

of park. Typically open space and greenbelts are located in floodplain areas. He said trails were a highly requested part of the plan.

The plan also projects the amount of park property that would be needed up to 2030, based on growth in the City. Based on expected growth, by 2030 the City would need about 885.5 acres of parks, but about 100 acres of that would be “backed out” because it was based on the water at Herman Baker Park and Pecan Grove Park.

Mr. Sims said land acquisition is a very important part of the Master Plan and helps a City determine where park property should be added.

He said each current park was visited and a checklist of improvements was generated for each park. This will help if the City wants to budget annually for park improvements and renovations.

Mr. Sims said people “drive” parks. They plan parks in residential areas where people are located, rather than in industrial or commercial areas. Also many cities don’t like to give up the tax base in the industrial and commercial areas.

After analyzing the existing land use inside the City limits, they are projecting that, as Sherman develops, they will need approximately 10 additional neighborhood parks.

Then, based on land use and existing development, they project that the City will need another 29 neighborhood parks outside the City limits in the extraterritorial jurisdiction.

Mr. Sims said they also projected that the City will need 100 to 175 acres of community park land. This is typically where ball fields and soccer fields are located.

He presented a list of 23 priorities for the City under a 10-Year Action Plan, with estimated costs. The plan was based on input from staff and from the citizens.

Mr. Sims explained that when the City Council adopts the Parks, Recreation and Open Space Master Plan, by resolution, it will then be submitted to the Grant Division of Texas Parks and Wildlife, located in Austin, Texas. At that point, if the City decides they want to make an application for grant assistance, TP&W would use this priority table in their decision. He added that the list is a critical component to obtaining State funding.

No citizens appeared before the City Council to discuss the 2017 Parks, Recreation, and Open Space Master Plan for the City of Sherman.

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Plyler introduced Ordinance No. 6026 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION, REGARDING THE COMPANY’S 2017 RATE REVIEW MECHANISM FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; REQUIRING RECONCILIATION AND RATE ADJUSTMENTS IF FEDERAL INCOME TAX RATES CHANGE; TERMINATING THE RRM PROCESS FOR 2018 PENDING RENEGOTIATION OF RRM TERMS AND CONDITIONS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; PROVIDING FOR A REPEALER; PROVIDING FOR SEVERABILITY; DECLARING AN EFFECTIVE DATE; REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

ORD 6026
ATMOS RATE
REVIEW

Brandon Shelby, City Attorney, explained that this was Atmos’ 2017 RRM filing. On March 1, 2017 they requested a \$57.4 million increase in revenue, system wide. The Atmos Steering Committee, on behalf of the cities that they represent, negotiated a \$38.8 million settlement. This increase represents a \$19.60 monthly increase for customers.

No citizens appeared before the City Council to discuss Ordinance No. 6026.

Mayor Plyler introduced Ordinance No. 6027 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 6120 NORTH U.S. HIGHWAY 75, BEING 2.0689 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265, (STANLEY BLYTHE, OWNER; QUIKTRIP, TENANT; JOHN PIMENTAL, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYORS); PROVIDING FOR A REPEALER.

ORD 6027
ZONE CHANGE
(6120 N. HWY 75)

Scott Shadden, Director of Development Services, said the request is for a zone change to C-1 at the intersection of US Hwy 75 and SH 691, for QuikTrip.

John Pimentel, is the real estate property manager for QuikTrip, and appeared representing their company. He said this was their first site in Sherman, and gave information about the company.

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Council Member Couch verified that there will be about 150 employees during the construction phase and between 20 and 40 after the facility is operational. Construction normally takes 26 weeks.

Council Member Teamann verified that QuikTrip should bring about \$1.5 on average in State and Local tax revenue to the community.

No citizens appeared before the City Council to discuss Ordinance No. 6027.

Mayor Plyler introduced Ordinance No. 6028 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 R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AT 820 NORTH SAM RAYBURN FREEWAY, BEING 0.321 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763, (CONCORD VILLAGE APARTMENTS, OWNERS; LISA HANKEY, REPRESENTATIVE; H&H DRAFTING AND DESIGN, DRAFTSMAN; AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYORS); PROVIDING FOR A REPEALER.

**ORD 6028
ZONE CHANGE
(820 N. SAM RAYBURN)**

Mr. Shadden said the request is for a zone change to multi-family from single-family at the Concord Village Apartments.

Robert Minshe, Attorney, appeared representing the Concord Village Apartments. There is some vacant land north of the apartments and they would like to add a single story building on the property. The office would be moved to the new building and three additional apartments would be added.

No citizens appeared before the City Council to discuss Ordinance No. 6028.

Mayor Plyler introduced Ordinance No. 6029 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 MANUFACTURED HOME SALES IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.3 (FM HIGHWAY 691) OVERLAY DISTRICT AT 6220 TEXOMA PARKWAY, BEING 5.44 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085 (CMH HOMES, INC., OWNERS; GARY GARZA, REPRESENTATIVE; AND SARTIN & ASSOCIATES, INC., SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS. PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

**ORD 6029
SUP FOR
MANUFACTURED
HOMES
(6220 TEXOMA PKWY)**

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Mr. Shadden said this was an SUP for manufactured home sales on a 5.5 acre tract on North Texoma Parkway. The property was formally used for mobile home sales, but then became a storage lot. They are upgrading the lot and have made it look a lot better.

Lenny Wheeler, 3415 Southbend Drive, Denison, appeared representing CMH Homes, and said they were excited to open their new facility. He was available to answer any questions.

No citizens appeared before the City Council to discuss Ordinance No. 6029.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION, REGARDING THE COMPANY’S 2017 RATE REVIEW MECHANISM FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; REQUIRING RECONCILIATION AND RATE ADJUSTMENTS IF FEDERAL INCOME TAX RATES CHANGE; TERMINATING THE RRM PROCESS FOR 2018 PENDING RENEGOTIATION OF RRM TERMS AND CONDITIONS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; PROVIDING FOR A REPEALER; PROVIDING FOR SEVERABILITY; DECLARING AN EFFECTIVE DATE; REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

ORD 6026
ATMOS RATE
REVIEW

Ordinance 6027

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 6120 NORTH U.S. HIGHWAY 75, BEING 2.0689 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265, (STANLEY BLYTHE, OWNER; QUIKTRIP, TENANT; JOHN PIMENTAL, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYORS); PROVIDING FOR A REPEALER.

ORD 6027
ZONE CHANGE
(6120 N. HWY 75)

Ordinance 6028

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 R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AT 820 NORTH SAM RAYBURN FREEWAY, BEING 0.321 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763,

ORD 6028
ZONE CHANGE
(820 N. SAM RAYBURN)

(CONCORD VILLAGE APARTMENTS, OWNERS; LISA HANKEY, REPRESENTATIVE; H&H DRAFTING AND DESIGN, DRAFTSMAN; AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYORS); PROVIDING FOR A REPEALER.

Ordinance 6029

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 MANUFACTURED HOME SALES IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.3 (FM HIGHWAY 691) OVERLAY DISTRICT AT 6220 TEXOMA PARKWAY, BEING 5.44 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085 (CMH HOMES, INC., OWNERS; GARY GARZA, REPRESENTATIVE; AND SARTIN & ASSOCIATES, INC., SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS. PROVIDING A PENALTY NOT TO EXCEED \$2,000.00

ORD 6029
SUP FOR
MANUFACTURED
HOMES
(6220 TEXOMA PKWY)

ACTION TAKEN.

Motion by Council Member Steele to adopt Ordinance Nos. 6026, 6027, 6028, and 6029, as presented. Second by Deputy Mayor Sofey.

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

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 6217 – APPROVING AND ADOPTING THE 2017 PARKS, RECREATION, AND OPEN SPACE MASTER PLAN FOR THE CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING THE 2017 PARKS, RECREATION, AND OPEN SPACE MASTER PLAN FOR THE CITY OF SHERMAN, TEXAS.

RES 6217
PARKS, RECREATION
& OPEN SPACE
MASTER PLAN

Council Member Steele said the need for additional parks was mentioned as Sherman continues to expand. He asked what experience Mr. Sims had working with other cities with new developers and the possibility of “giving up” some land for parks.

Mr. Sims said a park dedication ordinance is when a developer comes in and, depending on the size of their property, the number of units, and whether it’s multi-family or single family, is required to give up some property to be

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dedicated as a park. This is a very effective tool for park land. He added that dedicating property in the floodplain is also effective.

Mr. Sims said a park dedication ordinance would be good, and negotiating with the developer to secure park land for something they want is also a good tool. He preferred dedication to the third option, which would be to purchase property for park land.

Council Member Steele verified that park dedication is working in many cities. Mr. Sims said it does need to be a written policy.

Council Member Steele said one of the recommendations is for a pavilion to be located at Martin Luther King Park. He asked if the recommended location was on the south end of the park. Mr. Sims said it was on the south end near the open space.

Council Member Teamann said they originally talked about including the hike and bike trails in the Master Plan and he asked if there was a proposal for that yet. Mr. Sims said the Master Plan does address hike/bike trails as a definite need. They are working on the proposal but the City wants to go farther and define specific areas with specific costs.

Council Member Couch asked if they had examples of a park dedication ordinance from other cities. Mr. Sims said Cedar Hill is currently doing a study on that and would probably share when it is complete.

Robby Hefton, City Manager, said an example would be from the second or third phase of Pebblebrook where some park land was dedicated. Sherman has already used this tool to some degree and has located some general areas where parks could be needed. The goal is to work with developers, because park land is good for the development as well. It's more expensive to obtain park land at a later point.

Council Member Couch asked if there was a ratio of homes to acres of park land that is recommended. Mr. Sims said there is a recommended ratio, but it also is based on money and fees.

Don Keene, Assistant City Manager, said one thing the City can do better when working with a developer, besides using the Master Plan, is to communicate with the Parks and Recreation Department to get the kind of property that is useful for the City's needs. The City has been given some property in the past that isn't good for much.

Council Member Teamann asked if there was a radius around a neighborhood park that would typically be served by the park. Mr. Sims said it generally serves residents one mile

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around the park. It's usually a "contained area" where people don't have to cross a major thoroughfare, a creek or river, or a railroad.

Council Member Howeth said she has heard people say the City is not keeping enough "green space" in Sherman. Everyone wants development but we are losing green space. She felt the City should be more proactive in both the residential and commercial areas.

Council Member Teamann said people ask for bike trails and concrete trails, but the City also needs nature trails. Mr. Sims said a City can have both types of trails.

Council Member Couch asked how the priorities for the Master Plan were rated. Mr. Sims said they were rated by the frequency of being mentioned at the public meetings. Council Member Teamann asked if the priority list took into consideration that an item might be a "low budget" item that could be completed quickly. Mr. Sims said the budgeted costs are very general and the City should not depend on them to be accurate.

Mr. Hefton said there will be additional discussion on an action plan and more specific projects at the Annual Budget Workshop.

ACTION TAKEN.

Motion by Council Member Teamann to adopt Resolution No. 6217, as presented. Second by Council Member Couch.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6218 – AUTHORIZING THE ACCEPTANCE OF A GENERAL WARRANTY DEED FROM WALTER H. DeRONDE AND MARY T. DeRONDE FOR THE CONVEYANCE OF A 16.088 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "A" AND ILLUSTRATED IN THE ATTACHED EXHIBIT "B"

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF A GENERAL WARRANTY DEED FROM WALTER H. DeRONDE AND MARY T. DeRONDE FOR THE CONVEYANCE OF A 16.088 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "A" AND ILLUSTRATED IN THE ATTACHED EXHIBIT "B."

**RES 6218
PURCHASE OF
LAND ADJACENT
TO FM 1417 & O.B.
GRONER**

Mr. Hefton said this is the last action needed for the purchase of the 16 acres on the corner of the intersection of FM Hwy 1417 and O.B. Groner Road, soon to be Travis Street West.

ACTION TAKEN.

Motion by Deputy Mayor Sofey to adopt Resolution No. 6218, as presented. Second by Council Member Brown.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6219 – ACCEPTING THE CONTRACT WITH CRESCENT CONSTRUCTORS, INC. AS COMPLETE FOR THE CONSTRUCTION OF THE CITY OF SHERMAN WASTEWATER TREATMENT PLANT HEADWORKS LIFT STATION REPLACEMENT AND ELECTRICAL UPGRADE PROJECT

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACCEPTING THE CONTRACT WITH CRESCENT CONSTRUCTORS, INC. AS COMPLETE FOR THE CONSTRUCTION OF THE CITY OF SHERMAN WASTEWATER TREATMENT PLANT HEADWORKS LIFT STATION REPLACEMENT AND ELECTRICAL UPGRADE PROJECT.
CONSENT AGENDA.

RES 6219
WWTP HEADWORKS
LIFT STATION

RESOLUTION NO. 6220 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH ANDREWS BUILDING SERVICE, INC. FOR JANITORIAL SERVICES IN CERTAIN CITY-OWNED FACILITIES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH ANDREWS BUILDING SERVICE, INC. FOR JANITORIAL SERVICES IN CERTAIN CITY-OWNED FACILITIES.
CONSENT AGENDA.

RES 6220
JANITORIAL
SERVICES

RESOLUTION NO. 6221 – ABANDONING A TWENTY-TWO FOOT (22') UTILITY EASEMENT LOCATED IN BLOCK 3 OF THE W.M. SHANNON SUPPLEMENT, VOLUME 26, PAGE 291, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH ABANDONMENT OF ALLEY AND RETAINER OF UTILITY EASEMENT IS RECORDED IN VOLUME 910, PAGE 412 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING A TWENTY-TWO FOOT (22') UTILITY EASEMENT LOCATED IN BLOCK 3 OF THE W.M. SHANNON SUPPLEMENT, VOLUME 26, PAGE 291, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH ABANDONMENT OF ALLEY AND

RES 6221
ABANDON UTILITY
EASEMENT

RETAINER OF UTILITY EASEMENT IS RECORDED IN VOLUME 910, PAGE 412 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS.
CONSENT AGENDA.

RESOLUTION NO. 6222 – ABANDONING A SIXTEEN FOOT (16') SANITARY SEWER EASEMENT LOCATED IN BLOCK 3 OF THE W.M. SHANNON SUPPLEMENT, VOLUME 26, PAGE 291, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH SANITARY SEWER EASEMENT IS RECORDED IN VOLUME 962, PAGES 45 AND 66 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS

RES 6222
ABANDON SANITARY
SEWER EASEMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING A SIXTEEN FOOT (16') SANITARY SEWER EASEMENT LOCATED IN BLOCK 3 OF THE W.M. SHANNON SUPPLEMENT, VOLUME 26, PAGE 291, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH SANITARY SEWER EASEMENT IS RECORDED IN VOLUME 962, PAGES 45 AND 66 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS.
CONSENT AGENDA.

RESOLUTION NO. 6223 – ABANDONING A PORTION OF A TWENTY FOOT (20') SANITARY SEWER EASEMENT LOCATED IN LOT 2, BLOCK 2 OF INDEPENDENCE SQUARE ADDITION, SECTION THREE, VOLUME 24, PAGE 78, AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH SANITARY SEWER EASEMENT IS RECORDED IN VOLUME 865, PAGE 640 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS

RES 6223
ABANDON SANITARY
SEWER EASEMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING A PORTION OF A TWENTY FOOT (20') SANITARY SEWER EASEMENT LOCATED IN LOT 2, BLOCK 2 OF INDEPENDENCE SQUARE ADDITION, SECTION 3, VOLUME 24, PAGE 78, AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH SANITARY SEWER EASEMENT IS RECORDED IN VOLUME 865, PAGE 640 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS.
CONSENT AGENDA.

RESOLUTION NO. 6224 – AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT WITH MIDWAY WAREHOUSE, LLC FOR THE CONSTRUCTION OF PUBLIC WATER MAINS IN THE REPLAT OF MIDWAY INDUSTRIAL PARK, A 4.26-ACRE SUBDIVISION EAST OF TEXOMA PARKWAY (S.H. 91) ALONG FALLON DRIVE IN THE CITY OF SHERMAN

RES 6224
DEVELOPMENT
AGREEMENT
(MIDWAY
WAREHOUSE)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT WITH MIDWAY WAREHOUSE,

LLC FOR THE CONSTRUCTION OF PUBLIC WATER MAINS IN THE REPLAT OF MIDWAY INDUSTRIAL PARK, A 4.26-ACRE SUBDIVISION EAST OF TEXOMA PARKWAY (S.H. 91) ALONG FALLON DRIVE IN THE CITY OF SHERMAN.
CONSENT AGENDA.

CHANGE ORDER NO. 2
APPROVING GREATER TEXOMA UTILITY AUTHORITY'S
INTENT TO EXECUTE CHANGE ORDER NO. 2; SHERMAN
SOUTHWEST ELEVATED 1.5 MILLION GALLON TANK;
LANDMARK CONSTRUCTORS, L.P.; \$35,502.00 INCREASE

CHANGE ORDER NO. 2
SHERMAN
SOUTHWEST
ELEVATED
STORAGE TANK

The City Council approved Greater Texoma Utility Authority's intent to execute Change Order No. 2, for a \$35,502 increase to Landmark Constructors, LP, for the Sherman Southwest Elevated 1.5 Million Gallon Tank.

The change order adds one 16" motor operated butterfly valve and one 12" check valve to the tank. These valves will allow operators to operate the elevated storage tank independently, resulting in greater flexibility for the water system operation.

With the change order, the revised contract price for the project is \$2,350,760.
CONSENT AGENDA.

OTHER BUSINESS
RECEIVE PRESENTATION FROM SHERMAN TOURISM/MAIN
STREET MANAGER SARAH McRAE REGARDING
DOWNTOWNTX.ORG

DOWNTOWNTX.ORG

Sarah McRae, Tourism/Main Street Manager, briefed the City Council on the launch of a new website by the Texas Main Street Program, aimed at cataloging buildings for lease or sale in the downtown area. The website is DowntownTX.org.

Currently there are 19 cities participating on the website, out of 89 Main Street cities. She outlined what information will be included on the website. Website visitors can also take a virtual tour of the City.

The website debuted on May 1, 2017, and on May 10, 2017, Sherman held an "Imagine the Possibilities" tour, taking people on an actual walking tour through the downtown area. The walking tour featured three properties, including the Modern Building, the Watch Shop, and the Courthouse Market. These properties are also featured on the website.

Nate Strauch, Community and Support Services Manager, said the first time the Main Street Advisory Committee met they voiced the need for a centralized clearing house to help market downtown properties. Now, through the Texas Main Street Program, the City has the ability to address this need.

Mr. Strauch presented a quick tour of the website. Council Member Couch verified that the Main Street Manager would be responsible for updating the properties on the website. He

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added that the Tourism/Main Street Office would eventually expand to two people instead of one. The Main Street Board could also assist with the updates.

Council Member Teamann verified that the property owner could also be given a login so they could update their property listing. Ms. McRae said they also discussed a weekly walking tour of available properties that would be set at the same time every week.

CONSIDER REQUEST OF THE 2017 NEIGHBORHOOD RECREATIONAL COMMITTEE TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE ANNUAL “JUNETEENTH CELEBRATION” ON SATURDAY, JUNE 17, 2017

**CLOSE STREETS
JUNETEENTH
CELBRATION
(JUNE 17, 2017)**

The 2017 Neighborhood Recreational Committee requested to temporarily close streets around the Municipal Building for the Annual “Juneteenth Celebration” on June 17, 2017.

The request also includes labor and equipment to drop-off and pick-up barricades and solid waste containers for the event, as well as assistance from Building Maintenance for electrical and water connection of vendor booths and amusement activities.

CONSIDER REQUEST OF THE SHERMAN TOURISM/MAIN STREET MANAGER TO TEMPORARILY CLOSE CERTAIN STREETS AND USE CERTAIN CITY FACILITIES AND SERVICES FOR THE “8TH ANNUAL LIGHTS ON THE LAKE” ON MONDAY, JULY 3, 2017

**CLOSE STREETS
LIGHTS ON THE LAKE
(JULY 3, 2017)**

The Sherman Tourism/Main Street Manager requested to temporarily close streets and use City facilities for the “8th Annual Lights on the Lake” on July 3, 2017.

In order to accommodate the large community event, Ms. McRae is requesting the use of Pecan Grove Park (West and East) and several City services. She is also requesting traffic control around the park, street closures, and additional trash carts.

Labor and equipment will be needed to assist with the control of traffic and the implementation of barricades, placement of trash carts, parking, crowd control, vendor operations and public safety.

CONSIDER REQUEST OF THE SHERMAN TOURISM/MAIN STREET MANAGER TO TEMPORARILY CLOSE CERTAIN STREETS AND USE CERTAIN CITY FACILITIES AND SERVICES FOR THE “35TH ANNUAL SHERMAN ARTS FEST” ON SATURDAY, SEPTEMBER 16, 2017

**CLOSE STREETS
ARTS FEST
(SEPT. 16, 2017)**

The Sherman Tourism/Main Street Manager requested to temporarily close streets and use City facilities for the “35th Annual Sherman Arts Fest” on September 16, 2017.

In order to accommodate the 5K/10K/Color K race and the festival itself, Ms. McRae is requesting street closures in Downtown and around the Municipal Building. She is also

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requesting the use of City services, including barricades, traffic control, trash carts, dumpsters, access to tables and chairs, and the sweeping of various City streets. Labor and equipment will be needed.

ACTION TAKEN.

Motion by Council Member Steele to approve temporary street closures for the Juneteenth Celebration on June 17, 2017; Lights on the Lake on July 3, 2017; and Sherman Arts Fest on September 16, 2017, as presented. Second by Council Member Couch.

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

VOTING NAY: None.

MOTION CARRIED.

REPLAT APPROVAL OF LOTS 11 & 12, BLOCK 7, BELVEDERE ESTATES ADDITION, BEING 1.536 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 AND ALSO BEING LOTS 11 & 12, BLOCK 7, BELVEDERE ESTATES ADDITION; LAUREN WHITEY SCHEIBMEIR AND RAYMOND AND PATSY HARMAN, OWNERS; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (3213 AND 3217 REDBUD TRAIL)

APPROVE REPLAT BELVEDERE ESTATES (3213 & 3217 REDBUD TRAIL)

The City Council approved the Replat of Lots 11 and 12, Block 7, Belvedere Estates Addition, being 1.536 acres located at 3213 and 3217 Redbud Trail.

The property is zoned R-1 (One Family Residential) and the owners would like to replat the two lots by moving lot lines to enlarge the driveway at 3217 Redbud Trail.

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

CONSENT AGENDA.

REPLAT APPROVAL OF TUGGLE REPLAT IN WINDSOR PLACE, BEING A REPLAT OF LOTS 1 AND 16, BLOCK 4, WINDSOR PLACE ADDITION, BEING 0.8214 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 AND ALSO BEING ALL OF LOTS 1 AND 16, BLOCK 4, WINDSOR PLACE ADDITION; GROVER AND KATHLEEN TUGGLE AND ANN MOONEY, OWNERS; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (2709 DOVER DRIVE AND 2702 YORKSHIRE DRIVE)

APPROVE REPLAT TUGGLE REPLAT (2709 DOVER DR. & 2702 YORKSHIRE DR.)

The City Council approved the Replat of the Tuggle Replat in Windsor Place, being a Replat of Lots 1 and 16, Block 4, Windsor Place Addition, being 0.8214 acres located at 2709 Dover Drive and 2702 Yorkshire Drive.

The property is zoned R-1 (One Family Residential) and the owners would like to replat the two lots by moving lot lines to enlarge one of the lots.

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

REPLAT APPROVAL OF CAJC ADDITION, BEING 4.33 ACRES IN THE DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097; FLANAGAN OUTDOOR POWER EQUIPMENT & SERVICES, INC., OWNER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (5209 TEXOMA PARKWAY)

The City Council approved the Replat of CAJC Addition, being 4.33 acres, located at 5209 Texoma Parkway.

The owner would like to plat the property into one lot for commercial development. The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA.

APPROVE REPLAT
CAJC ADDITION
(5209 TEXOMA PKWY)

REPLAT APPROVAL OF W.M. SHANNON'S SUPPLEMENT, BLOCK 3, LOT 7R, BEING PART OF LOTS 7, 8, 9 AND 10 AND AN ABANDONED ALLEY IN BLOCK 3, W.M. SHANNON'S SUPPLEMENT, CONTAINING 0.762 ACRES; MIKE AND GINA ADAMS, OWNERS; AND PRESTON TRAIL LAND SURVEYING LLC, SURVEYOR (1711 AND 1715 NORTH WOODS)

The City Council approved the Replat of W.M. Shannon's Supplement, Block 3, Lot 7R, being part of Lots 7, 8, 9 and 10 and an abandoned alley in Block 3, containing 0.762 acres, located at 1711 and 1715 North Woods Street.

The property is zoned C-1 (Retail Business) and the owners would like to replat the property into one lot for commercial development.

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

APPROVE REPLAT
W.M. SHANNON'S
SUPPLEMENT
(1711 & 1715 N.
WOODS)

CITIZENS REQUESTS
TEXOMA COUNCIL OF GOVERNMENTS COMMENTS

Judy Fullylove, 1924 E. Cherry, is a Sherman citizen and an employee of the Texoma Council of Governments. She said she took umbrage at the negative remarks made about TCOG at the last City Council Meeting.

She said TCOG has not lost sight of its core mission of serving residents of Cooke, Fannin, and Grayson Counties, nor is it the poster child of government bloat, reckless spending, corruption, or unaccountability.

In the last 18 months, TCOG has increased its capacity to house homeless veterans, preserve public housing in local towns, and provide utility assistance to the elderly, disabled, and families with young children. She said this growth has injected more than \$2 million into the local economy and has provided employment for 10 local residents.

TCOG COMMENTS

Ms. Fullylove said TCOG adheres to the accounting principles and policies, and revenues and expenditures are reviewed by a certified public accountant. They also have an annual single-year audit and State and Federal agencies receive a monthly performance and expenditure report. They conduct annual on-site monitoring visits to ensure proper management of contracted awards.

She said corruption is the abuse of entrusted power for private gain. A year and a half ago, fraud based abuse was reported by an employee in the public housing program. The report was investigated, was verified, and ultimately ended with the swift termination of the offending employee.

Ms. Fullylove said if employees or TCOG Governing Board Members have knowledge of fraud, waste, and abuse at TCOG, and have not reported it to the proper authorities, then they are culpable.

She said TCOG has not abandoned its core mission to serve the region, and the expansion is the direct result of a successful and consistent delivery of services to those living in Cooke, Fannin, and Grayson Counties. Ms. Fullylove said all contracts administered by TCOG are approved by the TCOG Governing Board.

She said they would not be deterred by unsubstantiated allegations. She said the TCOG vision is “alive and well” and they will continue to be better leaders and build better lives.

CREEK EROSION

Lauri Hanson, 64 Campground Road, said she attended a recent City Council Meeting to voice her concern about the erosion of property at 207 South Dewey Avenue. She asked if the City Council had “come to some conclusion about it.”

**CREEK EROSION
AT 207 S. DEWEY**

Mr. Hefton said the City has done everything they can do because the issue brought up is really private property.

Ms. Hanson said when it rains, the creeks overflow. She added that the City does private a bridge and for maintenance of that bridge.

Mr. Hefton said the City does clear-out creeks, on occasion, but the issue being discussed is the erosion of a creek and how it impedes on the private property in question. He said it is a civil matter between two property owners.

She said the City “doesn’t do much for Southwest Sherman.”

Mr. Hefton said the City is limited as to what they can do on private property and the issues brought up concern private property.

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

COUNCIL COMMENTS

WELCOME NEW BABY

Council Member Teamann said he and his wife had a baby on Tuesday night. He thanked the Council Members for their prayers.

**WELCOME
NEW BABY**

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Forbes Magazine recently selected Sherman as one of the best two cities in America for those wanting to retire early. They cited Sherman’s low cost of living, high quality of life, and strong economy as reasons for the selection.
- This is the last City Council Meeting before Hot Summer Nights. It kicks off June, 1, 2017, with Trout Fishing in America, a family friendly act. The show starts at 7:00 p.m.
- Don’s BBQ, one of the Jumpstart the Hart recipients, will host their grand opening on May 20, 2017.
- The Sherman Public Library’s temporary facility is open at 1000 North East Street.

ANNOUNCEMENTS

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

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

EXECUTIVE SESSION

SECTION 551.071 CONSULTATION WITH CITY ATTORNEY CONCERNING PENDING OR CONTEMPLATED LITIGATION

SECTION 551.087 DELIBERATE REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS: DELIBERATE REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE CITY HAS RECEIVED FROM A BUSINESS PROSPECT AND DELIBERATE ANY OFFERS OR INCENTIVES TO THE BUSINESS PROSPECT

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 6:00 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:40 p.m. and reconvened in Open Meeting.

COUNCIL MINUTES – MAY 15, 2017

OPEN MEETING

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

OPEN MEETING

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:41 p.m.

ADJOURNMENT

MAYOR _____

CITY CLERK