

STATE OF TEXAS §
 August 15, 2016
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 August 15, 2016.

**MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR JASON SOFEY.
 COUNCIL MEMBERS COUCH, DAVIS, HOWETH, JOHNSON,
 STEELE.**

MEMBERS ABSENT: NONE.

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

**The Council reviewed the Minutes of the Regular City Council Meeting of August 1, 2016. Council Member Couch moved to approve the Minutes as presented; Second by Deputy Mayor Sofey. All present voted AYE.
MOTION CARRIED.**

APPROVE MINUTES

PUBLIC HEARING

CAPITAL IMPROVEMENT PROGRAM 2016-2021

Mayor Plyler introduced the public hearing for the Capital Improvement Program for 2016 through 2021.

FIVE-YEAR CIP

The Capital Improvement Program covers the period from October 1, 2016 through September 30, 2021 and includes \$71,963,016 in General Fund projects and \$23,876,978 in Utility Fund projects, for a total of \$95,839,944.

Don Keene, Assistant City Manager, said the City is required by Charter to maintain the five-year CIP. The first year of the plan is included in the 2017 Budget and is \$31 million. The majority of the projects are for street and utility projects and will allow the City to prepare for future growth. Other projects include roof work on some City facilities and the Library renovation.

No citizens appeared before the City Council to discuss the Capital Improvement Program for 2016-2021.

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Plyler introduced Ordinance No. 5970 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR THE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017; PROVIDING FOR A REPEALER.

**ORD 5970
ANNUAL BUDGET**

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Mayor Plyler explained that this budget will raise more total property taxes than last year's budget by \$1,573,000 and 17% and, of that amount, \$535,000 is revenue to be raised from new property to be added to the roll this year.

Mayor Plyler recognized many citizens in the audience that were appearing to discuss funding for the Sherman Museum.

George Rowland, 614 N. McKown

Mr. Rowland asked if the City wanted to operate the Museum, which started in 1976, at the time of the Bicentennial Celebration. In 2005, the City transferred the building and contents to the Board of Directors of the Museum. A reversion clause designated that if the Museum went out of business or moved to another town, the contents would revert back to the City.

When the Museum was turned over to the Board, the City agreed to fund it at \$83,000 annually, which continued until two years ago, when the funding was reduced to \$70,000. The Board hoped that eventually the Museum would become self-funded.

To date the Board has raised \$200,000, and conservatively would spend about \$10,000 annually from that amount, which would put them close to the original amount. This year the City plans to cut another \$20,000 for a total funding amount of \$50,000. Mr. Rowland said the Board could not operate the Museum as it currently operates on that amount.

He said the options available would be to fire the current director; to hire some part-time help or some volunteers; or open for very limited hours, perhaps on weekends. Currently the Museum is open five days a week.

Mr. Rowland said the Board has done a lot of fundraising and has raised funds for special events and special projects, but it is hard to raise funds "to pay the electric bill." During that time, they have also added an elevator, added air conditioning and removed the old window units, and added conditioned air to the archive space.

He said it would be very hard for the Board to maintain anything if they receive only \$50,000 from the City. The monthly budget is about \$8,000, with most going toward "fixed expenses," with the exception of salaries. They have already cut one staff person and are down to two people. He said the basic question is, does the City want to operate the Museum again.

Dorothy McKee, 713 W. Birge

Ms. McKee told the City Council that the Board is very grateful for the years of support they have given to the Sherman Museum. She said as a result of that support, and the support of the community, the name of the Museum was

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changed from the Red River Historical Museum to the Sherman Museum to reflect that support and to broaden the venues for the exhibits.

She said the annual Dino Days exhibit has been a tremendous success. The Board has also hired a professional director in 2011 and a part-time staff to assist him. The first Dino Days was held in 2012 and has grown since that time.

She said without the City's funding, it will be almost impossible to keep the staff. With that, the Museum can return to what it previously was, with less exhibits. She said they are the only tourism option that is open five days a week in Sherman, on a regular basis, and they have averaged over 4,000 visitors annually, since 2011.

The Dino Days exhibit has had over 11, 000 visitors in the last five years and has had over \$20,000 in taxable sales in the gift shop. The Museum also contributes to the downtown economy because the visitors also eat in the area and many visit the local shops. Since many of the visitors are from out-of-town, she said they also may be staying in the hotels. Ms. McKee said 64% of the visitors were tourists and 139 different zip codes were represented.

The Museum originally had three employees, but lost one last month. The personnel budget, with three employees, makes up 49% of their annual budget. She said there are also numerous maintenance issues since the building is over 100 years old.

Ms. McKee said the Board was asked to promote the Museum better and to make it a viable place for tourism, and she said with the professional director, they have done that. She outlined the membership and networking organizations that Dan Steelman, Executive Director of the Museum, has participated in to help promote the Sherman Museum.

She said they own two significant historical buildings, the Carnegie Library and the former Walnut Street Church of Christ. There is a lot of space in the old church, but much of it is not usable. The basement is used as the archival storage facility. She said they care for approximately 50,000 artifacts that belong to the City of Sherman. Air and cooling for this archival storage costs from \$600 to \$800 per month.

Ms. McKee said the Board wants to be independent from the City's support and they are working toward that end. They would like to increase the volunteer base that works at the Museum and they want to review the collection to remove items that are not usable for exhibits. They current offer several fund raisers including Dino Days and History Comes Alive.

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She said they have been unable to secure a meeting with the City to discuss the upcoming budget. They met with Mayor Plyler last week where they were told they could receive the \$80,000 funding if they would accept the genealogy department from the Public Library.

Upon investigation, she said the genealogy department is more than “a few shelves and a computer.” She said they want to work with the City, but there is no space for the approximately 2,000 square feet of items in that department.

She reiterated the importance of history to the community and asked the City Council to consider these things when they discuss the funding allocation to the Museum.

Bea Harmon, 629 N. Holly

Ms. Harmon said there are so many people that have visited the Museum and said what a wonderful Museum it is. She read a letter from a mother in McKinney that visited the Museum with her children during the Dino Days exhibit. She said it was a wonderful adventure and they also visited other downtown stores while in Sherman.

She asked the City Council to consider the needs of the Museum.

Edward Swiatovy, 469 Tee Taw Circle

Mr. Swiatovy said he is a member of the Dallas Paleontological Society and has had interactions with a number of museums including the Smithsonian Institute. He said the methodology of the exhibition and the quality of the staff at the Sherman Museum is “second to none.”

He has assisted the Museum in the identification of fossils, and said this area is actually famous for its fossils. Because of this, the Museum is of interest to people as far away as the East Coast.

He urged the Council not to “take the Museum away from the children.”

Sarah Campbell Stevens, 1712 W. McGee

Ms. Stevens said the Museum Board has worked very diligently to do their part to provide funding. The History Comes Alive event has been taking place for three to five years at West Hill Cemetery, where they bring to life some of Sherman’s “celebrities.”

In addition, the Museum also held a fundraiser at the former Woodman Circle Home, presenting the history of that facility.

She said the Board is doing their part, and the archeological significance of the items in the Museum is outstanding. She added the area is well known for its fossil history.

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She said that the Museum receives money from the Tourism Department, but it is not like the other venues that receive money. It has a historical value in the building, the programs, and the history, and she urged the Council not to cap funding at \$50,000.

She felt the Council was making their decision based on money and said it's not all about the money. There is an underlying value, and it's not always about the bottom line.

Robert Minshew, 206 W. Belden

Mr. Minshew said he has been active in the downtown for many years and in the 1970's he purchased an old hospital building, built in 1902, and donated the time capsule buried there to the Museum. He has supported the Museum for many years and said there are exciting things going on downtown and that includes the Museum.

He said Mr. Steelman and his staff attend and participate in the downtown meetings. Visitors to the Museum also visit the restaurants to eat. He said it's all part of the exciting things that are going on downtown. He felt it was a good use of Hotel/Motel Tax money to bring people into Sherman.

He said Sherman has a cultural center and a symphony, and not many cities have a museum, but "we want to keep it all together."

Brad Douglass, 2400 Meadows Lane

Mr. Douglass said he wanted to talk about the quality of life. One of the things that makes Sherman unique and brings people to the downtown is the Sherman Museum.

In 1977, the funding was \$83,000, today that would be \$330,000, if you used the Consumer Price Index to compare. He asked the Council to review the budget, and restore the \$83,000 to the Museum. It's a small percentage of the amount budgeted for the CIP.

R.C. Harmon, 629 N. Holly

Mr. Harmon serves as the Archeological Advisor to the Sherman Museum and the Archeological Steward out of the Office of the State Historical Commission.

He gave his first presentation at the Carnegie Library six decades ago, and the crowd was huge. He spoke about fossils and the community. Today he helps out as a tour guide at the Museum.

He said Mr. Steelman has made the Sherman Museum something it has never been before. The number of visitors has increased and there are many more activities.

Mr. Harmon said Mr. Swiatovy serves as the Paleontological Advisor to the Museum and was named the Outstanding Member of the Dallas Paleontological Society last year. He

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was instrumental in the Sherman Museum acquiring the Henry Doshier Collection, a priceless collection of fossils. Mr. Harmon said he didn't know where you would have to go to find some of the items in the collection.

He said he recently served as a tour guide for a group of children from Tioga and spoke about the joy of showing them the Museum. He urged the Council to "take care of the Museum," saying "we owe it to the community."

Betty Mitchell, 1601 Westside Dr.

Ms. Mitchell said she was a fourth generation Shermanite, with her brother Robert Minshew, and they have a personal interest in the Museum.

She was a telephone operator when she was in high school and she said children need to learn about the past and about Sherman. She wondered how they would do that if the Museum closes. Ms. Mitchell said there were four movie theaters in downtown Sherman in the 1950's and there were over 60 grocery stores in town. She said kids today don't know about the Athens of Sherman, and the community's history. The Museum has "hands on" items from which children can learn about the past.

Ms. Mitchell said her grandmother was the sister of Mattie Davis Lucas, who was instrumental in getting a free library in the City of Sherman, and was instrumental in organizing and getting the Carnegie Library Building. Ms. Lucas and Dr. Clyde Hall's mother also wrote the first history of Sherman.

Ms. Mitchell said if Sherman doesn't have a Museum, the next generation will suffer, and there won't be a place where older residents can go to reminisce.

Clyde Hall, 3410 Post Oak Crossing

Dr. Hall distributed copies of his remarks. He said he has been interested in the history of Sherman for many years and supported the Museum when it was founded, and is still a member. He said the purpose of the Museum is to preserve and present the history of Sherman, Texas.

He asked if previous City Council's determined it would be good for Sherman to have a library, cemetery service, parks, a swimming pool, a senior center, and animal control services. The answer was "yes," it was important to have these things without a specific revenue source.

He said if the present City Council believes that a Museum is worthwhile for Sherman, then they should commit themselves to support the Museum; separate the revenue source from the Hotel/Motel Tax; in the short term, refrain from decreasing the Museum funding; and for the long term, enter into a cooperative relationship with the Museum Board whereby funding will continue over a number of years. He

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felt the Museum would need additional funding in the future, as the revolution in communications technology will have a tremendous effect on Museums.

He said if the Council believes in the Museum, they should support it in the short term, and build a long term relationship with the Museum.

John Stephens, 1005 Western Hills

Mr. Stephens said he grew up in Sherman, but has since moved to Massachusetts. He is in Sherman for the summer. During high school, Mr. Stephens said he served on the Museum Board, when it was all volunteers. The first director was Lorna English and she was paid \$12,000 annually, and that was the budget. He said the budget has not grown exponentially.

Mr. Stephens said he has been a museum director in Massachusetts and knows that it takes a lot of volunteers, a lot of people, but it is important for the history. He added that there is so much history in Sherman and so many things about the community that should not be forgotten.

He said this is not a lot of money, but it is important that the City Council support the Museum. He added that the history is important, the building is important.

Heather Reyna, 711 Swan Ridge Dr.

Ms. Reyna appeared representing her mother Diana Scriven and read a letter Ms. Scriven had prepared. She asked the City Council to reassess the budget and find a way to keep the Museum open for the community. Other than the schools, she said the Museum is one of the few outlets to offer educational and informative experiences for children.

For the last two years, her two grandchildren have “began a countdown” for Dino Days. Her grandson has talked about being a paleontologist since he was five years old. He is now 14 years old. She said Mr. Steelman and the staff of the Museum have encouraged him to “continue his dream.” The children were even asked to help with the Night at the Museum by answering questions about the displays.

She recognized the encouragement and inspiration that the staff has given her grandchildren. She added that the Museum and the staff are an asset to the community that should not be lost. She was glad that downtown Sherman is being revitalized, but did not want to lose another part of history, as well as the educational and cultural experiences for the children.

Ms. Reyna said Mr. Steelman and the staff of the Sherman Museum have encouraged her children and helped them “behind the scenes.”

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Justin Reyna, 711 Swan Ridge Dr.

Mr. Reyna, the 14 year old son of Heather Reyna, said the Museum has been in Sherman for a long time and is built on history. He said that is “basically what his life is.” He said he would be sad to see it leave.

Every year, he has made a sign for his wall to count down to Dino Days, and every year he has learned something new. He said he is thankful for the Museum.

Edward Owens, 2813 Dover

Mr. Owens said he had nothing new to add.

Janet Hudson, 117 Arapaho East

Ms. Hudson was raised in Sherman and is a teacher. As a girl growing up in Sherman she cherished the Museum and loved history. She said Sherman was and continues to be “An All-American City.”

Ms. Hudson asked the City Council to consider the budget and funding for the Museum. She said there were only 13 museums in the State of Texas. Sherman is a part of that, and she urged them to “keep history alive.” She added that American Black people want to be read about and not forgotten as members of this community.

Marian McCarley, 1124 Live Oak Circle

Ms. McCarley said there were Carnegie Libraries all over the Country and that’s something worth keeping.

Dan Steelman, Executive Director, Sherman Museum

Mr. Steelman thanked the City Council, adding that it had been his pleasure to serve as Director of the Sherman Museum for 5 and a half years. He said he has worked in museums for a long time and it was his lifelong dream to be a director of a museum. While museum directors “do everything” he said it had been a great privilege.

He said he hoped the City Council funded the Museum, not because of his job, but because of the people in the audience. He hoped it would continue for many, many years.

Mr. Steelman said he appreciated the partnership that has existed between the Museum and the City, and hoped and expected that it would continue.

Don Makinson, 325 Arapaho East

Mr. Makinson said he has been on the Museum Board for five years and he pointed to the “Sherman, Classic Town, Broad Horizon” sign on the Council Chambers wall, saying it fits this.

Jeannie Duarte, 1209 Marlborough

Ms. Duarte and her husband currently serve on the Sherman Museum Board. They moved to Sherman because it was a

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small town, a community. The citizens that have spoken want to share Sherman's history with the coming generations. She talked about the benefit of her children being able to talk with people from another generation that will share their knowledge and interact with them "generationally." The Museum is a way for people to share knowledge and interact generationally.

Wally Black, 905 Crestview

Mr. Black said he was an actor and participated in the History Comes Alive event, which recognizes notable people that are buried in West Hill Cemetery. The actors portray people that are buried in the Cemetery and tell their stories to the visitors. He said the event is "absolutely awesome."

McKinley J. Keller, 923 Cormorant Dr.

Mr. Keller said he has been in Sherman since 1959 when he "got off the train" where Ellis Garage is located now, which used to be the old Ice House.

He has seen Sherman grow over the years and said his mother and father used to tell him about the Museum. Mr. Keller didn't want to lose the Museum and said "we need to keep it."

Barbara Reed, 512 N. Lee

Ms. Reed is a retired nurse and a lifelong resident of Sherman. She spoke with a lady that was alive when the cyclone hit Sherman and washed up many of the graves at West Hill Cemetery. The bodies were laid out in the downtown area and people had to try to identify the remains. Ms. Reed said that history is at the Museum. She said Sherman, Texas means a lot to people from Sherman. It's their history and they are passionate about it.

Ms. McKee thanked everyone that attended the City Council Meeting saying they came because they wanted to speak to the importance of the Museum.

No other citizens appeared before the City Council to discuss Ordinance No. 5970.

Mayor Plyler introduced Ordinance No. 5971 and called for the first public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR THE LEVY OF AD VALOREM TAXES FOR THE CITY OF SHERMAN, TEXAS, FOR THE TAX YEAR 2016; DISTRIBUTING THE SAME AMONG THE VARIOUS FUNDS; PROVIDING FOR A PENALTY AND INTEREST FOR FAILURE TO PAY THE TAXES LEVIED WITHIN THE TIME PROVIDED BY LAW. PROVIDING FOR A REPEALER.

**ORD 5971
LEVY OF AD
VALOREM TAXES**

Mayor Plyler said the City Council will consider the adoption of the tax rate ordinance at the Regular Meeting scheduled

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for 5:00 p.m. on Monday, September 19, 2016, at Sherman City Hall, 220 West Mulberry Street, Sherman, Texas.

Mary Lawrence, Director of Finance, said two public hearings are required when property values increase from one year to the next and this is the first of the two public hearings. The second public hearing will be held on September 6, 2016.

No citizens appeared before the City Council to discuss Ordinance No. 5971.

Mayor Plyler introduced Ordinance No. 5972 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ORDERING AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 8TH DAY OF NOVEMBER, 2016, FOR THE PURPOSE OF ELECTING TWO (2) DISTRICT CITY COUNCIL MEMBERS FOR SAID CITY; PROVIDING THAT SAID ELECTION SHALL BE HELD JOINTLY WITH GRAYSON COUNTY, TEXAS; DESIGNATING ELECTION PRECINCTS; APPOINTING ELECTION OFFICIALS; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR THE USE OF DIRECT RECORDING ELECTRONIC VOTING EQUIPMENT; PROVIDING FOR EARLY VOTING.

**ORD 5972
REGULAR MUNICIPAL
ELECTION FOR
DISTRICT 1 & 3**

Robby Hefton, City Manager, explained that Ordinance 5972 and Ordinance 5973 both relate to the Municipal Election scheduled for November 2016.

This ordinance will call the Election for the two District seats that are up because of the passage of time and the next ordinance is for the unexpired term of the District 4 seat.

No citizens appeared before the City Council to discuss Ordinance No. 5972.

Mayor Plyler introduced Ordinance No. 5973 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ORDERING A SPECIAL ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 8TH DAY OF NOVEMBER, 2016, FOR THE PURPOSE OF ELECTING ONE (1) DISTRICT 4 CITY COUNCIL MEMBER TO FILL AN UNEXPIRED TERM UNTIL NOVEMBER 7, 2017, FOR SAID CITY; PROVIDING THAT SAID ELECTION SHALL BE HELD JOINTLY WITH GRAYSON COUNTY, TEXAS; DESIGNATING ELECTION PRECINCTS; APPOINTING ELECTION OFFICIALS; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR THE USE OF DIRECT RECORDING ELECTRONIC VOTING EQUIPMENT; PROVIDING FOR EARLY VOTING.

**ORD 5973
SPECIAL MUNICIPAL
ELECTION FOR
DISTRICT 4 –
UNEXPIRED TERM**

Joshua Shelton, 1811 W. College

Mr. Shelton asked about the process for appointment to fill a

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vacancy on the City Council without an Election. He asked for transparency saying there were a lot of people that were interested in serving.

No other citizens appeared before the City Council to discuss Ordinance No. 5973.

Mayor Plyler introduced Ordinance No. 5975 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES, ENTITLED “TRAFFIC AND VEHICLES”, AT ARTICLE 12.04, ENTITLED “STOPPING, STANDING AND PARKING”, DIVISION 1, ENTITLED “GENERALLY”, SECTION 12.04.008, ENTITLED “PARKING ON PRIVATE PROPERTY”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

**ORD 5975
PARKING ON
PRIVATE PROPERTY**

Mr. Hefton said this was another ordinance dealing with the changes for large lots. This deals with the requirement to pave driveways on large lots.

No citizens appeared before the City Council to discuss Ordinance No. 5975.

Mayor Plyler introduced Ordinance No. 5977 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT AT 4515 WEST HOUSTON STREET, BEING 2.756 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119 (HUGHLAN PROPERTY HOLDINGS, LLC, OWNERS; CLASSIC CAR LIQUIDATORS, LLC, TENANT; KEN KELLEY, PROSPECTIVE BUYER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER.

**ORD 5977
ZONE CHANGE
(4515 W. HOUSTON)**

Scott Shadden, Director of Development Services, said this property on West Houston Street has been a car dealership and has recently been annexed. Newly annexed property is zoned residential. This item is to change to commercial zoning, and the next agenda item is for a Specific Use Permit to allow this business to continue.

No citizens appeared before the City Council to discuss Ordinance No. 5977.

Mayor Plyler introduced Ordinance No. 5978 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AUTOMOBILE SALES IN A C-1 (RETAIL BUSINESS) DISTRICT AT 4515 WEST HOUSTON

**ORD 5978
SUP FOR AUTO
SALES
(4515 W. HOUSTON)**

STREET, BEING 2.756 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119 (HUGHLAN PROPERTY HOLDINGS, LLC, OWNERS; CLASSIC CAR LIQUIDATORS, LLC, TENANT; KEN KELLEY, PROSPECTIVE BUYER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

No citizens appeared before the City Council to discuss Ordinance No. 5978.

Mayor Plyler introduced Ordinance No. 5979 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A RESALE SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT AT 1001 NORTH SAM RAYBURN FREEWAY, BEING 4.2955 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (KAM CORNERS, LP, OWNERS; AND KATHY'S RESALE SHOP, KATHY GRIGG, TENANT); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 5979
SUP FOR RESALE
SHOP
(1001 N. SAM
RAYBURN FRWY)

Mr. Shadden said this is located on the west side of Kam Corners. The request has been considered by the Planning and Zoning Commission, and they recommended approval of the Specific Use Permit.

Council Member Steele verified that there had already been retail in that location. Mr. Shadden said the requestor is moving back in and should not technically be open yet.

No citizens appeared before the City Council to discuss Ordinance No. 5979.

The Public Hearing was closed.

PROVIDING FOR THE RATIFICATION OF THE PROPERTY TAX INCREASE

Mayor Plyler moved consideration of the ratification of the property tax increase forward on the agenda.

PROPERTY TAX
INCREASE
RATIFICATION

ACTION TAKEN.

Motion by Deputy Mayor Sofey to ratify the property tax increase proposed in the Budget Ordinance No. 5970, as presented. Second by Council Member Howeth.

VOTING AYE: Couch, Davis, Howeth, Johnson, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

ADOPTION OF ORDINANCES

Ordinance 5970

**ORD 5970
ANNUAL BUDGET**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR THE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017; PROVIDING FOR A REPEALER.

Council Member Steele said he liked Mr. Hall's idea and asked if it was possible to move financial support for the Sherman Museum from the Hotel/Motel Tax and into the General Fund. He said the Council has been dealing with the same thing, year after year. He asked what the options were and if the City wanted the Museum.

Mayor Plyler reminded everyone that whether or not the Museum stays open is a decision by their Board. The decision before the City Council today is that the Hotel/Motel Tax is not performing as well as had hoped.

As the minutes from last year's Budget Meeting indicate, the plan was to decrease the Museum's funding from the City each year, as they become self-sustaining. They have said tonight that they have made progress in that area, but still have some way to go.

The Museum was funded at \$70,000 from the City last year and they are scheduled for \$50,000 this year. They have said they can't sustain operations on \$50,000, as they currently are.

Council Member Davis made it clear that he wanted the Museum to remain open and to thrive. He said there was a lot of love and passion about the Museum and there is no question that it is a benefit to the City.

The Council faced the same question last year and Mr. Rowland said he would like to develop a "strategic plan" for the Museum that would continue through 2016, including a more sustainable stream of income. Council Member Davis said the Museum said they wanted to work with the City, with Austin College, and other partners to develop this plan through 2016. In order to do that, they needed to have the funding restored.

Council Member Davis said the Council did restore their funding last year to \$70,000, but the discussion tonight seems to be a microcosm of the problem. Everyone has talked about the quality of the Museum, how much it means to the City, and what a good thing it is. Council Member Davis agreed with that, however the Council didn't get a strategic plan and is back where they were last year.

He said Ms. McKee mentioned several things, such as increasing volunteers and communicating with others,

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which are things that the City and Austin College want to have with the Museum, but it doesn't "get there." Everyone is working in that direction if the Museum would be open to explore the possibilities.

Council Member Johnson asked why the City did not receive the strategic plan. Mr. Hefton said the task was requested by the Museum, and the Council agreed, giving them a reprieve to develop the strategic plan. However, no plan was every presented to the City.

Mr. Hefton said elements were presented tonight that could be part of a plan. He said Mr. Hall did a fantastic job and offered several elements that could be part of a plan, as did Ms. McKee. Maybe more volunteers could be used and the hours could be modified. Even though it wasn't an ideal plan, Mr. Rowland mentioned getting rid of the full-time director and funding the position part-time. Until tonight, Mr. Hefton said the City had not received any semblance of a plan about what could be done to keep the Museum open.

The problem is it's a year later from the time the commitment was made, and the staff is just now hearing any ideas. He said there are possibilities for the City to fund the Museum either fully or partially, from a different source. He said a better plan from the Museum Board would help make the decision. Deputy Mayor Sofey confirmed that all Museum Board Members left the meeting.

Council Member Steele said when Hotel/Motel Tax money is used, if it "doesn't perform" the Council is back discussing funding every year. Deputy Mayor Sofey verified that the City does no other similar funding out of the General Fund.

He said there are other "quality of life" programs that are funded through the General Fund, such as the Senior Citizens Center and the swimming pool. However, the City owns those facilities. Mr. Hefton said there is no law, or nothing in the City's Charter that would prohibit the City from doing that.

Mr. Steelman was asked to return to the Council Meeting and Council Member Steele said if the Council really wants to look at a funding source, they ask the Board to submit a plan. He added that if the plan is not submitted, that would tell him that the Board is not serious. He did not feel that the Museum had that much to do with Hotel/Motel Tax.

Mr. Hefton reiterated to Mr. Steelman that these were some of the first suggestions or plans that the Council has heard. He referenced comments by Mr. Hall, Mr. Rowland, and Ms. McKee. He said these were great comments and well thought out. That's what the City has wanted.

He added that all the staff really wants is a plan, in writing, that the Board thinks might work. He said the plan might

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even include some alternatives, even if those aren't really where they want to go, such as using a part-time director, reducing hours, or funding from other sources.

He said there are also still some discussions on genealogy. He said there is a lot of "culling out" of things in that department that still needs to be done and it might not be as large a collection as they think. He suggested the Museum Board tell the City how much room they do have that could be used for genealogy. At least it would be a starting point for discussions.

Council Member Couch also asked to see the Museum's accounting, finances, and any grants that might be received. Mr. Steelman said the quarterly documents are given to Sarah McRae, Tourism/Main Street Director.

Council Member Howeth said she was sorry so many Museum members left before the City Council had an opportunity to respond. She said they think the City wants to close the Museum and that is not their desire. The Museum is very important and no Council or staff member has said it is not important or that they want to close it. She said it all comes down to how to continue the funding in a logical manner.

Mr. Steelman said the Board does not believe that the Council doesn't want the Museum. Council Member Howeth said the goal is to determine how to sufficiently fund the Museum and to have a plan on how to continue the funding.

Mr. Steelman said he was counting on a plan last year. He thought they were talking about a feasibility study about how the Museum could best be utilized by the City. Deputy Mayor Sofey said, last year, the Council asked for a plan from the Museum, and after three budget meetings, they show up tonight after the draft budget is completed.

He said some proposals and opportunities were given to the Museum Board and instead of them coming back with suggestions on how it could work, the Council gets "a stern no" from the Museum. The Council wants to keep the Museum open and is trying to work something out.

Mr. Steelman said there seems to be a problem with communication, that has developed over the last several years. He said they want to work with the City, better than they have in the past. He said they felt "dictated to" by the City. They weren't invited and did not know they could come to earlier budget meetings.

Deputy Mayor Sofey said if someone was providing him with 50% of his funding, he would make an effort to find out when the meetings were and to attend. The City has given \$1.2 million to the Museum. Mr. Steelman said they feel they

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are being “dictated to.” The Museum was asked to present a plan last year, and they didn’t come back. The City Council was trying to get the Museum to work with them.

Mr. Steelman said last year, he thought the City was going to do a feasibility study based on the Museum. He said the City is a major “stakeholder” but it is imperative that the Museum is involved.

Mr. Hefton said at the budget meeting last year, Mr. Rowland is the one that spoke about the Museum developing a plan for sustainability. Mr. Steelman said the Museum wants to work with the City and does care about the partnership. He addressed the communication breakdown, saying they want to be involved.

Council Member Couch said the City has offered the Museum more money, and a compromise, and a creative solution, but the Museum counters with a “hard-line stance” and an ultimatum, and sends out a press release as a paid advertisement on Facebook with money paid to the Museum by the City, since the City provides over 50% of their budget. He questioned that tactic before they approached the City Council asking for more money.

Mr. Steelman said they felt it was their only opportunity to speak to the City Council. Both Deputy Mayor Sofey and Council Member Couch said no one from the Museum called them once.

Mayor Plyler said no one wants to see the Museum close, and asked how long it would take the Board to devise a plan, with some additional information. Mr. Steelman said they should get back with the City Council in a week to 10 days.

Council Member Johnson asked if the opportunity for the genealogy was “still on the table,” and Mr. Hefton said it absolutely was. Mayor Plyler asked about the possibility of an ex-officio member on the Museum Board, that was either filled by a Council Member or a staff member. Mr. Steelman felt that would greatly improve the communication and cooperation between the two entities.

Mr. Hefton said there are a lot of decisions involved in the Library renovation that are not decided. They are still working on what the Library will look like. However, he did feel that there were opportunities with the genealogy that would work well with the Museum. He asked Mr. Steelman to tell the staff “what they can do” and how much of the genealogy items they could absorb.

Council Member Steele asked if the Museum Board had ever worked with a museum consultant. Mr. Steelman said he thought that was what the City was doing last year. Council Member Davis said better communication is needed between the two entities and not just at budget time.

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Mr. Keene said the City already knows that the Museum is important, but this is about accountability and the use of taxpayer dollars. If the staff had heard that the Museum was willing to consider taking the genealogy items, the details could have been worked through.

Council Member Couch said he still wanted to know what Mr. Steelman was thinking when he issued that press release. Mr. Steelman said he had heard rumors about the genealogy issue for a year and a half.

Mayor Plyler asked if the Museum could take the information and come back to the City in 30 days to consider a possible step reinvestment. If there is an opportunity to move the genealogy to the Museum, he felt it would be a “win” for everyone. He felt that the budget is set at \$50,000 right now, but give them “a pathway” to restore that money through the review of these plans.

Mr. Hefton added that it was the Museum and the Museum Board’s plan, not the City’s plan. He suggested that they return with a plan with two or three options. The first option would be if they only receive \$50,000 from the City, a second option would be if the budget is restored to \$70,000, and a third option might be a “Cadillac” option.

Mr. Steelman said they have already created a budget that would follow those guidelines. Council Member Howeth confirmed that the plan will be brought back to the Council within 30 days. Mr. Steelman reiterated that they did not want an adversarial relationship with the City Council and wanted to see both entities working together.

Mayor Plyler reminded Mr. Steelman that when they consider the genealogy aspect for the Museum, to let the Council know what they “can” do and the amount of space they could give to the program.

Deputy Mayor Sofey asked, if the Council has the intent of working out a plan and giving the Museum more than \$50,000 in their budget, does this budget need to be changed. Mr. Hefton said there would be no need to change the budget as it stands, to accomplish this.

Deputy Mayor Sofey said he would like to see the City maintain the proposed budget, with the understanding that if the Museum brings back a plan and the Council wants to work with them, they can facilitate them with additional money. Council Members and staff agreed.

Mayor Plyler wanted to be sure that the Museum Board understood that they had a “pathway” to full funding based on their plan and communicating that to the City Council, and also giving them an ex-officio seat on the Board.

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ACTION TAKEN.

Motion by Council Member Steele to adopt Ordinance No. 5970, as presented. Second by Council Member Couch.

VOTING AYE: Couch, Davis, Howeth, Johnson, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 5972

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ORDERING AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 8TH DAY OF NOVEMBER, 2016, FOR THE PURPOSE OF ELECTING TWO (2) DISTRICT CITY COUNCIL MEMBERS FOR SAID CITY; PROVIDING THAT SAID ELECTION SHALL BE HELD JOINTLY WITH GRAYSON COUNTY, TEXAS; DESIGNATING ELECTION PRECINCTS; APPOINTING ELECTION OFFICIALS; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR THE USE OF DIRECT RECORDING ELECTRONIC VOTING EQUIPMENT; PROVIDING FOR EARLY VOTING.

ORD 5972
REGULAR MUNICIPAL
ELECTION FOR
DISTRICT 1 & 3

Ordinance 5973

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ORDERING A SPECIAL ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 8TH DAY OF NOVEMBER, 2016, FOR THE PURPOSE OF ELECTING ONE (1) DISTRICT 4 CITY COUNCIL MEMBER TO FILL AN UNEXPIRED TERM UNTIL NOVEMBER 7, 2017, FOR SAID CITY; PROVIDING THAT SAID ELECTION SHALL BE HELD JOINTLY WITH GRAYSON COUNTY, TEXAS; DESIGNATING ELECTION PRECINCTS; APPOINTING ELECTION OFFICIALS; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR THE USE OF DIRECT RECORDING ELECTRONIC VOTING EQUIPMENT; PROVIDING FOR EARLY VOTING.

ORD 5973
SPECIAL MUNICIPAL
ELECTION FOR
DISTRICT 4 –
UNEXPIRED TERM

Ordinance 5975

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES, ENTITLED "TRAFFIC AND VEHICLES", AT ARTICLE 12.04, ENTITLED "STOPPING, STANDING AND PARKING", DIVISION 1, ENTITLED "GENERALLY", SECTION 12.04.008, ENTITLED "PARKING ON PRIVATE PROPERTY"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

ORD 5975
PARKING ON
PRIVATE PROPERTY

Ordinance 5977

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT AT 4515 WEST HOUSTON STREET, BEING 2.756 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119 (HUGHLAN

ORD 5977
ZONE CHANGE
(4515 W. HOUSTON)

PROPERTY HOLDINGS, LLC, OWNERS; CLASSIC CAR LIQUIDATORS, LLC, TENANT; KEN KELLEY, PROSPECTIVE BUYER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER.

Ordinance 5978

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AUTOMOBILE SALES IN A C-1 (RETAIL BUSINESS) DISTRICT AT 4515 WEST HOUSTON STREET, BEING 2.756 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119 (HUGHLAN PROPERTY HOLDINGS, LLC, OWNERS; CLASSIC CAR LIQUIDATORS, LLC, TENANT; KEN KELLEY, PROSPECTIVE BUYER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 5978
SUP FOR AUTO
SALES
(4515 W. HOUSTON)

Ordinance 5979

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A RESALE SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT AT 1001 NORTH SAM RAYBURN FREEWAY, BEING 4.2955 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (KAM CORNERS, LP, OWNERS; AND KATHY'S RESALE SHOP, KATHY GRIGG, TENANT); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 5979
SUP FOR RESALE
SHOP
(1001 N. SAM
RAYBURN FRWY)

ACTION TAKEN.

Motion by Council Member Davis to adopt Ordinance Nos. 5972, 5973, 5975, 5977, 5978, and 5979, as presented. Second by Deputy Mayor Sofey.

VOTING AYE: Couch, Davis, Howeth, Johnson, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 6116 – APPROVING AND ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

RES 6166
FIVE-YEAR CIP

SHERMAN, TEXAS, APPROVING AND ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF SHERMAN, TEXAS.

Mr. Keene said this is the City's five-year plan that was discussed earlier.

ACTION TAKEN.

Motion by Council Member Steele to adopt Resolution No. 6116, as presented. Second by Council Member Howeth.

VOTING AYE: Couch, Davis, Howeth, Johnson, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6117 – AUTHORIZING EXECUTION OF A JOINT ELECTION AGREEMENT WITH GRAYSON COUNTY, TEXAS, TO HOLD A JOINT ELECTION ON NOVEMBER 8, 2016

**RES 6117
JOINT ELECTION
AGREEMENT WITH
GRAYSON COUNTY**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A JOINT ELECTION AGREEMENT WITH GRAYSON COUNTY, TEXAS, TO HOLD A JOINT ELECTION ON NOVEMBER 8, 2016.

ACTION TAKEN.

Motion by Council Member Johnson to adopt Resolution No. 6117, as presented. Second by Deputy Mayor Sofey.

VOTING AYE: Couch, Davis, Howeth, Johnson, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6118 – AUTHORIZING THE EXECUTION OF A STANDARD FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT BETWEEN THE CITY OF SHERMAN AND HIDELL & ASSOCIATES ARCHITECTS, INC. FOR THE DESIGN OF THE SHERMAN PUBLIC LIBRARY RENOVATIONS AND IMPROVEMENTS

**RES 6118
PUBLIC LIBRARY
RENOVATIONS**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HIDELL & ASSOCIATES ARCHITECTS, INC. FOR THE DESIGN OF THE SHERMAN PUBLIC LIBRARY RENOVATIONS.

Steve Ayers, Director of Community and Support Services, said the renovation of the Public Library was part of the Capital Improvement Program that has already been discussed through the budget process. A Master Plan Study was completed and a contract for the planning and design, with Hidell & Associates, can now be executed for the major renovation.

The planning and design phase would take about six months, with construction beginning in the Spring of 2017.

ACTION TAKEN.

Motion by Council Member Steele to adopt Resolution No. 6118, as presented. Second by Council Member Davis.

VOTING AYE: Couch, Davis, Howeth, Johnson, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

CHANGE ORDER NO. 1

APPROVING GREATER TEXOMA UTILITY AUTHORITY'S INTENT TO EXECUTE CHANGE ORDER NO. 1; SHERMAN EASTSIDE OUTFALL RETURN SEWER; LYNN VESSELS CONSTRUCTION, LLC; \$19,971.50

The City Council approved the Greater Texoma Utility Authority's intention to execute Change Order No. 1 to Lynn Vessels Construction, LLC, for the Sherman Eastside Outfall Return Sewer, for a \$19,971.50 increase.

The change order is a final, reconciliatory change order to adjust the final project quantities for the project. The extra costs were due to several minor piping alterations to optimize the sewer route and an extension of the bore and case across SH 11 to avoid existing utilities. The final contract price for the project is \$809,449.01.

CONSENT AGENDA.

OTHER BUSINESS

RECEIVE CUSTOMER AND UTILITY SERVICES MANAGER ANGELA GURLEY'S PRESENTATION ON THE CITY OF SHERMAN'S ADVANCED METERING INFRASTRUCTURE

Angela Gurley, Customer and Utility Services Manager, presented an update on the Advanced Metering Infrastructure (AMI) system. She explained that as part of their budget recommendation, they have requested to move forward to the next level of meter-reading technology.

Currently the City uses the "drive-by" system to read meters, which was installed in 2004. As the truck drives by the routes, the readings are transmitted to a laptop which is then transferred to the billing office to be billed. Council Member Steele verified that the error rate is about 99.5% accuracy, with the current system.

There are four primary reading zones which are read monthly for billing. They read one zone per day, and are collecting over 14,000 readings for active and idle meters.

AMI is a system that measures, collects, and analyzes water usage data and will allow the City to collect "a wealth" of information, and will move them beyond a "collect a read and bill account" mode. It will allow them to track trends, plan for future growth, and provide customers with detailed information about their water usage.

**CHANGE ORDER
EASTSIDE OUTFALL
RETURN SEWER**

**ADVANCED UTILITY
METERING
INFRASTRUCTURE**

COUNCIL MINUTES – AUGUST 15, 2016

The new system is a fully automated system that will send readings hourly to the Utility Office, which will allow the City to provide this information to customers to manage their own usage.

Benefits to the system include allowing the City to receive their data, regardless of the weather conditions; will eliminate various field calls to collect a reading; can provide detailed information to water customers about when the water was actually used; detect illegal water usage on idle meters within the hour; gain flexibility in the read time; and will be able to accommodate growth without adding personnel.

Council Member Steele verified that the City will be able to detect water line breaks through unusual usage amounts very quickly. Ms. Gurley said through the system's analysis, it will set average consumption, and they will receive alerts where they can notify customers.

Ms. Gurley said there are two primary challenges that the City will face with transitioning to AMI. The first challenge is an aged meter infrastructure. Sherman implemented a meter change-out program about four years ago. This program will be complete for meters that are 10 years old or older, by next year. Therefore the majority of Sherman's meters are new.

The second challenge is the installation of the two-way communication devices on all the meters. Of the City's 14,000 meters, almost 12,000 of them are already equipped with this device.

In 2004, the cost was about \$2.5 million to implement the drive-by system. By planning for the future, implementing the meter change-out program, and switching to the two-way devices, the current project costs will be a lot less.

Costs for the first year of the program will be the most expensive because it includes one-time costs for software and the initial implementation and training. The remaining years will be a reduction of about 40% to 60%.

Ms. Gurley said the City's goal is to maintain accurate meters and data. With a 1% reduction in accuracy, approximately \$200,000 of revenue is lost.

CONSIDER THE ABATEMENT OF SUBSTANDARD STRUCTURES AT THE FOLLOWING LOCATION:

- **523 EAST EVERGREEN STREET (KERRS BLOOMFIELD ADDN, BLOCK 4, LOT 1), WILLIAM LEE HUGHLEY ESTATE, OWNER**
- **2001 SOUTH EAST STREET (SOUTHSIDE ADDN, BLOCK 46, LOT W 82' 12), BOYD BELINDA LEE, OWNER**

ABATEMENT OF SUBSTANDARD STRUCTURES

COUNCIL MINUTES – AUGUST 15, 2016

Mr. Keene presented an update on the 2016 Substandard Structure Program. The goal was to remove 15 substandard structures and it appears that 22 will actually be removed by the end of the year. The objective of the program is to remove blight and unsafe structures, only after every reasonable effort has been made to work with the property owners to bring them up to code. However, sometimes these are absentee owners.

The City has completed all the inspections, mailed and posted notifications, and visited locations in order to make contact with the owners. Still the staff has been unable to contact the owners of these two properties.

The request today is for the City Council to approve the demolition of these two structures. The water to both structures has been turned off for at least seven years or longer.

ACTION TAKEN.

Motion by Deputy Mayor Sofey to declare the structures at 523 E. Evergreen Street and 2001 S. East Street a nuisance and unsafe, and authorize the staff to proceed with the demolition process, as presented. Second by Council Member Johnson.

VOTING AYE: Couch, Davis, Howeth, Johnson, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

CONSIDER REQUEST OF EASY LIFE REALTY TO TEMPORARILY CLOSE CERTAIN STREETS FOR A “BACK TO SCHOOL BASH” ON FRIDAY, AUGUST 26, 2016

The City Council approved the request of Easy Life Realty to temporarily close certain streets for a “Back to School Bash” on August 26, 2016. They requested to close Pacific Street, between Travis and Walnut Streets, from 6:00 p.m. until 9:00 p.m.

**CLOSE STREETS FOR
“BACK TO SCHOOL
BASH”
(AUG. 26, 2016)**

Barricades will be provided by the Street Department and the organizers will arrange for security through the Police Department. Easy Life Realty has been instructed that emergency vehicle accessibility must be maintained throughout the closed streets at all times.

CONSENT AGENDA.

CONSIDER REQUEST OF THE GRAYSON HISPANIC HERITAGE COUNCIL OF SHERMAN TO TEMPORARILY CLOSE CERTAIN STREETS AND USE CERTAIN CITY FACILITIES AND SERVICES FOR THE “ANNUAL HISPANIC HERITAGE FESTIVAL” ON SATURDAY, SEPTEMBER 10, 2016, WITH A RAIN DATE OF SUNDAY, SEPTEMBER 11, 2016

The City Council approved the request of the Grayson Hispanic Heritage Council of Sherman to temporarily close certain streets and use certain City facilities and services for

**CLOSE STREETS FOR
“ANNUAL HISPANIC
HERITAGE FESTIVAL”
(SEPT. 10, 2016)**

COUNCIL MINUTES – AUGUST 15, 2016

the “Annual Hispanic Heritage Festival on September 10, 2016, with a rain date of September 11, 2016.

They requested to close the streets around the Municipal Building and to provide additional solid waste containers, cones, and barricades. They are also requesting use of the Oliver Dewey Mayor Outdoor Theater and Municipal Ballroom.

CONSENT AGENDA.

FINAL PLAT APPROVAL OF WEST CANYON CREEK ESTATES, SECTION 3, BEING 105.155 ACRES IN THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1288; WEST CANYON CREEK ESTATES, LTD, OWNER; CITY OF SHERMAN, DEVELOPER; AND BROCKETTE/DAVIS/DRAKE, INC., SURVEYOR (2700-2800 BLOCKS OF SHADY OAKS LANE AND 3300-3600 BLOCKS OF CANYON CREEK DRIVE)

**APPROVE FINAL PLAT
CANYON CREEK
ESTATES**

The City Council approved the Final Plat of West Canyon Creek Estates, Section 3, which is a 105.155 acre tract in West Canyon Creek Estates, located in the 2700 through 2800 blocks of Shady Oaks Lane and the 3300 through 3600 blocks of Canyon Creek Drive.

The property was formerly the County Farm, which was annexed into the City in 2003. The property is zoned R-1 (One Family Residential) and the owner would like to plat this phase for future development. The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.

CONSENT AGENDA.

CITIZENS REQUESTS

There were no citizen’s requests.

CITIZENS REQUESTS

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

TEXOMA COMMUNITY CENTER (FORMERLY MHMR SERVICES OF TEXOMA) BOARD OF DIRECTORS (2)

ACTION TAKEN.

Motion by Council Member Couch to reappoint Margie Morris and to appoint Billy Hamilton to the Texoma Community Center Board of Directors for a term from August 31, 2016 to August 31, 2018. Second by Council Member Davis.

**TEXOMA COMMUNITY
CENTER BOARD
OF DIRECTORS**

VOTING AYE: Couch, Davis, Howeth, Johnson, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

INTERDENOMINATIONAL SCHOLARSHIP BANQUET

Council Member Howeth said she recently attended an Interdenominational Scholarship Banquet and they

**INTER-
DENOMINATIONAL
SCHOLARSHIP**

recognized some wonderful students that will be able to attend college with some extra money.

BANQUET

CONGRATULATIONS TO NATE STRAUCH

Council Member Johnson congratulated Nate Strauch, Communications Manager, on the birth of his son and presented him with a blue teddy bear.

CONGRATULATIONS TO NATE STRAUCH

SHERMAN POLICE OFFICERS' BODY ARMOR

Council Member Johnson referenced the recent murder of five Dallas Police Officers by ambush. She asked to move some General Fund money around in order to purchase body armor for the officers. She asked Otis Henry, Police Chief, to speak to the request.

POLICE OFFICERS' BODY ARMOR

Chief Henry thanked Council Member Johnson for mentioning the request and the City Council for considering it. The Department currently issues body armor to all officers and it is replaced on a five year rotation. This body armor is a thin armor designed to stop up to a 44 magnum bullet.

He said the body armor Ms. Johnson is referring to is a heavy duty, tactical armor that could be worn over the existing armor, and will stop a .223 caliber or 30.06 rifle round. This type of assault rifle is what was used at several recent police shootings including the one in Dallas.

Mayor Plyler verified that the body armor included a helmet. Chief Henry said it is an active shooter kit and does include a helmet.

Mr. Hefton verified that the total cost for the body armor would be about \$60,000 to \$65,000, and would include one kit per officer for all 68 officers.

He said the budget has already been approved for the coming year, but the staff will look for opportunities and savings and get the request added to the list.

Chief Henry thanked the City Council, adding how fortunate they are to be police officers in Sherman and to have the support of the City Council.

COUNCIL COMMENTS DURING PUBLIC HEARING

Council Member Steele explained that, by law, the City Council can't comment during public hearings. A public hearing is for the public. After the public hearing is closed, the Council can discuss the issue.

COUNCIL COMMENTS DURING PUBLIC HEARING

SHERMAN POLICE OFFICERS' BODY ARMOR

Council Member Couch said he supported Council Member Johnson's request for body armor for the police officers.

POLICE OFFICERS' BODY ARMOR

SHERMAN MUSEUM

Council Member Couch said he was happy that the Sherman

SHERMAN MUSEUM

COUNCIL MINUTES – AUGUST 15, 2016

Museum was going to move forward with an action plan and an avenue to obtain the funding that they seek. He recognized the possible solutions, saying the City staff was always good to “think outside the box.”

He said he looked forward to improved communications and a better relationship between the City and the Museum.

QUESTIONS ABOUT CITY COUNCIL

Council Member Couch told Mr. Shelton that if he ever had any questions about City Council that he would love to speak with him. He serves on the Young Professionals Board and getting young people involved in politics and in the community is a priority for the organization.

QUESTIONS ABOUT CITY COUNCIL

ANNOUNCEMENTS

Mayor Plyler announced the following:

- There will be no trash service for the Labor Day holiday, September 5, 2016. Mondays trash will be collected on Tuesday and Tuesdays trash will be collected on Wednesday. There will be no change for Wednesday, Thursday, or Fridays collection.
- Arts Fest will be held on September 17, 2016 and will be bigger and better.

ANNOUNCEMENTS

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

EXECUTIVE SESSION

SECTION 551.074

**PERSONNEL MATTERS:
DELIBERATE THE EVALUATION
OF THE CITY MANAGER**

SECTION 551.087

**DELIBERATE REGARDING
ECONOMIC DEVELOPMENT
NEGOTIATIONS:
DELIBERATE REGARDING
COMMERCIAL OR FINANCIAL
INFORMATION THAT THE CITY
HAS RECEIVED FROM A
BUSINESS PROSPECT AND
DELIBERATE ANY OFFERS OR
INCENTIVES TO THE BUSINESS
PROSPECT**

Mayor Plyler confirmed that no Executive Session was needed at tonight’s meeting.

COUNCIL MINUTES – AUGUST 15, 2016

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:19 p.m.

ADJOURNMENT

MAYOR

CITY CLERK