

STATE OF TEXAS §
COUNTY OF GRAYSON §
April 2, 2018

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 April 2, 2018.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR PAM HOWETH.
COUNCIL MEMBERS HOLLAND, SOFEY, STEELE,
STEVENSON, TEAMANN.

MEMBERS ABSENT: NONE.

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of March 19, 2018. Deputy Mayor Howeth moved to approve the Minutes as presented; Second by Council Member Steele. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

PROCLAMATION

“CHILD ABUSE PREVENTION AND AWARENESS MONTH” – APRIL 2018

Deputy Mayor Howeth presented a proclamation to Elines Negron, Forensic Interviewer and Outreach Coordinator, Children’s Advocacy Center, designating “Child Abuse Prevention and Awareness Month” for April 2018.

CHILD ABUSE
PREVENTION &
AWARENESS MONTH
(APRIL 2018)

Ms. Negron thanked the City Council and said she was grateful for the work of all entities in fighting against child abuse.

“SEXUAL ASSAULT AWARENESS MONTH” – APRIL 2018

Council Member Teamann presented a proclamation to Ana Brown, Sexual Assault Response Advocate Coordinator, Grayson Crisis Center, designating “Sexual Assault Awareness Month” for April 2018.

SEXUAL ASSAULT
AWARENESS MONTH
(APRIL 2018)

Ms. Brown thanked the City Council for the proclamation and said they have an event scheduled for Thursday, April 5, 2018, to raise money for the survivors of sexual assault. She invited citizens to attend.

“NATIONAL LIBRARY WEEK” – APRIL 8-14, 2018

Mayor Plyler presented a proclamation to Melissa Eason, Library Services Manager, designating “National Library Week” for April 8 through 14, 2018.

NATIONAL LIBRARY
WEEK
(APRIL 8-14, 2018)

Ms. Eason said “National Library Week” is celebrated every April as a reminder of all the services that the Library has to offer. She said they are still located in the temporary building

at 1000 North East Street. Ms. Eason listed events that will be held in celebration of “National Library Week.”

PUBLIC HEARING

PROPOSED AGREEMENT WITH WEST MOORE SOLAR, LLC/WEST MOORE SOLAR II, LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR IMPROVEMENTS WITHIN INDUSTRIAL REINVESTMENT ZONE, NUMBER 032018-01, CITY OF SHERMAN, TEXAS

**WEST MOORE
SOLAR AD VALOREM
PROPERTY TAX
ABATEMENT**

Mary Lawrence, Director of Finance, said this is the public hearing for the proposed tax abatement for West Moore Solar. The first step was the creation of the Industrial Reinvestment Zone on March 19, 2018.

The proposed agreement would be for 50% for five years for an estimated value of \$10 million. The agreement would yield about \$238,000 in tax with about \$119,000 in benefits to the taxpayers over the term of the agreement.

No citizens appeared before the City Council to discuss the proposed agreement with West Moore Solar, LLC and West Moore Solar II, LLC, for the abatement of Ad Valorem Property Taxes.

The Public Hearing was closed.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 6358 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH WEST MOORE SOLAR, LLC/WEST MOORE SOLAR II, LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR IMPROVEMENTS WITHIN INDUSTRIAL REINVESTMENT ZONE, NUMBER 032018-01, CITY OF SHERMAN, TEXAS

**RES 6358
WEST MOORE
SOLAR INDUSTRIAL
TAX ABATEMENT**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH WEST MOORE SOLAR, LLC/WEST MOORE SOLAR II, LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR IMPROVEMENTS WITHIN INDUSTRIAL REINVESTMENT ZONE, NUMBER 032018-01, CITY OF SHERMAN, TEXAS.

Ms. Lawrence said this is the agreement for the proposed tax abatement for West Moore Solar. Aaron Wilson, Senior Developer, Cypress Creek Renewables, was in attendance if the Council had any questions.

Council Member Steele verified that the agreement would yield about \$238,000 in tax with about \$119,000 in benefits to the taxpayers over the term of the agreement.

COUNCIL MINUTES – APRIL 2, 2018

Council Member Sofey verified that currently the property has an agricultural exemption, so the taxes received are “close to zero.” He said it is a large tract of land, but it would be hard to develop. Ms. Lawrence said there are some utilities that cross the property.

Council Member Steele asked about the value of the property. Mr. Wilson said the depreciation schedule is set by the State and it has a 10 year useful life. At the end of the 10 years, they are at 20% of their original value, and they hold that value.

Council Member Steele said the value will be assessed annually, with the abatement based on that. Mr. Wilson said the abatement is based on improvements to the land. He felt it was a very exciting project.

ACTION TAKEN.

Motion by Council Member Steele to approve Resolution No. 6358, as presented. Second by Deputy Mayor Howeth.
VOTING AYE: Holland, Howeth, Sofey, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RESOLUTION NO. 6359 – AUTHORIZING EXECUTION OF AN INTEGRATED SUPPLY AGREEMENT WITH AME168, INC., D/B/A NAPA AUTO PARTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN INTEGRATED SUPPLY AGREEMENT WITH AME168, INC., D/B/A NAPA AUTO PARTS.

**RES 6359
NAPA AUTO PARTS
AGREEMENT**

Ms. Lawrence said this is the renewal of an agreement the City has had with Napa Auto Parts for the past three years to provide employees and an inventory management system for the Service Center.

The services they provide increase efficiency by having parts available at the Napa Store that’s housed in the Service Center. The City will be evaluating this program during the next year.

Council Member Holland asked how the project was currently going. Ms. Lawrence said one of the efficiencies is that the City doesn’t have to employ a person to be a “parts runner.” Napa also sends their own employee to deliver parts to other City facilities.

Mr. Hefton said the program will be evaluated during the budget preparations for the FY 2019 Budget. If it is determined that the program is working for the City, it will be continued; if not, it won’t.

ACTION TAKEN.

Motion by Deputy Mayor Howeth to approve Resolution No. 6359, as presented. Second by Council Member Teamann.

VOTING AYE: Holland, Howeth, Sofey, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6360 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH JOSE E. TOBAR FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 823 NORTH BRANCH STREET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH JOSE E. TOBAR FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 823 NORTH BRANCH STREET.

CONSENT AGENDA.

RES 6360
RESIDENTIAL TAX
ABATEMENT
(823 N. BRANCH)

OTHER BUSINESS

RECEIVE QUARTERLY PROGRESS REPORT FROM SHERMAN ECONOMIC DEVELOPMENT CORPORATION BOARD CHAIRMAN JOHN SILD

John Sild, Chairman of the Sherman Economic Development Corporation Board of Directors, presented their quarterly progress report. He said SEDCO has been working very hard since the last quarterly report and he is proud of the team and what they have accomplished.

SEDCO QUARTERLY
PROGRESS REPORT

SEDCO has approved Performance Agreements with Finisar Corporation and Presco Polymers, LP for a total capital investment of \$160,950,000 and incentives of \$1,047,500.

They have also completed Performance Agreements with Eaton B-Line and Cellarman's for a total capital investment of \$1,026,126 and incentives of \$56,517. Cellarman's payment also included a \$12,842 "Buy Local" grant.

Mr. Sild said SEDCO has been invited by the Dallas Business Journal to a banquet. The Finisar/Apple/Sherman Project made the list of finalists for the Best Real Estate Deals of 2017. The project was selected as one of three finalists in the Rehab or Reuse category and is also one of 52 vying for the Deal of the Year Award.

He added it was a great opportunity for SEDCO to be acknowledged in the North Texas area for bringing a new corporate partner to Sherman and Grayson County.

The National Human Resources Marketing Campaign that was launched in January 2018 is going well and markets Sherman to jobseekers.

Mr. Sild said on May 5, 2018, SEDCO will host an Industry Appreciation Picnic at Pecan Grove Park West. Families from Sherman industries have been invited to enjoy an afternoon of

fun, activities, and snacks. SEDCO wanted to thank them for being a part of our community and a business partner.

SEDCO is currently working on eight active projects with an estimated \$325,000,000 in investments and 1,220 new jobs.

He added that Stacey Jones, SEDCO Vice President of Business Retention and Expansion, recently earned her Certified Economic Developer Certificate and is now certified.

A search committee has also been appointed to look for the next SEDCO President and they are reviewing resumes. Members of the committee are Brad Douglass as Chairman, Janie Bates, Luis Barroeta from Eaton, Terrence Steele, Eddie Young, Willie Steele, and Steve Jones.

Deputy Mayor Howeth said the human resources campaign was going to reach out to workers in the northeastern part of the United States since there are so many jobs in this area. She asked if the campaign was having the intended result.

Mr. Sild said Mr. Douglass had actually hired someone through this outreach and they are now an employee of Douglass Distributing.

RECEIVE A PRESENTATION FROM FORMER MAYOR CARY WACKER REGARDING PROPOSED BOUNDARY CHANGES FOR THE A&C (ARTS AND CULTURAL OVERLAY) DISTRICT AND RELATED GRANT OPPORTUNITIES

**ARTS & CULTURAL
DISTRICT BOUNDARY**

Cary Wacker, Former Mayor and Austin College Associate Vice President for Institutional Advancement and Director of the Center for Community and Regional Development, gave an update on the State Cultural District Application that was previously discussed.

In February 2017, representatives of an Austin College JanTerm Class appeared before the City Council to present their findings on arts and culture in Sherman. Accordingly, it has been determined that Downtown Sherman is important to the historical and cultural life in the community.

It is hoped that the Sherman Arts and Cultural District can become an official State Cultural District. In January 2018, a Letter of Intent was sent to the State outlining the City's desire to apply for the State designation.

Ms. Wacker presented a map of the proposed expanded Arts and Cultural District, which would include the same boundaries at the Main Street Sherman District. She felt the designation would engage current citizens and help bring other visitors to the area.

She also presented a timeline for the project, with the full application due in Austin on June 15, 2018. She asked the City Council to consider expanding the boundaries of the Arts and Cultural District at either the April 16, 2018 or the May 7, 2018

Council Meetings. There are also several Town Hall Meetings planned to obtain community input and to assure that the project is truly a community driven project.

Town Hall Meetings are planned for April 12, 2018 and April 13, 2018, with a final Meeting tentatively planned for May 1, 2018.

She showed a map that also had bike trails that are connecting to Austin College. She said this adds a sense of community and connects it with the downtown area.

Ms. Wacker added that in terms of potential grants, having this formal designation doesn't initially come with funding. It does come with a lot of promotion from the State. She said cultural tourism is a huge driver in Texas. For Sherman, direct earnings from travel alone is about \$15 million, and that would be expected to grow with the cultural tourism designation.

As the program progresses, there would be some State and Federal grant opportunities for Sherman, through the National Endowment for the Arts and through some private foundations.

Mayor Plyler asked about the Town Hall Meetings. Ms. Wacker said boards would be set up with types of activities and examples from other Cities, and citizens would be able to view, evaluate, and prioritize these activities; talk with staff; view input from past meetings; and help determine and shape the future vision.

RECEIVE UPDATE FROM COMMUNITY AND SUPPORT SERVICES MANAGER NATE STRAUCH REGARDING ONGOING PROJECTS IN THE CITY

CITY PROJECTS UPDATE

Nate Strauch, Community and Support Services Manager, presented a video updating current City projects. The following projects were shown:

- TxDOT's \$2.6 million project to add a center turn lane on FM 1417, between Hwy 11 and US Hwy 75
- A possible mixed use development on two tracts behind the Schulman property on FM 1417
- Sherman Crossroads/Legacy Village
- The paving of a portion of Northgate Drive
- Fire Station No. 4 and Northgate Drive
- Moore Solar Farm and the Oncor Substation
- Fifteen homes under construction in Pebblebrook
- Eighty homes in the Brookhaven Addition
- A couple of multi-family developments
- Swan Ridge Road
- Housing projects for Quail Run and Austin Landing
- Forty-five homes in Magnolia Village
- Sherman Landing Development with QuikTrip and Legend Bank
- Water Treatment Plant Expansion

Mr. Hefton said the staff will present another update of projects at the Budget Workshop.

CONSIDER REQUEST OF THE SHERMAN MAIN STREET ADVISORY COMMITTEE TO TEMPORARILY CLOSE CERTAIN STREETS FOR “CHRISTMAS IN JULY” ON SATURDAY, JULY 7, 2018

**CLOSE STREETS
CHRISTMAS IN
JULY
(JULY 7, 2018)**

The City Council approved the request of the Sherman Main Street Advisory Committee to temporarily close certain streets for “Christmas in July” on July 7, 2018.

They have requested to close Travis Street, between Lamar and Houston Streets, and Crockett Street, between Lamar and Houston Streets, from 7:00 a.m. until 2:00 p.m. for the event.

Barricades and cones will be provided by the Street Department and trash receptacles will be provided by the Solid Waste Department. The Police Department will provide security officers for the event.

The Sherman Main Street Advisory Committee understands that emergency vehicle accessibility must be maintained throughout the closed streets at all times.

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

LIBRARY BOARD (1)

ACTION TAKEN.

Motion by Deputy Mayor Howeth to reappoint Randy Hudson, to the Library Board, for a term from April 7, 2018 to April 7, 2021. Second by Council Member Holland.

VOTING AYE: Holland, Howeth, Sofey, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

LIBRARY BOARD

COUNCIL COMMENTS

COMMENDING SEDCO

Council Member Holland congratulated SEDCO for their great work this past quarter.

**COMMENDING
SEDCO**

DEVELOPMENT IN SHERMAN

Council Member Sofey recognized several development items on tonight’s agenda. He said some people look at tax abatements as the City forgoing the collection of taxes. The reinvestment zones for residential construction puts houses on vacant lots. Since the program started, there has been \$22 million worth of homes in those reinvestment zones.

**DEVELOPMENT
IN SHERMAN**

The new solar facility is also coming to property that had an agricultural exemption. SEDCO's work with new companies, such as Finisar, shows a high rate of return on investment. He said the City and SEDCO have done a good job of recapturing the funds.

RECOGNIZING THE ELKS LODGE

Deputy Mayor Howeth expressed her appreciation to the Elk's Lodge for hosting the Grayson County Annual Recognition Dinner for Law Enforcement and First Responders. Entities recognized were the Sheriff's Department, Police Department, Fire Department, and Department of Public Safety.

RECOGNIZING THE ELKS LODGE

ANNUAL FIREMEN'S DINNER

Deputy Mayor Howeth recently attended the Annual Firemen's Dinner and said it was great to see the firemen and their wives. She was impressed with a video they showed about the fires they have fought during the year.

ANNUAL FIREMAN'S DINNER

AUSTIN COLLEGE PRESIDENT'S BREAKFAST

Deputy Mayor Howeth recently attended the Austin College President's Breakfast during the swearing in of President Steven O'Day. There was also a discussion about what colleges and high schools could do to provide employees that are needed in the job market. One key thing in Sherman is how to get workers.

AUSTIN COLLEGE PRESIDENT'S BREAKFAST

CONGRATULATIONS TO COUNCIL MEMBER STEVENSON

Deputy Mayor Howeth congratulated Council Member Stevenson on the birth of his child.

CONGRATULATIONS TO COUNCIL MEMBER STEVENSON

THANKS TO SEDCO

Council Member Stevenson thanked SEDCO saying there were a lot of job openings coming. There is also a lot of new housing being built. He expected to see a lot of new faces in Sherman and said it was the mission and goal of the Council to address the issues that would come with those new faces.

THANKS TO SEDCO

THANKS TO EVERYONE

Council Member Stevenson thanked everyone for the outpouring of support and congratulations to him and his wife on the birth of their child. He said they made a very smart choice when they decided to make Sherman their home.

THANKS TO EVERYONE

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Coffee With the Mayor will be held on April 6, 2018 and they will announce the line-up for the Hot Summer Nights concert series.
- Parks and Recreation will host their Annual Touch-a-Truck on April 7, 2018, at Pecan Grove Park. During the event, Keep Sherman Beautiful will give people the chance to pick up litter and crush it in a trash truck.

ANNOUNCEMENTS

COUNCIL MINUTES – APRIL 2, 2018

- Craft the Night Away will be held on April 7, 2018 from 11:00 a.m. until 10:30 p.m. in Downtown Sherman.

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

EXECUTIVE SESSION

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

SECTION 551.071 – CONSULTATION WITH CITY ATTORNEY CONCERNING PENDING OR CONTEMPLATED LITIGATION

SECTION 551.071 -- CONSULT WITH THE CITY ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER

SECTION 551.087 -- DELIBERATION 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 5:54 p.m.

On Motion duly made and carried, the Executive Session recessed at 7:38 p.m. and reconvened in Open Meeting.

OPEN MEETING

OPEN MEETING

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

COUNCIL MINUTES – APRIL 2, 2018

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:40 p.m.

ADJOURNMENT

MAYOR

CITY CLERK