site Plan
Building Permit Application
Photo
Location Map

Prepared by:
Scott Shadden, Director of Development Services

Approved by:
George Olson, City Manager

RESOLUTION NO. 5740

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH MARIO TOBAR FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1912 EAST ALMA AVENUE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to receipt of a fully-executed agreement from Mario Tobar and subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an agreement with Mario Tobar for the abatement of ad valorem property taxes for a period of ten (10) years, for the construction of one (1) new single-family residence at 1912 East Alma Avenue, lying within the City of Sherman's Residential Tax Reinvestment Zone, in accordance with the City's policies and procedures established for this purpose.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the _____ day of _____, 2013.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
CAROLYN S. WACKER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

AGREEMENT

THIS AGREEMENT, entered into by and between the **CITY OF SHERMAN, TEXAS**, a home rule city and municipal corporation of the State of Texas, duly acting herein by and through its City Manager, hereinafter referred to as CITY, and **MARIO TOBAR**, hereinafter referred to as OWNER,

WITNESSETH:

WHEREAS, on the 18th day of April, 2011, the City Council of Sherman, Texas, passed Ordinance No. 5692 establishing a reinvestment zone for residential tax abatement, as authorized by Chapter 312 of the Texas Tax Code, as amended, hereinafter referred to as CODE; and

WHEREAS, the CITY has adopted a resolution (Resolution No. 5571) stating that it elects to be eligible to participate in a residential tax abatement program; and

WHEREAS, the CITY desires to create the proper economic and social environment to induce the investment of private resources in real estate construction located in incorporated areas of the CITY; and

WHEREAS, the CITY hereby finds that it may effectively encourage and assist the creation of such an environment by participating in tax abatement pursuant to the CITY; and

WHEREAS, the CITY has created a reinvestment zone within its jurisdiction to induce the investment of private resources in real estate construction located in incorporated areas of the CITY, and OWNER has agreed to construct certain real property improvements; and

WHEREAS, OWNER is prepared to comply with the provisions of the CITY'S guidelines and criteria enacted the 18th day of April, 2011;

NOW, THEREFORE, WITNESS THIS TAX ABATEMENT AGREEMENT which provides as follows:

I.

1.01 To the extent authorized by the Texas Constitution and by the Tax Code, CITY hereby agrees to exempt from City of Sherman taxation a portion of the increase in value of taxable real property of OWNER in the CITY over the same real property and its value as calculated by the Grayson Appraisal District for ad valorem property tax purposes in accordance with the following schedule. Such tax exemption shall be in effect for tax years beginning January 1, 2013, and continuing for tax years 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021

and 2022, with same constituting ten (10) tax years. However, nothing contained herein shall be construed to grant an abatement of taxes to be assessed based on the change of use of the property from an agricultural use to another use, sometimes referred to as rollback taxes, penalties or interest. In the event rollback taxes are applicable for the real property utilized by OWNER, then such increase in value of taxable property resulting from such rollback shall be used as the tax value for such property for the tax year 2013, sometimes referred to herein as the Base Tax Year.

SCHEDULE OF TAXES ASSESSED

<u>TAX YEAR</u>	<u>ABATEMENT</u>
2013	100%
2014	100%
2015	100%
2016	100%
2017	100%
2018	100%
2019	80%
2020	60%
2021	40%
2022	20%

II.

2.01 OWNER warrants and represents that the real property upon which OWNER has constructed or will construct improvements is qualified property within the meaning of that Act, and that such has been and will remain eligible for tax abatement under the provisions of the Property Redevelopment and Tax Abatement Act, Sections 312.001, et seq., Texas Tax Code.

2.02 To continue to qualify for tax abatement under the terms of this Agreement, OWNER hereby warrants and represents that the improvements made by OWNER on the real property described herein are for residential use.

2.03 The tax abatement granted under the terms of the Agreement shall only be implemented if appraised value of all real property and improvements located thereon owned by OWNER and lying within designated zone exceeds the base year value. The OWNER agrees that Grayson Appraisal District shall, at reasonable times upon reasonable notice, have access to the property made the subject of this Agreement, and that the above set forth inspectors shall be able to inspect the property to insure that the improvements are being made in accordance with the terms and conditions hereof and utilized in accordance with this Agreement.

III.

3.01 The term of this Agreement shall be for tax years 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021 and 2022, as indicated above in paragraph 1.01.

IV.

4.01 The kind, number and location of all proposed property improvements are set forth as follows:

Construction of one (1) new single-family residence at 1912 East Alma Avenue, Sherman, Texas, and as more particularly described by the following:

BEING Lot 24, Block 1, Milan Heights Addition

V.

5.01 OWNER agrees that, should he fail to make improvements substantially as described or fail to perform any other term or covenant hereof, CITY shall have the right, after giving notice and opportunity to cure as hereinafter set out, to recapture all tax revenue on said property in the zone lost as a result of this Agreement for the entire term of the Agreement. Such recapture shall mean that all of such property shall be taxed at the full improved value as assessed by the Grayson Appraisal District for all years this Agreement has been in effect. The payment of such recaptured taxes minus any taxes paid by OWNER during the years this Agreement has been in force shall be due January 1 of the next following year and shall be delinquent if not paid on or prior to January 31st. Penalties and interest shall be calculated thereafter as if all taxes had become due in the same year. The CITY agrees prior to enforcement of the terms of this paragraph to give 120 days written notice to the address shown below of OWNER'S default in completing the improvements called for in this Agreement, and OWNER shall have the right to cure such default within the 120-day period.

VI.

6.01 This Agreement shall inure to the benefit of CITY and OWNER, and shall be binding upon them, their heirs, successors and assigns. It is specifically provided and agreed that the right to tax abatement shall inure to the benefit of subsequent owners so long as the term and conditions of this Agreement are in effect.

VII.

7.01 CITY agrees that this Agreement may be assigned and the improvements leased or sub-leased, without any further necessity for consent, by the OWNER to any person, firm or corporation.

VIII.

8.01 At any time before the expiration of the term hereof, this Agreement may be modified by the mutual action of the parties hereto to include other provisions that could have been included in the original agreement or to delete provisions that were not necessary to the original agreement. Such modification must be in writing and signed by all the parties hereto and made by the same procedure by which the original Agreement was approved and executed. In no

event may the original Agreement be modified so as to extend the term beyond the original term of this Agreement.

IX.

9.01 This Agreement shall be construed subject to the laws of the State of Texas, and particularly to the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code.

9.02 All appraisal values for real property shall be made by the Grayson Appraisal District or such other entity as may succeed or replace such District.

9.03 OWNER is hereby notified that the Grayson Appraisal District may impose additional requirements which must be met in order for OWNER to realize the benefit of tax abatement and this Agreement. Contact should be made by OWNER with the District in person at 205 North Travis Street, Sherman, Texas, or by telephone at (903) 893-9673.

X.

10.01 This Agreement is subject to all provisions of all outstanding bond issues of CITY. To the extent that this Tax Abatement Agreement conflicts with any of the provisions of such bond issues, such bond issues and attendant documents thereto shall control.

XI.

11.01 This Tax Abatement Agreement is specifically subject to present laws of the State of Texas and any future laws enacted subsequent to the execution of this Agreement which may provide retroactively for a modification of Agreements of this type as a matter of law. Upon the effective date of any such law, then this Agreement shall automatically be so modified.

XII.

12.01 Notices required by this Agreement shall be mailed to the following addresses as same may be in the future changed by either party upon written notice to the other:

City of Sherman
P.O. Box 1106
Sherman, Texas 75091-1106
(903) 892-7200

Mario Tobar
1308 Pintail Drive
Sherman, Texas 75092
(903) 816-0416

Copy to: Grayson Appraisal District
205 North Travis Street
Sherman, Texas 75090
(903) 893-9673

This Agreement is performable in Grayson County, Texas. Witness our hands on this the _____ day of _____, 2013.

CITY:
CITY OF SHERMAN, TEXAS

OWNER:
MARIO TOBAR

BY: _____
GEORGE OLSON
CITY MANAGER

BY: _____
MARIO TOBAR

ATTEST:

BY: _____
LINDA ASHBY
CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: _____
BRANDON S. SHELBY
CITY ATTORNEY

**THE STATE OF TEXAS §
COUNTY OF GRAYSON §**

BEFORE ME, the undersigned authority, on this day personally appeared **MARIO TOBAR**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein express.

GIVEN UNDER MY HAND and seal of office this ____day of _____, 2013 A.D.

**NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS**

**CITY OF SHERMAN
APPLICATION FOR RESIDENTIAL TAX ABATEMENT**

Property Owner:

Name: Mario Tobar

Mailing Address: 1308 Pintail Dr Sherman TX 75092

Telephone Number: (903) 816-0416

Contact (if different than owner):

Name: /

Mailing Address: /

Telephone Number: /

Property:

Physical Address: 1912 E. Palma St.

Summary Legal Description: Lot: 24 Block: 1 Addition: Milan Heights

Full Legal Description: Include as an attachment a full legal description with metes and bounds.

Improvements:

Type of Improvements (please check one). New Construction: ☒ Remodeling: ☐

Estimated Value of Improvements: \$80,000.00

Estimated Date of Start of Construction: 01/15/13

Estimated Date of Completion of Project: 03/15/13

Description of Project: Single family Resident

Applicant(s):  Date: 01/14/13

Date:



70 2012 00022172

Grayson County
Wilma Bush
Grayson County Clerk
Sherman, Texas 75090

Instrument Number: 2012-00022172

As

Recordings

Recorded On: November 01, 2012

Parties: MERAZ LEONEL

To TOBAR MARIO

Billable Pages: 2

Number of Pages: 4

Comment: WD

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

Recordings	20.00
Total Recording:	20.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-00022172

Receipt Number: 364960

Recorded Date/Time: November 01, 2012 10:43:48A

Book-Vol/Pg: BK-OR VL-5202 PG-902

User / Station: G WHITE - Cashiering Station 1

Record and Return To:

CHAPIN TITLE CO., INC.

620 N. TRAVIS ST.

SHERMAN TX 75090



THE STATE OF TEXAS
COUNTY OF GRAYSON
I hereby certify that this instrument was FILED in the Public Records on the date/time
printed herein, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Blackshear Bush
Wilma Blackshear Bush, Grayson County Clerk

Bk Vol Ps
00022172 OR 5202 903

230240

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: Oct 31, 2012

Grantor: LEONEL MERAZ

Grantor's Mailing Address:

1701 Laurel Ln
Plano, TX 75074

Grantee: MARIO TOBAR

Grantee's Mailing Address:

1300 Pintail Dr
Sherman, TX 75092

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING LOTS 22 AND 24, BLOCK 1, MILAM HEIGHTS ADDITION TO THE CITY OF SHERMAN, TEXAS, AS PER PLAT OF RECORD IN VOLUME 160, PAGE 432, DEED RECORDS, GRAYSON COUNTY, TEXAS.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2012, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

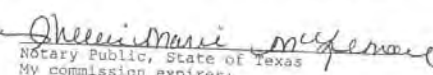

LEONEL MERAZ

STATE OF TEXAS

COUNTY OF Grayson

This instrument was acknowledged before me on October 30, 2012, by LEONEL MERAZ.




Notary Public, State of Texas
My commission expires:

00022172 OR 5202 905

Filed for Record in:
Grayson County

On: Nov 01, 2012 at 10:43A

As a
Recording

Document Number: 00022172

Amount: 20.00

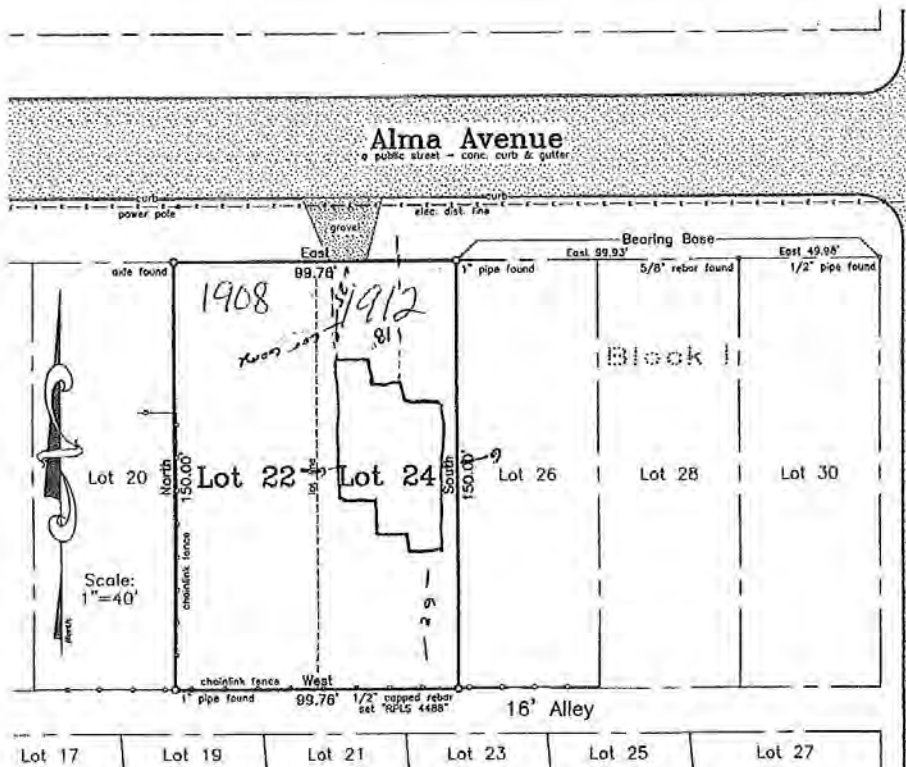
Receipt Number - 364960

By:
GAIL WHITE

STATE OF TEXAS COUNTY OF GRAYSON
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of
Grayson County
as stamped hereon by me.

Nov 01, 2012

Willam Bush, Grayson County Clerk
Grayson County



Owner: Leonel Meroz
 Buyer: Mario Tobar
 Address: 1908 E. Alma Avenue
 Sherman, Texas

This survey is for the sole benefit of the transaction by and between the owner and buyer stated at left, the buyer's Mortgage Co./Lender and Chapin Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that the above plat was prepared from a survey made on the ground of Lots 22 and 24, Block 1, Millam Heights Addition to the City of Sherman, Texas, as per plat of record in Volume 160, Page 452, Deed Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

Billy F. Helvey
 Billy F. Helvey, R. P. L. S. No. 4488
 Copyright Date: October 25, 2012

Helvey & Associates Surveying, Inc.
 222 W. Main St.
 Denison, Texas 75020
 Ph (903) 463-6191 Fax (903) 463-4088

CITY OF SHERMAN
RESIDENTIAL BUILDING PERMIT

PERMIT #: 130070 SUBCONTRACTOR: MARIO TOBAR DATE ISSUED: 1/14/2013

PROJECT ADDRESS: 1912 E ALMA AVE
PARCEL ID:
SUBDIVISION:

LOT #:
BLK #:
ZONE ORD:

ISSUED TO: MARIO TOBAR
ADDRESS: 1308 PINTAIL
CITY, ST ZIP: SHERMAN TX 75092-4243
PHONE: 903-816-0416

CONTRACTOR: MARIO TOBAR
ADDRESS: 1308 PINTAIL
CITY, ST ZIP: SHERMAN TX 75092-4243
PHONE:

PROP. USE: ONE FAMILY RESIDENTIAL
WORK: NEW RESIDENTIAL
CONSTRUCTION
VALUATION: \$ 80,000.00
OCCP TYPE: ONE FAMILY RESIDENTIAL
CNST TYPE: WOOD FRAME

SQ FT: 1,742.00
BEDROOMS: 3
BATHROOMS: 2
STORIES: 1

FEE CODE	DESCRIPTION	AMOUNT
BLD10	RESIDENTIAL STORMWATER MGMT	\$ 25.00
TOTAL		\$ 25.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

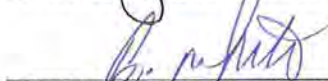
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

1/14/2013
DATE


(APPROVED BY) FLOOD-PLAIN ADMINISTRATOR

1/14/2013
DATE


(APPROVED BY) BUILDING & ZONING

1/21/13
DATE

1912 E. Alma



1 inch = 86 feet



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. D.1

*** REQUEST TO ADVERTISE**
Water Meters

Issue

Approval of a request to advertise for the purchase of water meters for Sherman's Automated Meter Reading System

Background

The City requests bids to establish a price agreement for the purchase of water meters ranging in sizes 5/8" to 2". Water meters must be compatible with the ITRON MVRS automated meter reading system.

Origination

Department 7711, Utility Billing

Financial Consideration

Funds for the purchase of water meters were appropriated in the approved budget for fiscal year 2012-2013. Advertising costs are estimated to be approximately \$200.00.

Staff Recommendation

It is recommended that the City Council approve the advertising related to the purchase of water meters.

Alternatives

As may be directed by City Council

Attachments

None

Prepared by:
Robby Hefton, Assistant City Manager/CFO

Approved by:
George Olson, City Manager



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. D.2

*** REQUEST TO ADVERTISE**

**Wastewater Treatment Plant Headworks East Bar Screen
Replacement Improvements Project**

Issue

Permission to advertise for bids for the Headworks East Bar Screen Replacement Improvements Project at the City's Wastewater Treatment Plant (WWTP)

Background

The current Capital Improvement Program contains a project for the WWTP Headworks East Bar Screen Replacement Improvements. Plans and specifications are being finalized.

Origination

Department of Utilities Administration

Financial Consideration

The project will be funded in this year's Capital Improvement Program through bonds issued by the Greater Texoma Utility Authority on behalf of the City of Sherman. The cost of advertising is expected to be about \$200.00.

Staff Recommendation

It is recommended that the City Council authorize the staff to advertise the project for bid.

Alternatives

As may be directed by the City Council

Attachments

Location map

Prepared by:
Mark Gibson, Director of Utilities & Engineering

Approved by:
George Olson, City Manager



City of Sherman, Texas

WASTEWATER TREATMENT PLANT

PROJECT LOCATION MAP





SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. D.3

OTHER BUSINESS

Receive Public Works Director Don Keene's Update on the Fielder Park Neighborhood Revitalization Pilot Project

Issue

An update on the City of Sherman's Neighborhood Revitalization Pilot Project at Fielder Park

Background

The project was approved as part of the City's 2012-2013 Capital Improvement Program. Director of Public Works Don Keene will present a status update on the project.

Origination

Mayor Carolyn S. Wacker

Council Action Requested

This presentation is informational only. No Council action is needed.

Alternatives

None recommended

Attachments

None

Prepared by:
Don Keene, Director of Public Works

Approved by:
George Olson, City Manager



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. D.4

*** OTHER BUSINESS**

Approve Quarterly Investment Reports for Period Ending December 31, 2012

Issue

To approve the Investment Reports for the quarterly period ending December 31, 2012

Background

These reports are being presented in accordance with the state law that requires at least quarterly presentation to the Council. The report was given to the Investment Committee prior to submittal to the Council. Two portfolios will be addressed: Operating portfolio and CO Debt Proceeds portfolio.

As of December 31, 2012, both portfolios were in compliance with applicable state laws and the Investment Policy. The Operating portfolio had a book value of about \$20.2 million. This portfolio is appropriately liquid; and its weighted-average maturity increased to about 256 days, down from 307 days last period, because of maturing securities during the quarter. The portfolio yield of 0.36% for the quarter is higher than the benchmark yield of 0.11%. The portfolio value on the City's books is essentially equal to the market value of the overall portfolio.

The CO Debt Proceeds portfolio balance of about \$59,000 is essentially unchanged from the previous quarter. The portfolio remains adequately liquid, with all of the funds available within one day. Its yield of 0.17% for the quarter was higher than the benchmark yield of 0.11%. The portfolio value on the City's books is equal to the market value of the overall portfolio.

Origination

Finance

Financial Consideration

None

Staff Recommendation

It is recommended that the Council accept the report as presented.

Alternatives

The Council could offer suggestions for improvement or could request more frequent reporting.

Attachments

Memo to Investment Committee; Investment reports and related schedules

Prepared by:
Robby Hefton, Assistant City Manager/CFO

Approved by:
George Olson, City Manager



memorandum

DATE: Tuesday, January 29, 2013

TO: The Investment Committee Members:
Councilman Jason Sofey
Councilman Robert G. Softly
George Olson, City Manager

FROM: Robby Hefton, Assistant City Manager/CFO 

SUBJECT: Investment Reports for Quarter Ended December 31, 2012

Enclosed is a copy of the quarterly investment reports for the quarter ended December 31, 2012. Reports are included for the two major portfolios – the operating portfolio and the CO Debt Proceeds portfolio. As of that date, the City was in compliance with all applicable state laws and internal policies for both portfolios.

The total operating portfolio balance of about \$20.2 million decreased slightly during the quarter and had a weighted-average maturity of about 256 days, down from 307 days last quarter because of maturing securities during the quarter. The portfolio yield of 0.36% was higher than our benchmark 180-day T-Bill yield, which was 0.11%; and book value closely approximated market value. Portfolio balances decline during this period each year because of slowing property tax collections.

Also, as of December 31, 2012, all of the CO Debt Proceeds was invested in pooled investments and bank demand deposits, together yielding 0.17%, equaling the yield of the benchmark 180-day T-Bill rate. The Debt Proceeds portfolio balance remained essentially unchanged during the quarter because no payments were made from these funds on construction projects.

This investment report will be on the February 4, 2013 City Council Agenda for their review and approval. Please call me if you have any questions about this item.

RH:pc

attachments (as stated above)

CITY OF SHERMAN, TX
Investment Report Summary
December 31, 2012

This report complies with the requirements of the public funds investment law and covers all the funds of the City of Sherman that are subject to that law. At December 31, 2012 investment book value was about \$20.2 million and had decreased as expected by approximately \$0.4 million from three months prior. The City's investment portfolio includes interest-bearing demand deposits, bank time deposits at our depository bank, a State of Texas Obligation, CDARS certificates of deposit, investment pools that strive to maintain a 100% net asset value, a U.S. Treasury Note and U.S. Agency securities.

The City was in compliance with all provisions of the investment policy and the Public Funds Investment Act as of December 31, 2012. The weighted-average maturity of the portfolio decreased to about 256 days at December 31, 2012 compared to about 307 days at September 30, 2012 due to investment maturities.

The market value of the portfolio was 100.12% of book value as of December 31, 2012. The portfolio yield of 0.36% at December 31, 2012 was higher than the benchmark yield on the 180-day T-Bill, which was 0.11%.

One security matured during the quarter with a par value of \$1.0 million. Accrued interest of about \$5,000 was added to CD principal. All other transactions were routine.

The following schedules are also a part of this investment report.



Robby Hefton, Assistant City Manager/CFO
and City of Sherman Investment Officer



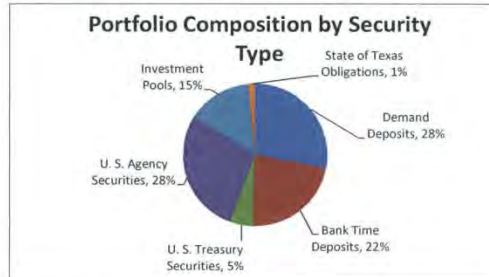
Mary Lawrence, Controller and City of
Sherman Investment Officer

CITY OF SHERMAN, TX
Detailed Investment Report
As of December 31, 2012

Investment	Par	VALUES - SEPTEMBER 30, 2012		Book Increase/(Decrease)		Market Increase/(Decrease)		VALUES - DECEMBER 31, 2012	
		Book	Market	Purchases/ (Withdrawals)	Accruals/ Amortizations	Purchases & (Withdrawals)	Change In Market Price	Book	Market
DEMAND DEPOSITS									
Depository Bank		\$ 4,287,955	\$ 4,287,955	\$ 625,615	\$ -	\$ 625,615	\$ -	\$ 4,913,570	\$ 4,913,570
Depository Bank-TIF Funds		742,776	742,776	280	-	280	-	743,057	743,057
		5,030,731	5,030,731	625,895	-	625,895	-	5,656,626	5,656,626
BANK TIME DEPOSITS									
Certificate of Deposit 0.70% 7/11/2013		1,511,116	1,511,116	2,659	-	2,659	-	1,513,775	1,513,775
Certificate of Deposit 0.40% 12/08/2013		1,003,271	1,003,271	1,012	-	1,012	-	1,004,283	1,004,283
Certificate of Deposit 0.25% 5/9/2013		1,000,630	1,000,630	631	-	631	-	1,001,261	1,001,261
Certificate of Deposit 0.45% 4/3/14		1,002,209	1,002,209	1,137	-	1,137	-	1,003,347	1,003,347
		4,517,227	4,517,227	5,439	-	5,439	-	4,522,666	4,522,666
INVESTMENT POOLS									
Tex-Pool		1,556,589	1,556,698	-	618	-	649	1,557,208	1,557,348
TexStar		1,381,137	1,381,319	-	593	-	581	1,381,730	1,381,900
		2,937,726	2,938,018	-	1,211	-	1,230	2,938,938	2,939,248
SECURITY INVESTMENTS									
FNMA .75% 12/28/2012	1,000,000	999,699	1,001,425	(1,000,000)	301	(1,000,000)	(1,425)	-	-
FHLC 2.63% 9/13/2013	400,000	407,558	409,182	-	(1,998)	-	(2,371)	405,560	406,811
FNMA 1.13% 9/30/2013	1,000,000	1,005,224	1,009,105	-	(1,317)	-	(2,079)	1,003,907	1,007,026
FHLMC .55% 1/9/14	1,000,000	1,000,000	1,000,816	-	-	-	(743)	1,000,000	1,000,073
FHLMC 4.60% 4/2/14	1,250,000	1,329,622	1,330,121	-	(13,343)	-	(12,713)	1,316,279	1,317,409
AUS 0.711% 9/1/2014	285,000	298,390	299,281	-	(1,757)	-	(1,561)	296,633	297,720
FNMA .375% 3/16/15	1,000,000	994,579	1,000,200	-	556	-	1,129	995,135	1,001,329
US Treasury 1.875% 6/30/15	1,000,000	1,036,806	1,043,125	-	(3,376)	-	(4,375)	1,033,430	1,038,750
FHLMC 0.65% 8/28/2015	1,000,000	1,000,000	1,005,333	-	-	-	(69)	1,000,000	1,005,264
		8,071,880	8,098,588	(1,000,000)	(20,935)	(1,000,000)	(24,207)	7,050,945	7,074,381
		20,557,565	20,584,564	(368,666)	(19,723)	(\$368,666)	(22,977)	20,169,175	20,192,921

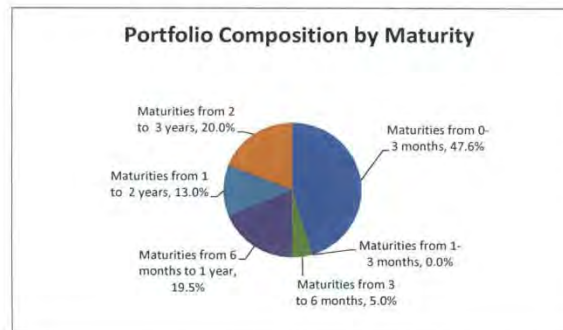
CITY OF SHERMAN, TX
Comparison of Portfolio to Policy Limits
As of December 31, 2012

<u>LIMITS ON TYPES OF SECURITIES</u>	<u>Target Investment Level</u>	<u>Portfolio Cap</u>	<u>Actual Percentage of Portfolio</u>	<u>% Variance Policy Limits</u>
Demand Deposits	100%	100%	28.05%	71.95%
Bank Time Deposits	25%	30%	22.42%	7.58%
U. S. Treasury Securities	80%	85%	5.12%	79.88%
U. S. Agency Securities	45%	50%	28.36%	21.64%
Investment Pools	45%	50%	14.57%	35.43%
State of Texas Obligations	45%	50%	1.47%	48.53%



<u>LIMITS ON MATURITIES</u>	<u>Minimum Allowable Percentage of Portfolio</u>	<u>Actual Percentage of Portfolio</u>	<u>% Variance Policy Limits</u>
Available within 1 month	25%	47.58%	22.58%
Available within 3 months	33%	47.58%	14.58%
Available within 6 months	45%	52.54%	7.64%
Available within 1 year	60%	72.01%	12.01%
Available within 2 years	70%	84.98%	14.98%
Available within 3 years	80%	100.00%	20.00%
Available within 4 years	90%	100.00%	10.00%
Available within 5 years	100%	100.00%	0.00%

	<u>Maximum Allowable</u>	<u>Actual Average Maturity</u>	<u>Policy Limit Days Available</u>
Weighted Average Days to Maturity	500	255.55	244.45



CITY OF SHERMAN, TX

Calculation of Weighted Average Maturity and Yield As of December 31, 2012

	<u>S&P Rating</u>	<u>Market Value</u>	<u>Book Value</u>	<u># of Days To Maturity</u>	<u>Original Yield to Maturity</u>	<u>Percent of Portfolio</u>
Demand Deposits						
Depository Bank		\$4,913,570	\$ 4,913,570	0	0.15%	24.36%
Depository Bank -TIF Funds		<u>743,057</u>	<u>743,057</u>	0	0.15%	<u>3.68%</u>
		5,656,626	5,656,626			28.05%
Bank Time Deposits						
Certificate of Deposit 0.25% 5/9/2013		1,001,261	1,001,261	129	0.25%	4.96%
Certificate of Deposit 0.70% 8/11/2013		1,513,775	1,513,775	223	0.70%	7.51%
Certificate of Deposit 0.40% 12/8/2013		1,004,283	1,004,283	342	0.40%	4.98%
Certificate of Deposit 0.45% 4/03/2014		<u>1,003,347</u>	<u>1,003,347</u>	458	0.45%	<u>4.97%</u>
		4,522,666	4,522,666			22.42%
Investment Pools						
Tex-Pool	AAAm	1,557,348	1,557,208	1	0.14%	7.72%
TexStar	AAAm	<u>1,381,900</u>	<u>1,381,730</u>	1	0.14%	<u>6.85%</u>
		2,939,248	2,938,938			14.57%
Federal Securities and Notes						
FHLMC.55% 1/9/13	AAA	1,000,073	1,000,000	9	0.55%	4.96%
FHLB 2.63% 9/13/2013	AAA	406,811	405,560	256	0.61%	2.01%
FNMA 1.13% 9/30/2013	AAA	1,007,026	1,003,907	273	0.60%	4.98%
FHLMC4.60% 4/2/14	AAA	1,317,409	1,316,279	457	0.36%	6.53%
AUS 0.71% 9/01/2014	AAA	297,720	296,633	609	0.71%	1.47%
FNMA .375% 3/16/15	AAA	1,001,329	995,135	805	0.60%	4.93%
US TREA 1.875% 6/30/15	AAA	1,038,750	1,033,430	911	0.52%	5.12%
FHLMC 0.65% 8/28/15	AAA	<u>1,005,264</u>	<u>1,000,000</u>	970	0.65%	<u>4.96%</u>
		7,074,381	7,050,945			34.96%
TOTAL		\$20,192,921	\$20,169,175			100.00%

Weighted Average Maturity

	<u>Actual</u>	<u>Maximum</u>
Weighted Average Days to Maturity	255.55	500
Weighted Average Days to Maturity-Operating (ex.depository bank-checking)	355.16	500

Weighted Average Yield

Weighted Average Yield	0.36%
Weighted Average Yield - Operating (excluding depository bank-checking)	0.44%
Target Yield to Maturity of 180 day T-Bill at December 31, 2012	0.11%

CITY OF SHERMAN, TX
Market Value Analysis
As of December 31, 2012

CHANGES IN MARKET VALUE:

BEGINNING VALUE - September 30, 2012		\$20,584,564
<u>INVESTMENT ACTIVITY:</u>		
Purchases	5,439	
Maturities	(1,000,000)	
Net Changes in Market Price	<u>(24,207)</u>	
		(1,018,768)
Bank and Pooled Investment Deposits/(Withdrawals) - Net		<u>627,125</u>
ENDING VALUE - December 31, 2012		<u><u>\$20,192,921</u></u>

COMPARISON OF BOOK VALUE TO MARKET VALUE:
--

<u>BEGINNING VALUE - September 30, 2012</u>		
Market Value	\$20,584,564	
Book Value	\$20,557,565	
Ratio of Market Value to Book Value		100.13%
 <u>ENDING VALUE - December 31, 2012</u>		
Market Value	\$20,192,921	
Book Value	\$20,169,175	
Ratio of Market Value to Book Value		100.12%

CITY OF SHERMAN, TX
Quarter to Date Investment Transaction Report
As of December 31, 2012

PURCHASES

<u>Date</u>	<u>Type</u>	<u>Principal Purchase Price</u>	<u>Par Value</u>	<u>Yield/Int. Discount Rate</u>	<u>Maturity Date</u>
10/31/2012	CD .45%	\$ 383	\$ 383	0.45%	4/3/2014
11/9/2012	CD .25%	\$ 631	\$ 631	0.25%	5/9/2013
11/11/2012	CD .70%	\$ 2,659	\$ 2,659	0.70%	7/22/2013
11/30/2012	CD .45%	\$ 371	\$ 371	0.45%	4/3/2014
12/31/2012	CD .40%	\$ 1,012	\$ 1,012	0.40%	12/8/2013
12/31/2012	CD .45%	\$ 383	\$ 383	0.45%	4/3/2014
Total Purchases		\$ 5,439	\$ 5,439		

MATURITIES

<u>Date</u>	<u>Type</u>	<u>Par Value</u>	<u>Yield/Int. Discount Rate</u>
12/28/2012	FHLMC .750%	\$ 1,000,000	0.87%
Total Maturities		\$ 1,000,000	

CITY OF SHERMAN, TX
Interest Receivable and Earned Interest Income
December 31, 2012

Investment	Original Yield	Interest Receivable September 30, 2012	Purchased Interest	Interest Received	Coupon Interest	Interest Receivable December 31, 2012	Amortization/ Accretion	Earned Interest Income
DEMAND DEPOSITS								
Depository Bank	0.15%	\$ -	\$ -	\$ 1,508	1,508	\$ -	\$ -	\$ 1,508
Depository Bank-TIF Funds	0.15%	-	-	280	280	-	-	280
		-	-	1,788	1,788	-	-	1,788
TIME DEPOSITS								
Certificate of Deposit .70% 7/22/2013	0.70%	1,446	-	2,659	2,659	1,446	-	2,659
Certificate of Deposit .40% 12/8/2013	0.40%	-	-	1,012	1,012	(0)	-	1,012
Certificate of Deposit 0.25% 5/9/2013	0.25%	356	-	630	631	357	-	631
Certificate of Deposit 0.45% 4/3/2014	0.45%	-	-	1,136	1,136	-	-	1,136
		1,802	-	5,437	5,438	1,803	-	5,438
INVESTMENT POOLS								
Tex-Pool	0.14%	-	-	618	618	-	-	618
TexStar	0.14%	-	-	593	593	-	-	593
		-	-	1,211	1,211	-	-	1,211
SECURITY INVESTMENTS								
FHLMC .75% 12/28/2012	0.88%	2,506	-	3,750	1,244	-	301	1,545
FHLMC .55% 1/9/2014	0.55%	1,251	-	-	1,386	2,637	-	1,386
FHLB 2.63% 9/13/2013	0.61%	490	-	-	2,651	3,141	(1,998)	653
FNMA 1.13% 9/30/2013	0.60%	5,594	-	5,625	2,856	2,825	(1,317)	1,539
AUS .71% 9/1/2014	0.71%	678	-	-	2,108	2,786	(1,757)	351
FHLMC 4.60% 4/2/14	0.36%	28,514	-	28,750	14,493	14,257	(13,343)	1,150
FNMA .375% 3/16/15	0.60%	135	-	-	958	1,093	556	1,514
US Treasury 1.875% 6/30/15	0.52%	4,624	-	9,375	4,751	-	(3,376)	1,375
FHLMC 0.65% 8/28/2015	0.65%	588	-	-	1,638	2,226	-	1,638
		44,380	-	47,500	32,085	28,965	(20,935)	11,150
		\$46,182	\$0	\$55,936	\$40,522	30,768	(\$20,935)	\$19,587

**CITY OF SHERMAN, TX
CO Debt Proceeds
Investment Report Summary
December 31, 2012**

This report complies with the requirements of the public funds investment law and covers the Certificate of Obligation Debt Proceeds of the City of Sherman that is subject to that law. At December 31, 2012, investment book value was about \$59 thousand which is essentially unchanged from the previous quarter. The City's investment portfolio was invested in an investment pool that strives to maintain a 100% net asset value.

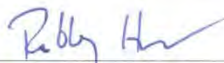
The City was in compliance with all provisions of the investment policy and the Public Funds Investment Act as of December 31, 2012. The weighted-average maturity of the portfolio was 1 day at December 31, 2012.

The market value of the portfolio was 100.0% of book value as of December 31, 2012.

The portfolio yield of 0.17% at December 31, 2012 was higher than the benchmark yield of .11% on the 180-day T-Bill.

All other transactions were routine.

The following schedules are also a part of this investment report.



Robby Hefton, Assistant City Manager/CFO
and City of Sherman Investment Officer



Mary Lawrence, Controller and City of
Sherman Investment Officer

CITY OF SHERMAN, TX
CO Debt Proceeds
Detailed Investment Report - Debt Proceeds
As of December 31, 2012

Investment	VALUES - September 30, 2012		Book Increase/(Decrease)		Market Increase/(Decrease)		VALUES - December 31, 2012	
	Book	Market	Purchases/ (Withdrawals)	Accruals/ Amortizations	Purchases & (Withdrawals)	Change In Market Price	Book	Market
INVESTMENT POOLS								
TexStar-2009A Bonds	58,849	58,857	-	25	-	25	58,874	58,881
	58,849	58,857	-	25	-	25	58,874	58,881

CITY OF SHERMAN, TX
CO Debt Proceeds
Comparison of Portfolio to Policy Limits
As of December 31, 2012

LIMITS ON MATURITIES	Minimum Allowable Percentage of Portfolio	Actual Percentage of Portfolio	% Variance Policy Limits
Cash Demands within 1 month	100.00%	100.00%	0.00%
Cash Demands within 3 months	100.00%	100.00%	0.00%
Cash Demands within 6 months	100.00%	100.00%	0.00%
Cash Demands within 1 year	100.00%	100.00%	0.00%
Cash Demands within 2 years	100.00%	100.00%	0.00%

	Maximum Allowable	Actual Average Maturity	Policy Limit Days Available
Weighted Average Days to Maturity	500	1.00	499.00

CITY OF SHERMAN, TX
CO Debt Proceeds
Calculation of Weighted Average Maturity and Yield
As of December 31, 2012

Investment Pools					
	<u>Market Value</u>	<u>Book Value</u>	<u># of Days To Maturity</u>	<u>Original Yield to Maturity</u>	<u>Percent of Portfolio</u>
Tex-Star-2009A Bonds	58,881	58,874	1	0.17%	100.00%
TOTAL	\$ 58,881	\$ 58,874			100.00%

Weighted Average Maturity

Weighted Average Days to Maturity	1
-----------------------------------	---

Weighted Average Yield

Weighted Average Yield	0.17%
Yield to Maturity of 180 day T-Bill at December 31, 2012	0.11%

CITY OF SHERMAN, TX
CO Debt Proceeds
Market Value Analysis
As of December 31, 2012

CHANGES IN MARKET VALUE:

BEGINNING VALUE - September 30, 2012	\$58,857
<u>INVESTMENT ACTIVITY:</u>	
Purchases	-
Maturities	-
Net Changes in Market Price	-
Bank and Pooled Investment Deposits/(Withdrawals) - Net	\$25
ENDING VALUE - December 31, 2012	<u><u>\$58,881</u></u>

COMPARISON OF BOOK VALUE TO MARKET VALUE:

<u>BEGINNING VALUE - September 30, 2012</u>		
Market Value	\$58,857	
Book Value	\$58,849	
Ratio of Market Value to Book Value		100.01%
 <u>ENDING VALUE - December 31, 2012</u>		
Market Value	\$58,881	
Book Value	\$58,874	
Ratio of Market Value to Book Value		100.01%

CITY OF SHERMAN, TX
CO Debt Proceeds
Quarter To Date Investment Transaction Report
As of December 31, 2012

PURCHASES

There were no purchases during the period.

MATURITIES

There were no maturities during the period.



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. D.5

*** OTHER BUSINESS**

Site Plan Approval for GK TRI-TEXAS LLC, Owner; Consolidated Container Company, L.L.C., Tenant; Light & Wooten, General Contractors; and Jared Light, Representative, under Ordinance No. 2252, Article IV, Section 410(2)(j) for an Additional Trailer Parking Lot for Consolidated Container in the Blalock Industrial Park District at 4201 U.S. Highway 75 South

Issue

This item is to consider the request of GK TRI-TEXAS LLC (Owner), Consolidated Container Company, L.L.C. (Tenant), Light & Wooten (General Contractors), and Jared Light (Representative) for a site plan for an additional trailer parking lot for Consolidated Container in the Blalock Industrial Park at 4201 U.S. Highway 75 South.

Background

The property is located at 4201 U.S. Highway 75 South; Consolidated Container is the tenant. The project includes constructing a 125' x 200' parking lot to accommodate 24 trailers; it will be located east of the existing trailer parking lot.

Origination

GK TRI-TEXAS LLC (Owner), Consolidated Container Company, L.L.C. (Tenant), Light & Wooten (General Contractors), and Jared Light (Representative)

Board Recommendation

At the regular meeting on January 22, 2013, the Planning and Zoning Board voted 6/0 to approve the site plan and to forward the request to the City Council.

Attachments

Location Map
Photographs
Site Plan
Letter
P&Z Communications Form
Staff Review Letter

Prepared by:
Scott Shadden, Development Services Director

Approved by:
George Olson, City Manager



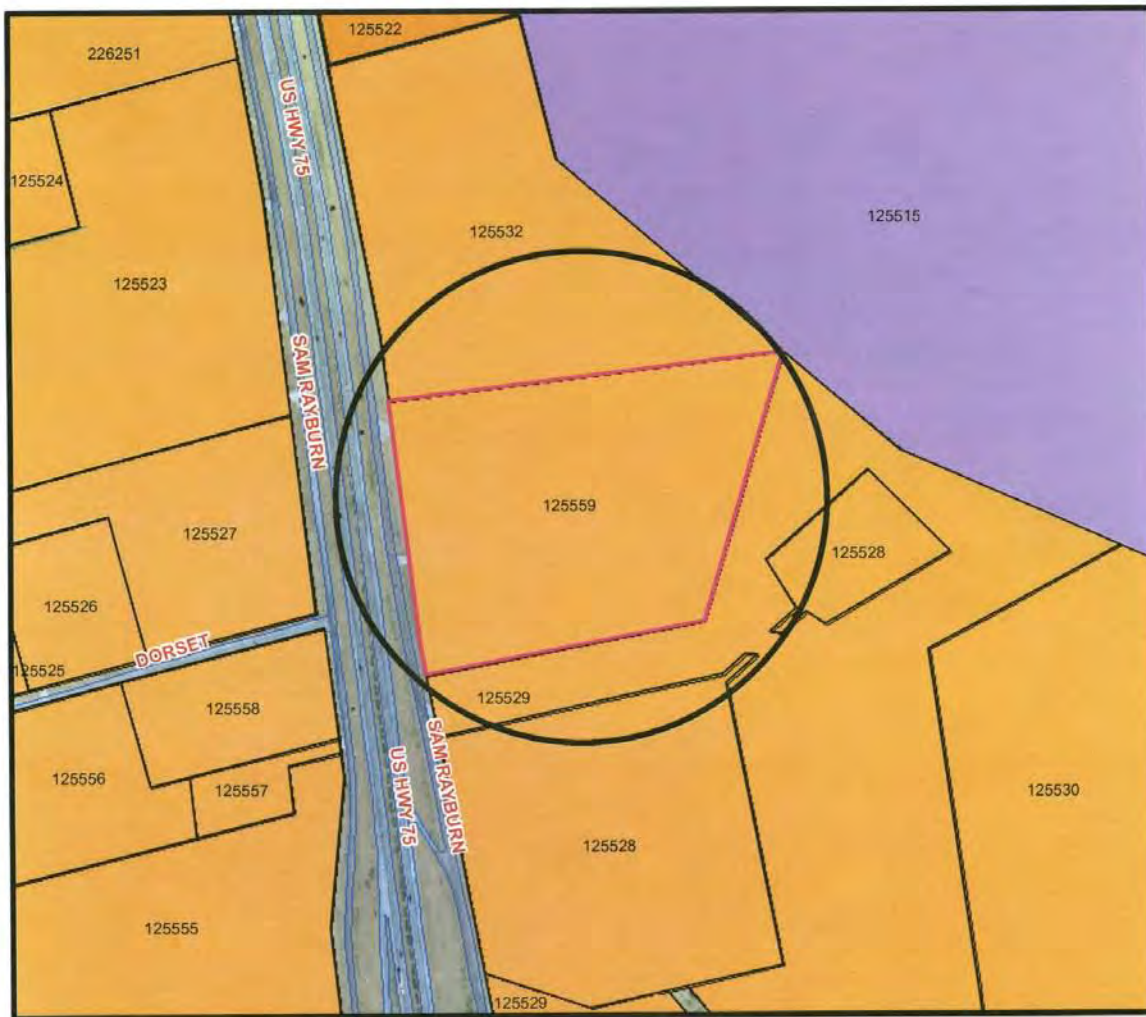
4201 Highway 75 South

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 343 feet



Zoning - 4201 U.S. Highway 75 South

Legend

--- C L SHERMAN CITY LIMITS	C-1 Retail Business District
O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 500 feet

4201 U.S. Highway 75 S.





**LIGHT & WOOTEN
CONSTRUCTION**

415 N. Union
Whitesboro, Texas 76273
Office: (903) 564-7603
Fax: (903) 564-7619

Project Narrative

Project Address: **4201 S. Hwy 75
Sherman, TX 75021**

Customer: **Consolidated Container Company, L.L.C**

Project Title: **Additional Trailer Parking Lot**

Project Description:

The purpose of this project is to install a 125'x200' parking lot which will accommodate 24 trailers. The new trailer parking area will be located east of the existing trailer parking lot. This parking area will allow for the parking of trailers which are waiting to be loaded or picked up. The current parking area is inadequate to keep up with the customers needs.

[illegible]

State of Texas	
County of Travis	
Plaintiff	vs. Defendant
Plaintiff's Name	Defendant's Name
Plaintiff's Address	Defendant's Address
Plaintiff's City	Defendant's City
Plaintiff's State	Defendant's State
Plaintiff's Zip	Defendant's Zip
Plaintiff's Phone	Defendant's Phone
Plaintiff's Email	Defendant's Email
Plaintiff's Attorney	Defendant's Attorney
Plaintiff's Counsel	Defendant's Counsel
Plaintiff's Agent	Defendant's Agent
Plaintiff's Representative	Defendant's Representative
Plaintiff's Signatory	Defendant's Signatory
Plaintiff's Date	Defendant's Date
Plaintiff's Signature	Defendant's Signature
Plaintiff's Seal	Defendant's Seal
Plaintiff's Stamp	Defendant's Stamp
Plaintiff's Mark	Defendant's Mark
Plaintiff's Initial	Defendant's Initial
Plaintiff's Marking	Defendant's Marking
Plaintiff's Notation	Defendant's Notation
Plaintiff's Symbol	Defendant's Symbol
Plaintiff's Character	Defendant's Character
Plaintiff's Element	Defendant's Element
Plaintiff's Compound	Defendant's Compound
Plaintiff's Mixture	Defendant's Mixture
Plaintiff's Alloy	Defendant's Alloy
Plaintiff's Blend	Defendant's Blend
Plaintiff's Solution	Defendant's Solution
Plaintiff's Suspension	Defendant's Suspension
Plaintiff's Emulsion	Defendant's Emulsion
Plaintiff's Dispersion	Defendant's Dispersion
Plaintiff's Colloid	Defendant's Colloid
Plaintiff's Gel	Defendant's Gel
Plaintiff's Solid	Defendant's Solid
Plaintiff's Liquid	Defendant's Liquid
Plaintiff's Gas	Defendant's Gas
Plaintiff's Vapor	Defendant's Vapor
Plaintiff's Steam	Defendant's Steam
Plaintiff's Smoke	Defendant's Smoke
Plaintiff's Dust	Defendant's Dust
Plaintiff's Fume	Defendant's Fume
Plaintiff's Mist	Defendant's Mist
Plaintiff's Fog	Defendant's Fog
Plaintiff's Cloud	Defendant's Cloud
Plaintiff's Haze	Defendant's Haze
Plaintiff's Rain	Defendant's Rain
Plaintiff's Snow	Defendant's Snow
Plaintiff's Ice	Defendant's Ice
Plaintiff's Frost	Defendant's Frost
Plaintiff's Freeze	Defendant's Freeze
Plaintiff's Cold	Defendant's Cold
Plaintiff's Warm	Defendant's Warm
Plaintiff's Hot	Defendant's Hot
Plaintiff's Cool	Defendant's Cool
Plaintiff's Dry	Defendant's Dry
Plaintiff's Wet	Defendant's Wet
Plaintiff's Moist	Defendant's Moist
Plaintiff's Damp	Defendant's Damp
Plaintiff's Humid	Defendant's Humid
Plaintiff's Arid	Defendant's Arid
Plaintiff's Barren	Defendant's Barren
Plaintiff's Fertile	Defendant's Fertile
Plaintiff's Lush	Defendant's Lush
Plaintiff's Verdant	Defendant's Verdant
Plaintiff's Green	Defendant's Green
Plaintiff's Yellow	Defendant's Yellow
Plaintiff's Orange	Defendant's Orange
Plaintiff's Red	Defendant's Red
Plaintiff's Purple	Defendant's Purple
Plaintiff's Blue	Defendant's Blue
Plaintiff's Grey	Defendant's Grey
Plaintiff's Black	Defendant's Black
Plaintiff's White	Defendant's White
Plaintiff's Silver	Defendant's Silver
Plaintiff's Gold	Defendant's Gold
Plaintiff's Bronze	Defendant's Bronze
Plaintiff's Copper	Defendant's Copper
Plaintiff's Iron	Defendant's Iron
Plaintiff's Steel	Defendant's Steel
Plaintiff's Aluminum	Defendant's Aluminum
Plaintiff's Plastic	Defendant's Plastic
Plaintiff's Rubber	Defendant's Rubber
Plaintiff's Glass	Defendant's Glass
Plaintiff's Crystal	Defendant's Crystal
Plaintiff's Quartz	Defendant's Quartz
Plaintiff's Diamond	Defendant's Diamond
Plaintiff's Gemstone	Defendant's Gemstone
Plaintiff's Jewelry	Defendant's Jewelry
Plaintiff's Fashion	Defendant's Fashion
Plaintiff's Style	Defendant's Style
Plaintiff's Trend	Defendant's Trend
Plaintiff's Culture	Defendant's Culture
Plaintiff's Society	Defendant's Society
Plaintiff's Community	Defendant's Community
Plaintiff's Nation	Defendant's Nation
Plaintiff's World	Defendant's World
Plaintiff's Universe	Defendant's Universe
Plaintiff's Cosmos	Defendant's Cosmos
Plaintiff's Galaxy	Defendant's Galaxy
Plaintiff's Star	Defendant's Star
Plaintiff's Planet	Defendant's Planet
Plaintiff's Moon	Defendant's Moon
Plaintiff's Sun	Defendant's Sun
Plaintiff's Solar	Defendant's Solar
Plaintiff's Cosmic	Defendant's Cosmic
Plaintiff's Astronomical	Defendant's Astronomical
Plaintiff's Scientific	Defendant's Scientific
Plaintiff's Academic	Defendant's Academic
Plaintiff's Educational	Defendant's Educational
Plaintiff's Intellectual	Defendant's Intellectual
Plaintiff's Mental	Defendant's Mental
Plaintiff's Emotional	Defendant's Emotional
Plaintiff's Psychological	Defendant's Psychological
Plaintiff's Behavioral	Defendant's Behavioral
Plaintiff's Social	Defendant's Social
Plaintiff's Cultural	Defendant's Cultural
Plaintiff's Historical	Defendant's Historical
Plaintiff's Prehistoric	Defendant's Prehistoric
Plaintiff's Ancient	Defendant's Ancient
Plaintiff's Medieval	Defendant's Medieval
Plaintiff's Renaissance	Defendant's Renaissance
Plaintiff's Baroque	Defendant's Baroque
Plaintiff's Rococo	Defendant's Rococo
Plaintiff's Neoclassical	Defendant's Neoclassical
Plaintiff's Romantic	Defendant's Romantic
Plaintiff's Impressionist	Defendant's Impressionist
Plaintiff's Expressionist	Defendant's Expressionist
Plaintiff's Cubist	Defendant's Cubist
Plaintiff's Surrealist	Defendant's Surrealist
Plaintiff's Abstract	Defendant's Abstract
Plaintiff's Modernist	Defendant's Modernist
Plaintiff's Postmodernist	Defendant's Postmodernist
Plaintiff's Contemporary	Defendant's Contemporary
Plaintiff's Current	Defendant's Current
Plaintiff's Present	Defendant's Present
Plaintiff's Future	Defendant's Future
Plaintiff's Past	Defendant's Past
Plaintiff's History	Defendant's History
Plaintiff's Heritage	Defendant's Heritage
Plaintiff's Legacy	Defendant's Legacy
Plaintiff's Tradition	Defendant's Tradition

Length of Term: ☐
 Number of Sessions: ☐
 Address: ☐
 Name: ☐
 City: ☐
 State: ☐
 Zip: ☐

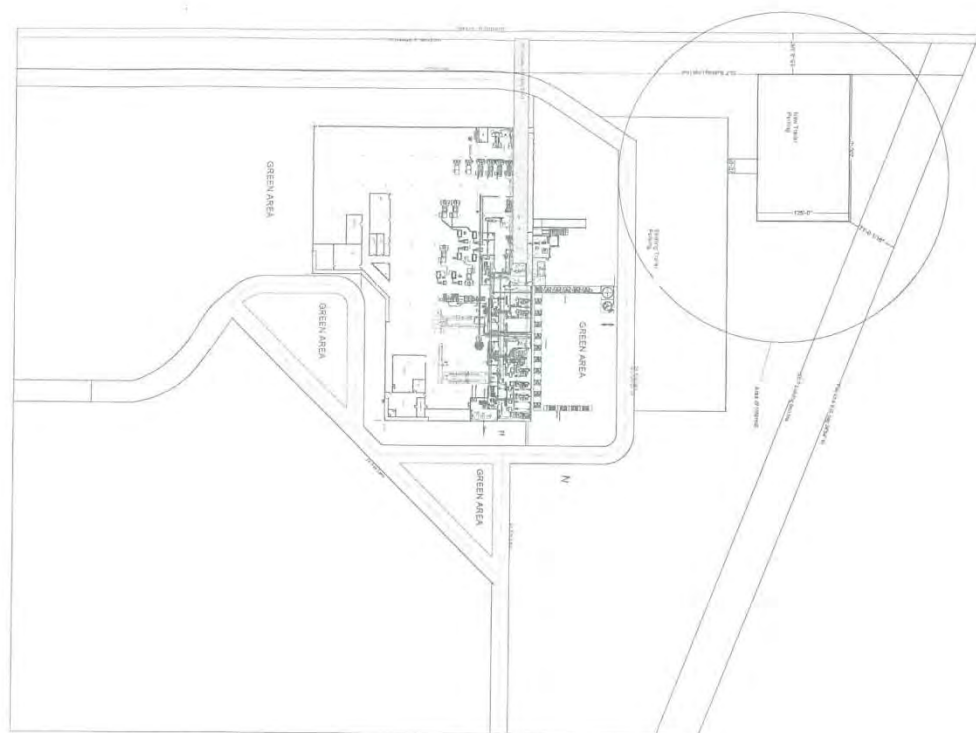
22.14.2019

279

The undersigned, the City of New York, hereby certifies that the above is a true and correct copy of the original as the same appears in the files of the City of New York.

BLOCK 1, LOT 1

CANNER:
CHURCH & T. LIMITED PART
WILMINGTON, DELTE 1980
A. TEXAS CORP.





RECEIVED
JAN 17 2013

January 15, 2013

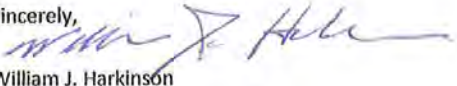
Mr. Scott Shadden
Secretary, Planning and Zoning Board
City of Sherman
P.O. Box 1106
Sherman, TX 75091-1106

Dear Mr. Shadden:

I am writing on behalf of Sherman Crossroads, Ltd., owner of the 130+ acre tract of land located at the northwest corner of Hwy. 75 and FM 1417. We received your notice dated January 4, 2013 regarding the two requests for site plan approval by GL TRI-TEXAS LLC. as owners, Consolidated Container as tenant and Wooten & Light as general contractor.

Upon review of the information provided in your correspondence, Sherman Crossroads, Ltd. has no objection to the request as submitted.

Sincerely,


William J. Harkinson
President

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 22, 2013
Don Hicks, Chairman

Joe Gilbert, Vice-Chairman
Brad Morgan, Commissioner
Darren Tankersley, Commissioner
Ron Barton, Commissioner

Richard Barber, Commissioner
Ryan Michael Kreck, Commissioner
Sam Thorpe, Commissioner
Ronnie Dutton, Commissioner

4201 U.S. Highway 75 South
Being Lot 1, Block 1, Blalock Industrial Park and in Tract 1
Site Plan

Requested Action/Proposed Use:

Planning and Zoning Commission

Site plan approval for an additional trailer parking lot for Consolidated Container in the Blalock Industrial Park.

Background:

The property is located at 4201 U.S. Highway 75 South, Consolidated Container is the tenant. The project includes constructing a 125'x200' parking lot to accommodate 24 trailers; it will be located east of the existing trailer parking lot.

Adjacent Zoning:

Blalock Industrial Park and M-1 (Light Manufacturing) District

Origination:

GK TRI-TEXAS LLC (Owners), Consolidated Container (Tenant) and Wooten & Light (General Contractors)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

36

Objections received:

0

Attachments:

Location map

Photographs

Site Plan

Staff Review Letter

Prepared by:

Patsy Reeves,

Developmental Services Secretary

Approved by:

Scott Shadden,

Director of Developmental Services

**STAFF REVIEW LETTER**

January 16, 2013

GK TRI-TEXAS LLC
101 Eisenhower Pkwy, Ste. 304
Roseland, NJ 07068

Consolidated Container
4201 U.S. Highway 75 S.
Sherman, TX 75090

Jared Light
415 N. Union
Whitesboro, TX 76273

Dear Applicants,

The request for site plan approval for an additional trailer parking lot for Consolidated Container in the Blalock Industrial Park for the property located at 4201 U.S. Highway 75 South has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2013 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the Blalock Industrial Park Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Clay Barnett, City Engineer

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. D.6

*** OTHER BUSINESS**

Site Plan Approval for GK TRI-TEXAS LLC, Owner; Consolidated Container Company, L.L.C., Tenant; Light & Wooten Construction, General Contractors; and Jared Light, Representative; under Ordinance No. 2252, Article IV, Section 410(2)(j) for Construction of Four Additional Truck Loading Docks for Consolidated Container in the Blalock Industrial Park District at 4201 U.S. Highway 75 South

Issue

This item is to consider the request of GK TRI-TEXAS LLC (Owner), Consolidated Container Company, L.L.C. (Tenant), Light & Wooten Construction (General Contractors), and Jared Light (Representative) for site plan approval for the construction of four additional truck loading docks for Consolidated Container in the Blalock Industrial Park at 4201 U.S. Highway 75 South.

Background

The property is located at 4201 U.S. Highway 75 South; Consolidated Container is the tenant. The project includes constructing a 14' x 48' building to the north side of the existing building to house four additional truck loading docks; the exterior will be brick veneer.

Origination

GK TRI-TEXAS LLC (Owner), Consolidated Container Company, L.L.C. (Tenant), Light & Wooten (General Contractors), and Jared Light (Representative)

Board Recommendation

At the regular meeting on January 22, 2013, the Planning and Zoning Board voted 6/0 to approve the site plan and to forward the request to the City Council.

Attachments

Location Map
Photographs
Site Plan
Letter
P&Z Communications Form
Staff Review Letter

Prepared by:
Scott Shadden, Development Services Director

Approved by:
George Olson, City Manager



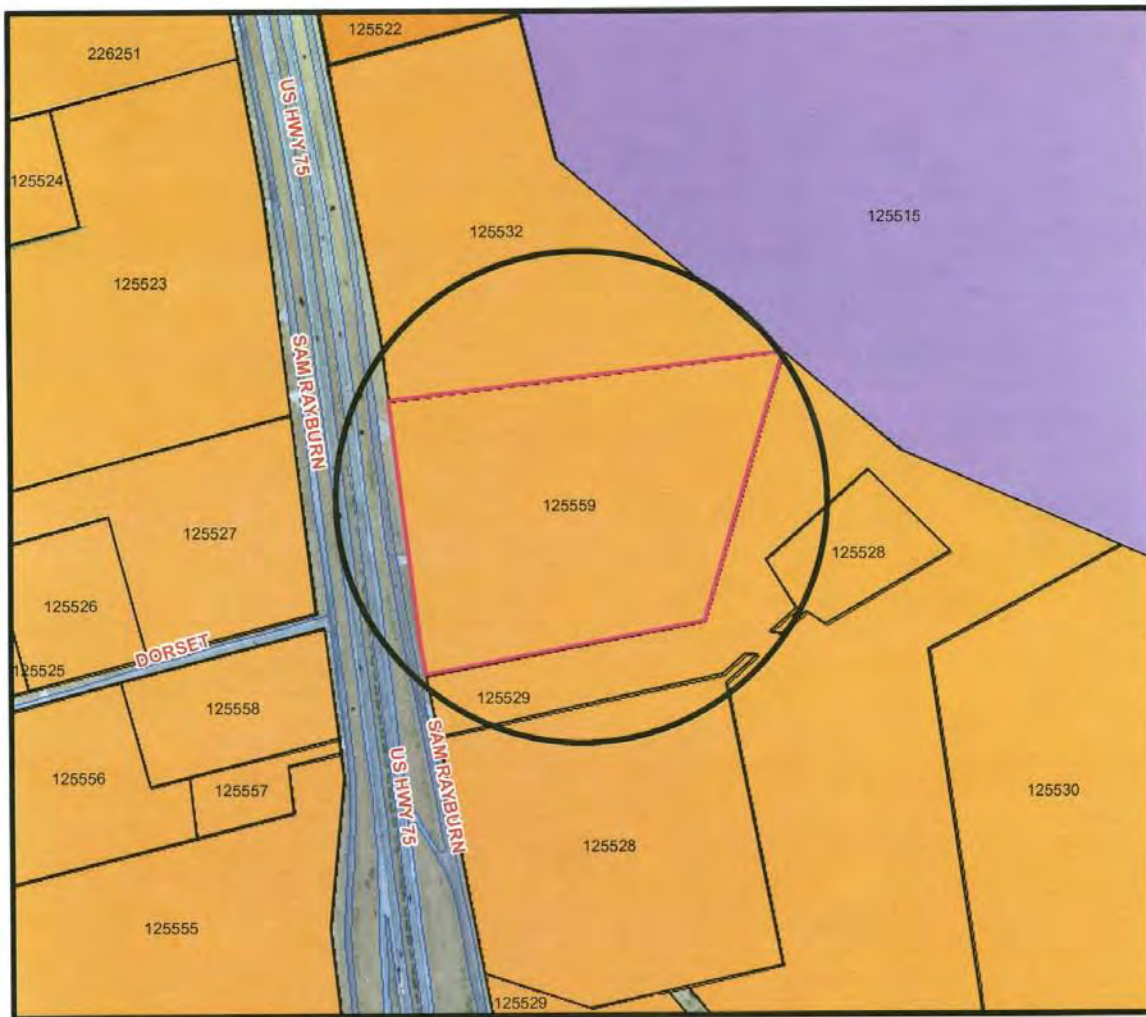
4201 Highway 75 South

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 343 feet



Zoning - 4201 U.S. Highway 75 South

Legend

--- C L SHERMAN CITY LIMITS	C-1 Retail Business District
O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 500 feet

4201 U.S. Highway 75 S.





**LIGHT & WOOTEN
CONSTRUCTION**

415 N. Union
Whitesboro, Texas 76273
Office: (903) 564-7603
Fax: (903) 564-7619

Project Narrative

Project Address: **4201 S. Hwy 75
Sherman, TX 75021**

Customer: **Consolidated Container Company, L.L.C**

Project Title: **Four Additional Loading Docks**

Project Description:

The purpose of this project is to construct a 14'x 48' building which will house four additional trailer loading docks. The building will be a pre engineered metal building with a brick veneer on the exterior. The building will attach to the North wall of the existing building, connected by an opening which will be cut into the existing wall. The additional docks are needed to keep up with the expansion of the customer's product line, which will bring more jobs to the area.

[illegible][illegible]

Length of Term: ☐
 Number of Sessions: ☐
 Address: ☐
 City: ☐
 State: ☐ Zip: ☐
 Name: ☐

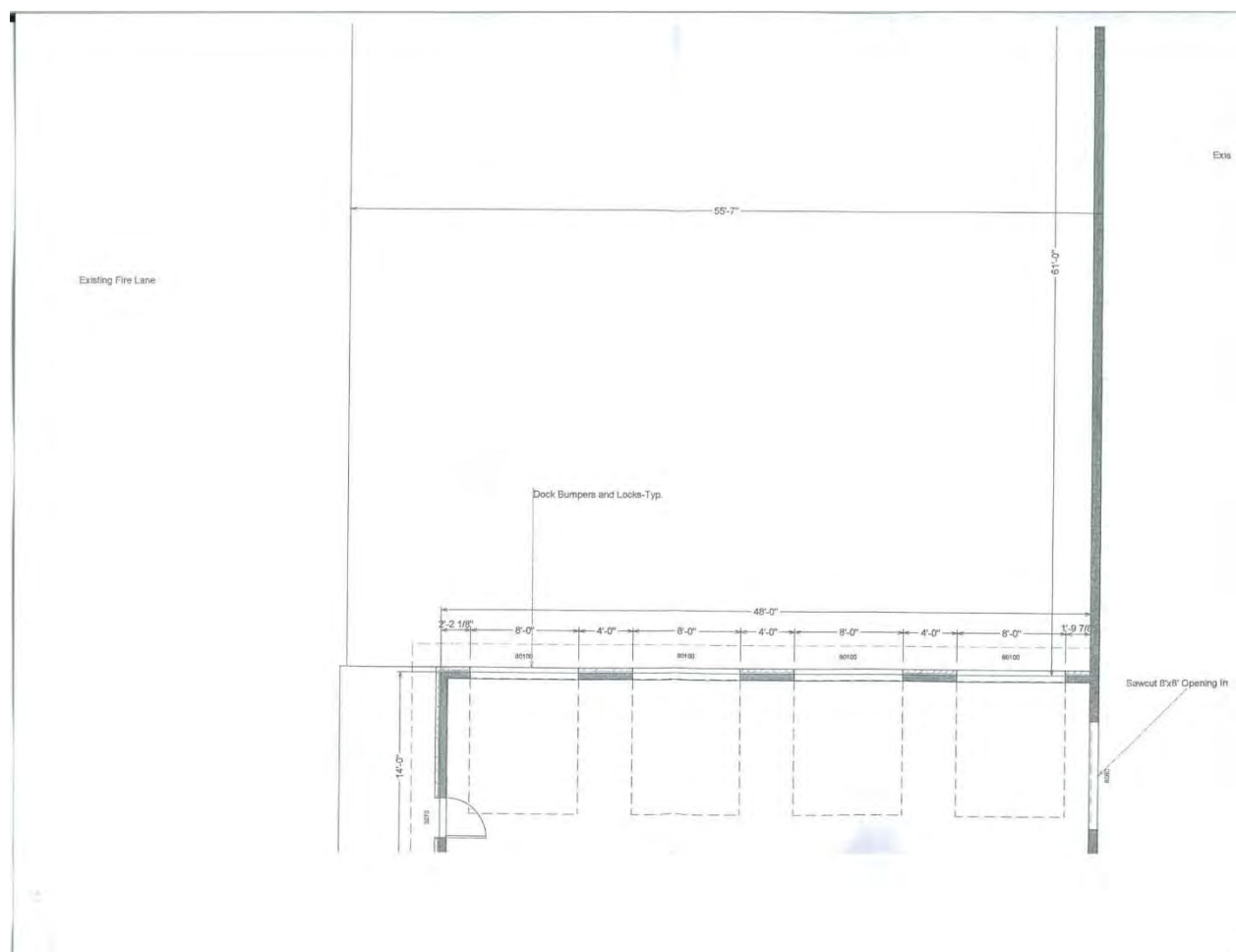
22.14.2019

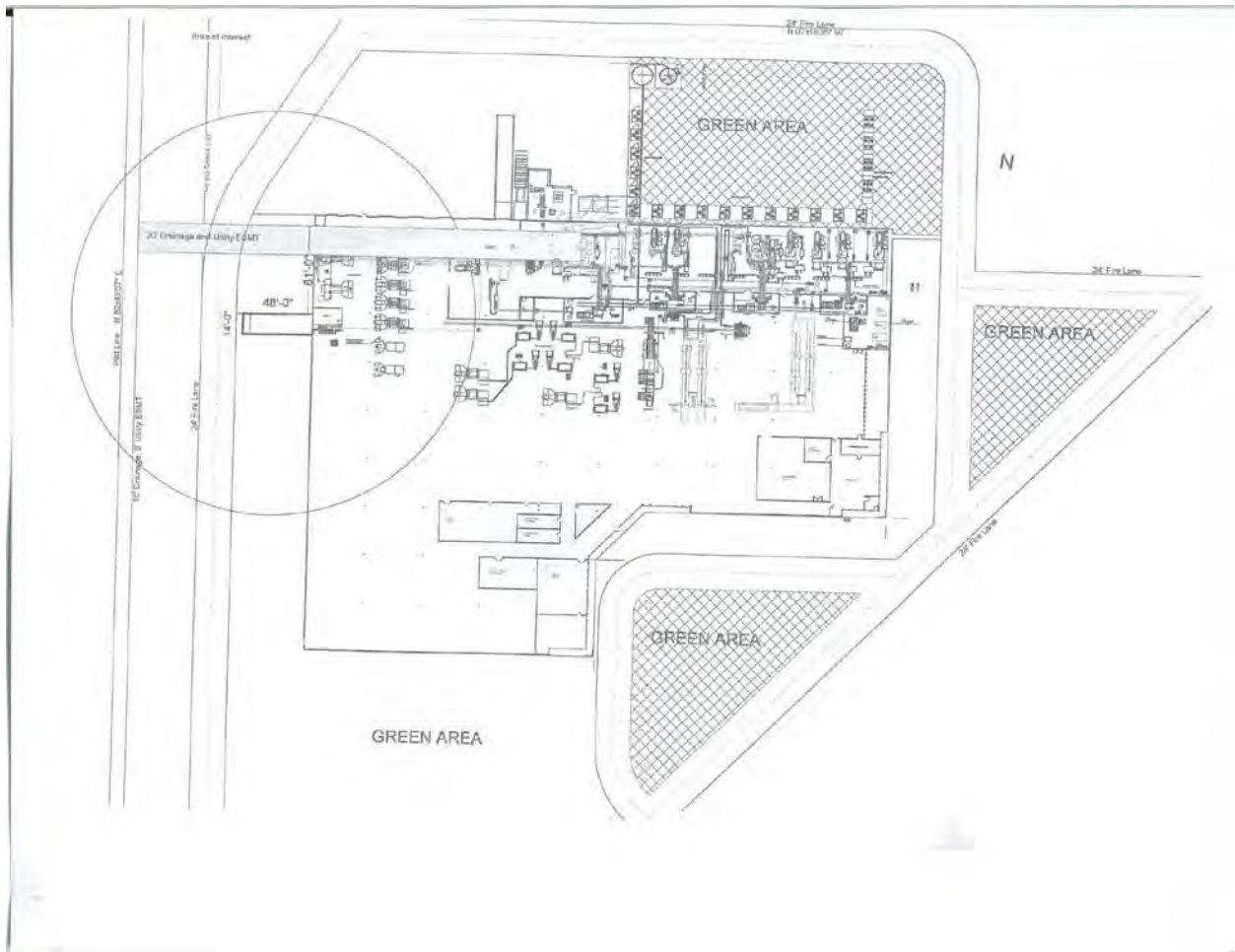
279

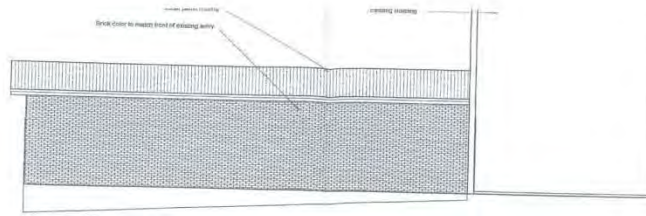
The undersigned, the City of New York, hereby certifies that the above is a true and correct copy of the original as the same appears in the files of the City of New York.

BLOCK 1, LOT 1

CANNER:
CHURCH & T. LIMITED PART
WILMINGTON, DELTE 1980
A. TEXAS CORP.

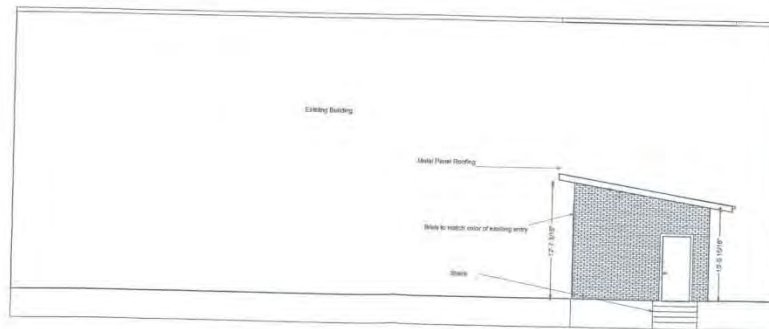




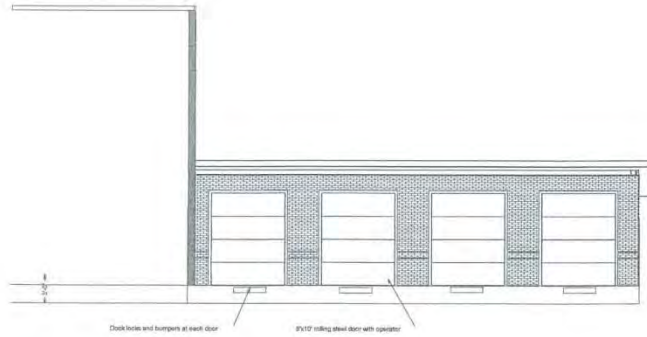


West Elevation

Scale: 1/8"=1'0"



North Elevation



East Elevation

Scale: 1/8"=1'0"



RECEIVED
JAN 17 2013

January 15, 2013

Mr. Scott Shadden
Secretary, Planning and Zoning Board
City of Sherman
P.O. Box 1106
Sherman, TX 75091-1106

Dear Mr. Shadden:

I am writing on behalf of Sherman Crossroads, Ltd., owner of the 130+ acre tract of land located at the northwest corner of Hwy. 75 and FM 1417. We received your notice dated January 4, 2013 regarding the two requests for site plan approval by GL TRI-TEXAS LLC. as owners, Consolidated Container as tenant and Wooten & Light as general contractor.

Upon review of the information provided in your correspondence, Sherman Crossroads, Ltd. has no objection to the request as submitted.

Sincerely,


William J. Harkinson
President

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 22, 2013
Don Hicks, Chairman

Joe Gilbert, Vice-Chairman
Brad Morgan, Commissioner
Darren Tankersley, Commissioner
Ron Barton, Commissioner

Richard Barber, Commissioner
Ryan Michael Kreck, Commissioner
Sam Thorpe, Commissioner
Ronnie Dutton, Commissioner

4201 U.S. Highway 75 South
Being Lot 1, Block 1, Blalock Industrial Park and in Tract 1
Site Plan

Requested Action/Proposed Use:

Planning and Zoning Commission

Site plan approval for the construction of four additional truck loading docks for Consolidated Container in the Blalock Industrial Park.

Background:

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Adjacent Zoning:

Blalock Industrial Park and M-1 (Light Manufacturing) District

Origination:

GK TRI-TEXAS LLC (Owners), Consolidated Container (Tenant) and Wooten & Light (General Contractors)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

36

Objections received:

0

Attachments:

Location map

Photographs

Site Plan

Staff Review Letter

Prepared by:

Patsy Reeves,

Developmental Services Secretary

Approved by:

Scott Shadden,

Director of Developmental Services

SHERMAN



STAFF REVIEW LETTER

January 16, 2013

GK TRI-TEXAS LLC
101 Eisenhower Pkwy, Ste. 304
Roseland, NJ 07068

Consolidated Container
4201 U.S. Highway 75 S.
Sherman, TX 75090

Jared Light
415 N. Union
Whitesboro, TX 76273

Dear Applicants,

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You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Clay Barnett, City Engineer

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. D.7

CITIZEN REQUESTS

The Honorable Carolyn S. Wacker, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. D.8

MEDIA QUESTIONS

The Honorable Carolyn S. Wacker, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. D.9

**APPOINT/REMOVE OR CONSIDER QUALIFICATIONS
TO BOARDS AND COMMISSIONS**

(a) Greater Texoma Utility Authority Board of Directors (1)

Issue

The term for Greater Texoma Utility Authority Board Member David Sprowl expired on December 31, 2012. Mr. Sprowl is eligible and does wish to be reappointed. There are no other applications on file for this board.

Background

The Greater Texoma Utility Authority is a governmental entity created by the State Legislature to assist cities with water, wastewater, and solid waste needs.

Origination

The reappointment originated with the City Clerk's Office.

Financial Consideration

There is no financial consideration.

Staff Recommendation

It is recommended that the City Council consider a reappointment to the Greater Texoma Utility Authority Board of Directors.

Alternatives

The alternative is to delay the reappointment.

Attachments

A roster, fact sheet, applicant list, and reappointment letter are attached for examination.

Prepared by:
Linda Ashby, City Clerk

Approved by:
George Olson, City Manager

MEMBERSHIP ROSTER

**GREATER TEXOMA
UTILITY AUTHORITY BOARD**

**LENGTH OF TERMS: TWO YEARS
NO TERM LIMITS**

MEMBER	DISTRICT	TERM BEGINS	TERM EXPIRES	TERMS	MEMBERSHIP REQUIREMENTS
Member I Mark Kuneman		2/2002	12/31/2002 12/31/2004 12/31/2006 12/31/2008 12/31/2010 12/31/2012		Place 1 Denison Appointee
Member II Donald M. Skelton, DDS President		3/1997	12/31/97 12/31/99 12/31/2001 12/31/2003 12/31/2005 12/31/2007 12/31/2009 12/31/2011		Place 2 Denison Appointee
Member III Everett Grantham		1/2001	12/31/2002 12/31/2004 12/31/2006 12/31/2008 12/31/2010 12/31/2012		Place 3 Denison Appointee
Member IV Bill J. Johnson Vice President		U 3/1994 R 12/31/95 R 12/29/97 R 12/31/99 R 12/31/2001 R 12/31/2003 R 12/31/2005 R 12/31/2007 R 12/31/2009 R 12/31/2011	12/31/95 12/31/97 12/31/99 12/31/2001 12/31/2003 12/31/2005 12/31/2007 12/31/2009 12/31/2011 12/31/2013	0 2 1 2 3 4 5 6 7 8	Place 4 Sherman Appointee
Member V George Rowland Secretary/Treasurer		U 6/1994 R 12/31/95 R 12/31/97 R 12/31/99 R 12/31/2001 R 12/31/2003 R 12/31/2005 R 12/31/2007 R 12/31/2009 R 12/31/2011	12/31/95 12/31/97 12/31/99 12/31/2001 12/31/2003 12/31/2005 12/31/2007 12/31/2009 12/31/2011 12/31/2013	0 2 1 2 3 4 5 6 7 8	Place 5 Sherman Appointee
Member VI David Sprowl		U 8/4/2009 R 12/31/2010	12/31/2010 12/31/2012	1 2	Place 6 Sherman Appointee
Member VII Clyde Yeatts		10/2008 12/31/2010	12/31/2010 12/31/2012		Place 7 Gainesville Appointee

Member VIII Duane Hayes		1/2007	12/31/2008 12/31/2010 12/31/2012		Place 8 (No Designation)
Member IX Paul Kirley		3/2006	12/31/2007 12/31/2009 12/31/2011		

CITY STAFF: George Olson, City Manager

GTUA: Jerry W. Chapman, General Manager, GTUA

Revised 12/20/2011

FACT SHEET

GREATER TEXOMA UTILITY BOARD (GTUA)

Established by HOUSE BILL 976 -- 1966

1. Number of Members: THREE SHERMAN MEMBERS -- ORDINANCE 3346 -- AUGUST 1979
2. Term of Appointment: TWO YEARS -- ORDINANCE 3346 -- AUTUST 1979
3. Consecutive Term Rule: NO RULE
4. Qualifications for Membership: CITIZENS WHO ARE LEADERS IN THE COMMUNITY; PROFESSIONAL, BUSINESS LEADERS; HELPFUL WOULD BE SOME KNOWLEDGE OF WATER, WASTEWATER AND SOLID WASTE NEEDS
5. Appointed by: MAYOR AND CITY COUNCIL
6. Board Organization
CHAIRPERSON A VICE CHAIRPERSON SECRETARY
ELECTED APPOINTED A
7. Departmental Responsibility: MANAGEMENT
8. Meeting Date: MONTHLY AND SPECIAL CALLED
9. Attendance Requirements: NO RULE

=====

RESPONSIBILITIES:

The GTUA was created by the State Legislature to assist municipalities with water, wastewater, and solid waste needs. The GTUA is a governmental authority and has powers, functions, and responsibilities similar to river authorities. All services are provided by contract with member entities.

APPLICANT LIST
GREATER TEXOMA UTILITY AUTHORITY
BOARD OF DIRECTORS

Positions Vacant 1

Applicant	Address	District	Qualifications
David Sprowl	2603 Silverado Trail	1	Current Member; Wishes to be Reappointed

COMMENTS:



City Clerk's Office

PUBLIC RECORDS DEPARTMENT

Phone No. (903) 892-7204

Fax No. (903) 892-7394

December 20, 2012

David Sprowl
2803 Silverado Trail
Sherman, Texas 75092

RE: Greater Texoma Utility Authority Board of Directors

Dear Mr. Sprowl:

Your term on the Greater Texoma Utility Authority Board of Directors expires on December 31, 2012. You are eligible for reappointment to the Board. Please let me know whether or not you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,

Linda Ashby
City Clerk

cc: George Olson, City Manager

X

I do wish to be considered for reappointment to this board

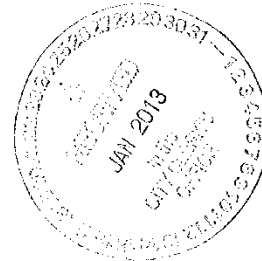
I do not wish to be considered for reappointment to this board

Signature

01-24-13
Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106
Sherman, Texas 75091-1106

PO Box 1106 | Sherman, TX 75091 | 903-892-7206 | www.ci.sherman.tx.us





SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. D.10

COUNCIL COMMENTS

The Honorable Carolyn S. Wacker, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. D.11

ADJOURNMENT

The Honorable Carolyn S. Wacker, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-4-2013

Subject: Agenda Item No. N/A

COUNCIL CALENDAR

2013

JANUARY						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

FEBRUARY						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

MARCH						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

APRIL						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

MAY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

JUNE						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

JULY						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

AUGUST						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SEPTEMBER						
S	M	T	W	T	F	S
1		3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

OCTOBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

NOVEMBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

DECEMBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

09/02/2013	Labor Day/Called Council Meeting on 09/03/2013
