CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL

June 7, 2022
7:00 p.m.

Mayor John A. Sellers called the regular session of the City Council to order at 7.00 p.m. The following council members and staff were present:

Present:	Mayor John A. Sellers Councilman Jay W. Julian Councilman Harold Nash Sr. Councilman Oscar Aguilar Councilman Freddie Taylor Councilman Tommy Harrison Councilman Gary Spraggins Mayor Pro Tem Doug Moore
Absent:	None
Staff:	Marc Maxwell, City Manager Natalie Darrow, City Secretary Nate Smith, City Attorney Lesa Smith, Assistant City Manager/Finance Director Tory Niewiadomski, Assistant City Manager/Community Development Director Gordon Frazier, Assistant City Manager/HR Director–7 p Rusty Stillwagoner, SSPD Officer – 7 p James Jordan, Director of Utilities – 7 p

CALL MEETING TO ORDER

Mayor Sellers called the regular meeting of the Sulphur Springs City Council to order at 7:00 p.m.

PLEDGE AND INVOCATION

Mayor Sellers led in the pledge of allegiance to the United States Flag and the Pledge to the Texas Flag, and the invocation was led by Councilman Julian.

PRESENTATIONS, PROCLAMATIONS, AND ANNOUNCEMENTS

Mayor Sellers announced that Item 15 would be moved to Item 9. City Secretary Natalie Darrow administered the Oath of Office of City Council Place 4 to Tommy Harrison then administered the Oath of Office of City Council Place 5 to Gary Spraggins.

DISCUSSION/ACTION ON SELECTION OF MAYOR
Mayor Sellers moved to elect Councilman Moore as Mayor. Councilman Nash seconded and the vote was unanimous.

The motion carried.

Councilman Sellers spoke to the room in reference to the honor and privilege of serving the citizens of Sulphur Springs for nearly six years continuously as Mayor. He thanked City Secretary Darrow, former City Secretary Roberts, City Manager Maxwell and all department heads. He told staff that he was impressed and moved by the jobs they carried. He thanked his employer for being supportive as well as his wife and family. He explained that his family could not be here tonight since his wife was preparing for their trip. They were going to see their son in the Air Force in Georgia. City Manager Maxwell added that Councilman Sellers is the longest serving mayor for the City of Sulphur Springs. City Manager Maxwell presented him with a key to our hearts plaque. Mayor Moore addressed the room to let them know he was honored to work with this group of people and lead during this next year.

DISCUSSION/ACTION ON SELECTION OF MAYOR PRO TEM
Councilman Nash moved to select Councilman Sellers as Mayor Pro Tem to carry out the city business that he had started as mayor. Councilman Julian seconded and the vote was unanimous.

The motion carried.

MANAGER'S REPORT WILL INCLUDE A STATUS REPORT OF CAPITAL IMPROVEMENTS, MUNICIPAL OPERATIONS, ACCIDENTS AND CLAIMS FOR THE MONTH, AND A REVIEW OF EXPENDITURES AND REVENUES
CLAIMS – We had one minor workers compensation claim in May. We did not have any liability claims in May.
SENIOR CITIZENS BUILDING – The contract with Texas Department of Housing and Community Affairs (TDHCA) is not ready for signature yet. I expect to sign this month. After that we can go out for bids on the building.
PACIFIC PARK – The splash pad is nearly complete. We have hired a contractor to install a special surface on the concrete.
The Capital Construction Division in installing a concrete walking path around the park.
The basketball pavilion is later on the agenda to let the contract for construction.
COLLEGE STREET – Highway 19 Construction (the contractor) has begun work on the concrete road. He's off to a rough start. We've had to refocus him on the contract specifications. I think he is on the same page with us now.
ONCOR RATE INCREASE – Oncor has filed their rate case. There is a related action item later on the agenda.
REVENUES AND EXPENDITURES – Finance Director Lesa Smith will present a report of year-to-date revenues and expenditures.

STREET IMPROVEMENT PROGRAM – Texana Land has begun their work on the Street Improvement Program. The following streets will be paved:

201 N Davis Street, Sulphur Springs, TX 75482 • 903.439.3700 • sulphurspringstx.org Page 2 2022 SIP

Street	Between	Length
Jackson	Middle to College	2480
Kasie	Tate to Camp	681
Lee	Davis to League	3099
Fore	Main to Connally	1070
Forrest Ln	Bell to Barbara	1119
Garrison	Main to Connally	940
Glover	Davis to Church	348
Houston	Hillcrest to League	4800
Commercial Serv.	various repair	442
Como	College to RR	3317
Dabbs	Gilmer to Davis	401
Drexel	Broadway to Mockingbird	1441
Fisher	Spence to Lee	1500
Ardis	Spence to Beckham	1880
Azalea	Hillcrest to Main	3648
Bonner	Church to Davis	539
Brinker	Beasley to dead-end	2629
California	Church to Seventh	1520
Charles	College to Lakeshore	998
Lee (2021)	Davis to Broadway	1901
League (2021)	Bellview to Pampa	3131

Total Linear Feet	37,884
Total Miles	**7.18**
Total Cost	$ 2,012,318.00
Street Maintenance Fee Cost Estimate	$ 1,072,668.00
Estimated Street Maintenance Fee Funds Available (Fund Balance Plus Budgeted Revenue)	$ 1,049,101.81

Red Text indicates streets paid for by the Street Maintenance Fee. All other streets are paid for by a transfer from General Fund to Capital Fund.

Assistant City Manager/Finance Director Smith presented an update on the city budget.

DISCUSSION/ACTION ON CONSENT AGENDA

City Secretary Darrow presented the staff report. Consider for approval the City Council regular meeting minutes of May 03, 2022; the City Council Retreat meeting minutes of May 17, 2022; the Planning and Zoning meeting minutes of April 18, 2022; the Economic Development Corporation meeting minutes of May 23, 2022; and the Downtown Revitalization Board meeting minutes of April 12, 2022 and May 10, 2022. Councilman Spraggins moved to approve the consent agenda as presented. Mayor Pro Tem Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION – SECOND AND FINAL READING OF ORDINANCE NO. 2797 – AN ORDINANCE OF THE CITY OF SULPHUR SPRINGS, TEXAS PROVIDING FOR A RESIDENTIAL HOMESTEAD PROPERTY TAX EXEMPTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS

Assistant City Manager/Finance Director Smith presented the staff report. On April 5th, the council was presented with information pertaining to a homestead exemption and a brief discussion followed. Mayor Sellers said that he would like to see this as an action item. This is the second reading of an ordinance to provide a homestead exemption. The ordinance has been updated to reflect a 20% homestead exemption. After reviewing the preliminary values and discussing the values with the Hopkins County Appraisal District, staff recommends moving forward with a 20% exemption as approved on the first reading. Councilman Julian moved to approve Ordinance 2797 on the second and final reading. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2804 (ZC# 220504) ON A REQUEST BY LIBBA LAND LTD TO REZONE A PORTION OF PROPERTY LOCATED AT THE NE CORNER OF I-30 AND HIGHWAY 19 IDENTIFIED AS LOT 3B, BLK: 215, MCDOWELL ADDITION CONSISTING OF APPROXIMATELY 12 ACRES OUT OF THE 24.73 ACRE PARCEL FROM HEAVY COMMERCIAL TO LIGHT INDUSTRIAL

Assistant City Manager/Community Development Director Tory Niewiadomski presented the staff report. The applicant is proposing to rezone a portion of the property from HC to Light Industrial to build a truck stop/ travel center (CEFCO) on the southern end of the site. The property is located at the NE corner of I-30 and Highway 19. The applicant held a neighborhood meeting prior to submission of the rezoning application to better understand issues and concerns from adjacent property owners. Staff was in attendance as an observer and generally concurs with the applicant's letter of items that they can address to alleviate concerns. From staff's perspective, it appeared many residents wanted to know what was going to happen right behind their homes in the area that is to remain heavy commercial. The applicant indicated that they only have plans to develop the travel center and the rest would be a remainder at this time. There were some security concerns raised and the applicant responded that they would construct a wall on the north side of the light industrial zoned piece of property to help shield activity away from the neighborhood and put in lighting for security but also not create light pollution to the neighborhood. The applicant also put the proposed travel center on the far south side of the property to try and keep truck activity away from the residential neighborhood to the north. There was a discussion about traffic and alignment of access. TxDOT ultimately controls access to the property and will need their review and approval. The portion of the property being rezoned abuts HC to the north, SF-6/Light Industrial to the east, Light Industrial to the south, and TxDOT ROW to the west. The land uses are vacant to the north east, and south, and ROW to the west. Given the context of the area, Light Industrial is an appropriate designation at this location due to the commercial/industrial zones in the area. The P&Z discussed the topic and the following issues were raised: 1. There were questions about access to the site. a. Staff indicated that TxDOT is requiring alignment across from Woodbridge Crossing for an entrance/exit off Highway 19. TxDOT will have jurisdiction over driveway placement on the service road. 2. There was discussion about the interchange and that CEFCO requested to pay for a traffic light but TxDOT is not ready for that. a. Staff did speak with TxDOT and they indicated that the bridge interchanges in Sulphur Springs are in their 10-year plan and will be the next priority once they get done in Hunt County to address turnaround access improvements. Highway 19 is their highest priority followed closely by Broadway. 3. A property owner raised the issue of truck stops attracting transients and others to camp in our parks with other crime. a. Staff followed up with the Police Chief about the truck stops causing solicitation issues. The Police Chief does not believe that to be the case with the existing truck stops in town. 4. Another property owner spoke about property values and Coleman Park. a. The closest home is approximately 800 feet away from proposed truck stop area. In comparison, looking at Pilot Travel Center, the closest home is about 300 feet from the truck parking area. The market value of that home from 2018 to 2022 has increased by 61%. Staff sent 14 certified letters to surrounding property owners within 200 feet. Below is a response summary:

- In Favor Of: 2
- Opposed To: 4
- Undecided On: 0

Those opposed to the request are concerned with traffic, trash, and property values. Several councilmen voiced concerns with access, traffic, and crime in Coleman Park. Guy Slimp spoke on behalf of Cefco to answer questions from the council. There was a lengthy discussion. Councilman Julian moved to approve Ordinance No. 2804 on the first reading. Councilman Spraggins seconded and the vote was as follows:

Aye: Julian, Nash, Aquilar, Harrison, Spraggins, Moore
Nay: Sellers
Abstain: None

Motion carried.

DISCUSSION/ACTION- FIRST READING OF ORDINANCE NO. 2798 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SULPHUR SPRINGS, TEXAS, AMENDING ORDINANCE NO. 2783, THE 2021-2022 ANNUAL BUDGET ORDINANCE

Assistant City Manager/Finance Director Smith presented the staff report. This budget amendment addresses changes that have occurred during the fiscal year due to action by the public, City Council, and circumstances outside of our control. An explanation of what expenditures and revenues are changing as well as the reason for the changes is included as Exhibit A of the Ordinance. This budget amendment increases the overall expenditure limit by $1,069,820. The budget amendment also recognizes the additional revenue that the City is collecting which amounts to a projected increase of $1,060,970. The remaining funds of $8,850 comes from the Airport fund balance. There was a brief discussion. Councilman

Spraggins moved to approve Ordinance No. 2783 on the first reading as presented. Councilman Nash seconded and vote was unanimous.

The motion carried.

DISCUSSION/ACTION – FIRST READING OF ORDINANCE NO. 2799 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SULPHUR SPRINGS, TEXAS, AMENDING ORDINANCE NO. 2790, THE MASTER FEE SCHEDULE FOR COSTS, FEES AND RATES ASSOCIATED WITH PERMITTING, UTILITY SERVICES AND OTHER SERVICES PROVIDED BY THE CITY

Assistant City Manager/Finance Director Smith presented the staff report. Last September, the council adopted an ordinance establishing a Master Fee Schedule. Part of the reason for having the schedule separate from the budget was so that if fees needed to be changed during the year for any reason, it could be done more easily. The purpose of user fees are for the City to recoup the cost (or most of the cost) of providing a service to an individual benefactor rather than putting the burden on the general population. With inflation at record levels, staff has reviewed fees and is recommending that the fees below be increased. The current utility related fees were set in 2018. Since then, we have faced a significant increase in the cost of parts, fuel, labor and other material costs. The Distribution and Collection Department calculated the current cost required for them to purchased materials and perform the work. In addition to rising costs, the number of taps and meters being installed or requested has risen significantly in the past several months which means the margin of loss is getting wider as well and it is important to close that gap.

Proposed Fee Changes:

Utilities

Description	**Current Fee**	**Proposed Fee**	**Calculated Cost**	**Cost Increase**
Sewer Tap Fee- 4" No street cut	$1,150	$1,890	$1,888	$740
Sewer Tap Fee- 4" w/ street cut	$2,050	$3,990	$3,993	$1,940
Sewer Tap Fee- 6" no street cut	$1,200	$2,050	$2,051	$850
Sewer Tap Fee- 6" w/ street cut	$2,100	$4,250	$4,249	$2,150
Water Tap Fee- 3/4" no street cut	$1,250	$2,070	$2,071	$820
Water Tap Fee- 3/4" w/ street cut	$2,400	$4,390	$4,388	$1,990
Water Tap Fee- 1" no street cut	$1,250	$2,070	$2,071	$820
Water Tap Fee- 1" w/ street cut	$2,400	$4,390	$4,388	$1,990
Water Tap Fee- 2" no street cut	$3,100	$3,740	$3,743	$640
Water Tap Fee- 2" w/ street cut	$4,200	$5,910	$5,910	$1,710
3/4" Meter Set Fee	$150	$180	$179	$30
1" Meter Set Fee	$150	$260	$256	$110
2" Meter Set Fee	$150	$1,485	$1,485	$1,335
Grease Trap Fee- No street cut	$950	$1,890	$1,888	$940
Grease Trap Fee- w/ street cut	$950	$3,990	$3,993	$3,040

New Connect Fee- Fire Hydrant Meter	$10	$30	$36	$20

These changes do not impact the general population, only those who directly benefit from the service the City is providing to them. There was a brief discussion. Councilman Julian moved to approve Ordinance No. 2799 on the first reading as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2800 ZC# 220401 ON A REQUEST BY JASON AND JENNIFER LACOMFORA TO REZONE PROPERTY LOCATED AT 1120 CHURCH STREET IDENTIFIED AS LOT 6A, BLK: 402, TOWN: SULPHUR SPRINGS CONSISTING OF APPROXIMATELY 1.54 ACRES FROM MULTIFAMILY TO HEAVY COMMERCIAL

Assistant City Manager/Community Development Director Tory Niewiadomski presented the staff report. The applicant is proposing to rezone the property to Heavy Commercial to accommodate commercial and/or mini-storage development on the lot. The property has split zoning on the lot as depicted in the graphic. Rezoning it to one zoning classification is preferred to alleviate future development of the property with zoning restrictions. The property is surrounded by Heavy Commercial to the north, west, and south, and Multifamily to the east. The land uses are office/storage to the west, residential to the north and east, and vacant land to the south. Given the context of the area, commercial is an appropriate designation along the Church Street corridor. It also fits in with the land use plan of commercial along Church Street. There was a brief discussion. Councilman Spraggins moved to approve the Ordinance on the first reading as presented. Councilman Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2801 ZC# 220501 ON A REQUEST BY HOPKINS COUNTY HOLDINGS LLC. TO REZONE PROPERTY LOCATED AT 302 & 306 MAGNOLIA STREET IDENTIFIED AS LOT 17A & 17B, BLK: 8, TOWN: SULPHUR SPRINGS CONSISTING OF APPROXIMATELY 0.66 ACRES FROM LIGHT INDUSTRIAL TO MULTIFAMILY

Assistant City Manager/Community Development Director Tory Niewiadomski presented the staff report. The applicant is proposing to rezone the property to Multifamily to accommodate residential development on the lot. The property is located at the SE comer of Magnolia and Hinnant Street. The properties abuts the RR tracks to the north, light commercial to the east, and Multifamily to the south and west. The land uses are residential to the west and south, and office to the east. Given the context of the area, multifamily is an appropriate designation on Magnolia. It also fits in with the land use plan of residential. Councilman Spraggins made a motion to approve the ordinance on the first reading as presented. Councilman Julian seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2802 (ZC# 220502) ON A REQUEST BY HOPKINS COUNTY HOSPITAL DISTRICT TO REZONE PROPERTY LOCATED AT 525 CHURCH STREET IDENTIFIED AS LOT 6B, BLK: 71, TOWN: SULPHUR SPRINGS CONSISTING OF APPROXIMATELY 0.49 ACRES FROM MULTIFAMILY TO PROFESSIONAL OFFICE</u>

Assistant City Manager/Community Development Director Tory Niewiadomski presented the staff report. The applicant is proposing to rezone the property from Multifamily to Professional Office to maintain professional offices use on the lot. The property is located four lots north of Houston along Church Street. The property has been a medical office for a long time and the hospital district is looking to sell the property. These properties would not be allowed to be utilized as office space unless zoned as professional office. The property abuts the MF to the north, east, and south and SF-10 to the west. The land uses are multifamily to the north, residential to east and south, and office to the west. Given the context of the area, professional office is an appropriate designation on Church Street. It also fits in with the land use plan of commercial. Councilman Julian moved to accept the ordinance on the first reading as presented. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2803 (ZC# 220503) ON A REQUEST BY HOPKINS COUNTY HOSPITAL DISTRICT TO REZONE PROPERTY LOCATED AT 530 DAVIS STREET IDENTIFIED AS LOT 4, BLK: 71, TOWN: SULPHUR SPRINGS CONSISTING OF APPROXIMATELY 0.46 ACRES FROM SF-10 TO PROFESSIONAL OFFICE</u>

Assistant City Manager/Community Development Director Tory Niewiadomski presented the staff report. The applicant is proposing to rezone the property from SF-10 to Professional Office to maintain professional office uses on the lot. The property is located at the SE corner of Woodlawn and Davis Street near the library. The property has been a medical office for a long time and the hospital district is looking to sell the property. The property would not be allowed to be utilized as office space unless zoned as professional office. The property abuts MF to the north and east, and SF-10 to the south and west. The land uses are residential to the south, west, and north, and office to east. Given the context of the area, professional office is an appropriate designation at this location due to the mixture of uses in the area including the library. Chad Copal spoke briefly about his business moving to the location. Councilman Nash move to approve the ordinance on the first reading as presented. Councilman Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2805 NO.SS22-03 ESTABLISHING A REINVESTMENT ZONE FOR ASHOKA STEEL MILLS

EDC Director Feagley presented the staff report. Ashoka Steel Mills is a new company to Sulphur Springs. They will be constructing approximately 750,000 of new building. This will be their first location in the US. They will be located in the old mine property (Thermo Business Park) Initial construction will be on 250 acres. They will be adding 265 million dollars in the building and equipment. They will create 315 new jobs. Mayor Pro Tem Sellers moved to approve the ordinance on the first reading as presented. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1304 SUSPENDING THE JUNE 17, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.

City Manager Maxwell presented the staff report. Oncor Electric Delivery Company ("Oncor" or "the Company") filed an application on or about May 13, 2022 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about $251 million or approximately 4.5% over present revenues. The Company asks the City to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates. If approved, a residential customer using 1,300 kWh per month would see a bill increase of about $6.02 per month. The resolution suspends the June 17, 2022 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee of Cities Served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue. The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. **If the City fails to take some action regarding the filing before the effective date, Oncor's rate request is deemed administratively approved.** There was a brief discussion. Councilman Julian moved to approve the resolution as presented. Mayor Pro Tem Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION PLAT CASE PL#220501 (ELLIS CROSSING PHASE I)

BEING A REQUEST BY EEE DEVELOPMENT, LLC, TO PLAT 21.138 ACRES OF LAND INTO 48 SINGLE FAMILY LOTS WITH 4 COMMON AREAS. THIS IS PHASE ONE OF A LARGER 62.41 ACRE SUBDIVISION PLAT FOR ELLIS CROSSING PHASE I

Assistant City Manager/Community Development Director Tory Niewiadomski presented the staff report. The property is located at the on Highway 11(Houston Street) west of Hwy 19. The property is zoned SF-6 (single family residential) and abuts the Railroad to the south, Hwy 11 to the north and is located behind the Commercial properties on Hwy 19. All of the lots meet the minimum dimensional requirements of 6,000 square feet, with 50' of frontage and 90' depth. The developer will install street, drainage, water and sewer with two entrances and a water line loop back to Hwy 19. Storm water runoff for this project will be routed into wet detention ponds located along the front of the property. The City Engineer has reviewed the plans and has found the utilities and drainage for this development to be acceptable. Scott and Larry Ellis briefed the council with their plans and their past accomplishments. Councilman Nash moved to approve the plat as presented. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON ESTABLISHING AN ADVISORY SIDEWALK COMMITTEE

Assistant City Manager/Community Development Director Tory Niewiadomski presented the staff report. At the April/May P&Z meetings, there was discussion about the sidewalk ordinances and policy in place. It was recommended that the city should look at establishing an advisory sidewalk committee to review the current ordinance and make recommendations to the Planning & Zoning Commission for potential amendments. Councilman Spraggins moved to approve of the forming of a sidewalk committee and that the subjects to be appointed would be brought back to the council for approval. Councilman Julian seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACT FOR SPORTS PAVILION AT PACIFIC PARK

Assistant City Manager/Finance Director Smith presented the staff report. City staff published notices in the paper on April 23, 2022 and April 30, 2022, and posted the bid on BidNet Direct for the construction of the sports pavilion at Pacific Park. Over 450 contractors and/or suppliers were notified of the project, and 13 downloaded the plans and specifications. The City received sealed bids on May 24, 2022. We received two bids. The low bid came from XLNT Contracting for $730,341 and the second bid was from SCI Construction LTD in the amount of $769,000. In March of this year, our park engineer, MHS Planning had estimated that the complete construction of the pavilion would be around $545,000 based on similar past projects. The amount originally budgeted in our grant application was around $525,000. Although the bids came in at a significantly higher amount than projected, staff recommends that council accept the low bid from XLNT. With two bids that are relatively close in the bid amounts, staff assumes that these are good bids. The sports pavilion is a major element of the project and vital piece of the park reconstruction as it houses two basketball courts and volleyball and can be used as an outdoor gathering space similar to the pavilion at Buford Park. This project is part of the TPWD grant. The grant will pay up to $750,000 for the work at the park and the City must cover anything over that amount. As part of the 2020 CO, the City borrowed $750,000 as our grant match making the total funds available $1,500,000 for the Park grant project. This does not include the amount spent on the Grays Building. As of April 30th, we have spent or obligated around $720,000 on the elements that are part of the park grant. Items still be completed include: splash pad surfacing, landscaping, signage, demolition of old structures, parking, backstop, and completion of walking paths. The cost of those items are estimated to be around $305,000. Estimated total cost of the park project is $1,755,000 with this pavilion bid. The cost overage of $255,000 would need to be made up for by delaying some of the other items until we can fit them in the budget, or scaling down those project elements. Staff recommended accepting the low bid for the pavilion. Councilman Nash moved to accept the low bid from XLNT Contracting. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON APPOINTMENTS TO THE CITY'S BOARDS AND COMMISSIONS: ECONOMIC DEVELOPMENT CORPORATION, ZONING BOARD OF ADJUSTMENTS, AIRPORT ADVISORY BOARD, SULPHUR RIVER MUNICIPAL WATER DISTRICT, LIBRARY BOARD, BOARD OF TOURISM AND PROMOTION, CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS, PLANNING AND ZONING COMMISSION, ARK-TEX COUNCIL OF GOVERNMENTS, DOWNTOWN REVITALIZATION BOARD, AND THE REVOLVING LOAN FUND COMMITTEE.

Mayor Moore read the proposed list of names for the new board appointments and reappointments as a matter of record.

2022-2023 BOARD AND COMMISSION RECOMMENDATIONS

ECONOMIC DEVELOPMENT

DAVID FENTON
CRAIG ROBERTS REAPPOINT

ZONING BOARD OF ADJUSTMENT

JAMES LITZLER
MATT JOHNSON REAPPOINT
BRAD BURGIN REAPPOINT
ALTERNATE: GARY CLEM

AIRPORT ADVISORY BOARD

BRANNON MOORE

SULPHUR RIVER MUNICIPAL WATER DISTRICT
LINDA GALLIGHER REAPPOINT

LIBRARY BOARD
MACK PITTS
SHARON BURNEY REAPPOINT

BOARD OF TOURISM AND PROMOTION
ADAM TEER
AMANDA TREDWAY
LUCY MCCORCKLE REAPPOINT
BRADLEY EDGE REAPPOINT

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS
WAYNE COOPER REAPPOINT
GARY STRIBLING REAPPOINT
ALTERNATES
ZACK KING REAPPOINT
CHARLES WESTBROOK REAPPOINT

PLANNING AND ZONING COMMISSION
TWYLA GILL
PAT CHASE REAPPOINT
MATHEW MATISON REAPPOINT
CRAIG ENGLISH REAPPOINT

ARK-TEX COUNCIL OF GOVERNMENTS
HAROLD NASH SR REAPPOINT
GARY SPRAGGINS REAPPOINT
JOHN A. SELLERS REAPPOINT

DOWNTOWN REVITALIZATION BOARD
BUTCH BURNEY
PHYLLIS ROUNDTREE REAPPOINT
ROBIN BOSHEARS PATRICK REAPPOINT

REVOLVING LOAN FUND COMMITTEE
TOMMY HARRISON

There was no one to speak to the issue. Mayor Pro Tem Sellers moved to approve the appointments as presented. Councilman Aguilar seconded and the vote was unanimous.

The motion carried.

VISITORS AND PUBLIC FORUM

Morgan Stanbridge of Davidson Street wanted to address the traffic control issue for the proposed truck stop at Highway 19 and Interstate 30. Also addressed was the bulldozing of trees, the lighting and pollution. David Poskey of Brandy Circle, also spoke in reference to the CEFCO development. His concerns were the traffic and the degradation of the value of Coleman Park.

ADJOURN

With all business completed the meeting was adjourned at 8:20 p.m.