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

August 1, 2023
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 Mayor Pro Tem Harold Nash Sr. Councilman Jay W. Julian Councilman Tommy Harrison Councilman Gary Spraggins Councilman Tyler Law
Absent:	Councilman Oscar Aguilar
Staff:	Marc Maxwell, City Manager Natalie Burling, City Secretary Nate Smith, City Attorney Tory Niewiadomski, Director of Community Development/ Assistant City Manager Lesa Smith, Finance Director/Assistant City Manager Gordon Frazier, HR /Assistant City Manager 7:00 p.m. Jason Ricketson, Chief of Police Joey Baker – Director of Aviation and Tourism Roger Feagley – Director of EDC

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

PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG, TEXAS FLAG, 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

NATIONAL HEALTH CENTER WEEK PROCLAMATION

WHEREAS, For over 50 years, Community Health Centers have provided high-quality, affordable, comprehensive primary and preventive health care in our nation's medically underserved communities serving over 30 million Americans in over 14,000 communities across the nation.

WHEREAS, Every day, Community Health Centers develop new approaches to integrating a wide range of services beyond primary care, including oral health, vision, behavioral health, and pharmacy services, to meet the needs and challenges of their communities.

WHEREAS, Community Health Centers are locally owned and operated small businesses that help power local economies by generating $85 billion in economic activity.

WHEREAS, The Community Health Center model continues to prove an effective means of overcoming barriers to healthcare access, including geography, income, and insurance status – improving health outcomes and reducing healthcare system costs.

WHEREAS, During National Health Center Week, we celebrate the legacy of America's Community Health Centers, and their vital role in shaping the past, present, and future of America's health care system.

NOW, THEREFORE, I, John A. Sellers, by the virtue of the authority vested in me as Mayor, and on behalf of the City Council of the City of Sulphur Springs, Texas, do hereby proclaim August 6-12, 2023, as National Health Center Week. I encourage all Americans to take part in this week by visiting their local health center and celebrating the important partnership between America's Community Health Centers and the communities they serve.

John A. Sellers, Mayor
City of Sulphur Springs, Texas

MANAGER'S REPORT INCLUDES 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 workers' compensation claim in July when an employee sustained injuries to the head. The injuries resulted in 5 days missed work. The employee has returned to work.

We had one liability claim for a sewer overflow.

We filed one claim for wind damage at the airport. We had $8,000 damage to a hangar door. We also submitted two claims for damages to police cruisers. One was heavily damaged in a

pursuit and was a total loss. The other backed into a pipe rail.
SENIOR CITIZENS CENTER – The foundation is complete. The contractor is now constructing all the driveways and sidewalks around the building. We are still waiting for the steel to arrive so that vertical construction can begin.
PACIFIC PARK – This project is nearing completion. We still need to construct some sidewalks, on-street parking, and an irrigation system for the new sod.
COLLEGE STREET – College Street is open down to Patton Street**.** The contractor has removed sidewalks and curbs from Patton to Rookson. Water is about 65% completed from Rookson to Como. Sewer is about 80% completed from Rookson to Como.
WATER FILTER REHABILITATION – This $3.2 million project will rehabilitate all 6 filters at the water treatment plant. Expect work to begin in October.
STREET IMPROVEMENT PLAN (SIP) – Following is a list of streets to be repaved in 2023. The contractor plans to start on Houston Street tomorrow and be completed before school starts.

Street	Between	Length
League	soft spot repairs	500
Woodcrest	Azalea to Cul de Sac	898
Mulberry	Woodlawn to RR	530
Lemon	Bill Bradford to Spence	1199
Milligan	Church to Davis	549
Rockdale	Shannon to Hillcrest	3749
Robertson	Davis to Texas	1199
Houston	Hillcrest to League	4800
Putman	Jackson to Carter	1400
Texas	Shannon to Arbala	1901
Spence	Fisher to Davis	476
Spence	Gilmer to Ardis-end	850
Spring	Gilmer to Magnolia	808
Peach	Texas to Brinker	570
Craig	Booker to Main	2170
		21599

REVENUES AND EXPENDITURES – Finance Director Lesa Smith will not present the usual report of revenues and expenditures since she presented the budget.
Elsewhere around the city, employees:

- Made repairs to the splash pad on Celebration Plaza.
- Repaired tennis court lights.
- Installed conduit for camaras at Pacific Park Pavilion.
- Performed preventative maintenance on Highway 11 lift station.
- Performed preventative maintenance on various items at the wastewater treatment plant.

- Treated wastewater effluent to a daily average total suspended solids reading of 0.67 mg/L.
- Hauled 317 tons of sludge to the landfill.
- Repaired 10 water main ruptures.
- Replaced 45 water meters.
- Unstopped 12 sewer mains.
- Replaced 1 fire hydrant and 100 feet of 8-inch water main.
- Flushed 38 dead-end water mains.
- Repaired 161 potholes.
- Cleaned stormwater catch basins 5 times.
- Installed new curbs in front of the new senior citizens center.
- Checked out 4,582 items from the library plus 929 eBooks.
- Responded to 192 animal control calls.
- Achieved an adoption rate of 88% at the animal shelter.
- Made 2 felony arrests in the Special Crimes Unit.
- Responded to 30 accidents, issued 530 citations, recorded 48 offences and made 61 arrests in the Patrol Division.
- Sold 2,995 gallons of AvGas and 7,969 gallons of JetA fuel.
- Accommodated 1,561 airport operations.
- Conducted 97 building inspections, 11 electrical inspections, 13 plumbing inspections, and 4 mechanical inspections.
- Issued 16 building permits and 44 trade permits.
- Assisted with the Independence Day Celebration.
- Trimmed trees around the soccer complex.
- Prepared the Grays Building for 14 rentals.
- Responded to 269 fire/rescue calls including 2 vehicle fires and 9 grass fires.
- Conducted 25 fire inspections.
- Performed preventative maintenance on 74 fire hydrants.

DISCUSSION/ACTION ON CONSENT AGENDA

City Secretary Natalie Burling presented the staff report. Consider for approval the City Council regular meeting minutes of July 11, 2023; the Economic Development Corporation meeting minutes of July 24, 2023; Zoning Board of Adjustment and Appeals meeting minutes of May 16, 2023; Downtown Revitalization Board meeting minutes of May 22, 2023; Planning and Zoning meeting minutes of June 19, 2023. Councilman Spraggins made a motion to approve the consent agenda as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION ON PUBLIC HEARING AND SECOND AND FINAL READING OF ORDINANCE NO. 2833 (ZC# 230601) ON A REZONE REQUEST BY COLLYN SETH MCDANIEL FOR A PORTION OF PROPERTY LOCATED AT 928 COLLEGE & 934 COLLEGE STREET THAT ABUTS PUTMAN STREET CONTAINING 1.73 ACRES OF WHAT IS PROPOSED AS THE REMAINDER OF THE MCDANIEL ADDITION</u>

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The applicant is intending to subdivide the property that is currently addressed as 928 & 934 College Street. The property is 2.77 acres in area and 1.04 acres are to be subdivided facing College Street into residential lots that would leave a remainder of 1.73 acres. The applicant is proposing to rezone that remainder of the property to allow for multifamily development to occur facing Putman Street. The land use plan identifies the area as single family residential which does permit multifamily zoning. Looking at the adjacent areas, there is multifamily zoning to the west and south of the property and single family to the north and east. There are apartments directly south of this property. There was no one else to speak to the issue. Councilman Spraggins made a motion to approve the rezoning ordinance as presented. Councilman Julian seconded and the vote was unanimous.

The motion carried.

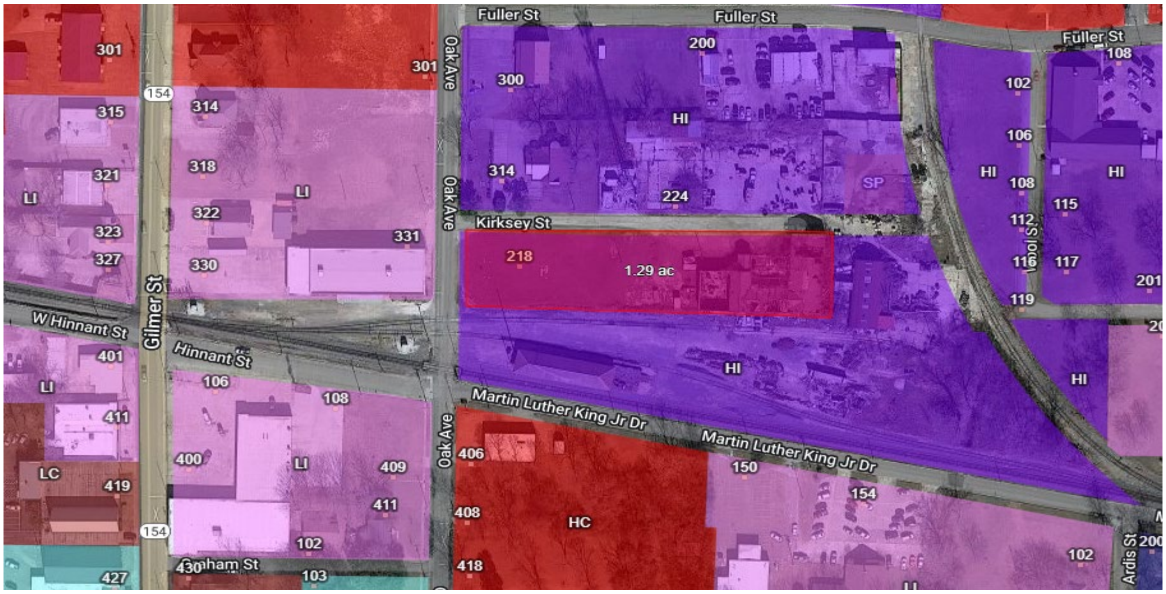
<u>DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2834 FOR THE TEXAS ENTERPRISE ZONE APPLICATION</u>

Director of EDC Feagley presented the staff report. The Texas Enterprise Zone Program is designed to allow companies to recoup the state sales tax (6.25%) that they pay. This does not affect the 2% sales tax the community collects. This has been presented and approved in the past but the wording in the Ordinance had to be revised. There was no one else to speak to the issue. Councilman Julian made a motion to approve the Ordinance as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2835 (ZC# 230701) ON A REZONE REQUEST BY PRIYA JOY/ SUNIL MOSA FOR 218 KIRKSEY STREET CONSISTING OF APPROXIMATELY 1.29 ACRES AT THE SOUTHEAST CORNER OF KIRKSEY AND OAK AVENUE FROM HEAVY INDUSTRIAL TO LIGHT COMMERCIAL</u>

The applicant is requesting to rezone the property to Light Commercial to allow for multifamily and commercial type uses on the property. Looking at the Land Use Plan, it identifies the area along Oak Avenue as commercial. This request is consistent with the future intended growth in this area.



	Zoning	Use	Future Land Use
North	HI	Office	Commercial/Residential
East	HI	Storage	Residential
South	HI	RR	Commercial/Residential
West	LI	Feed Store	Commercial

CURRENT HI DISTRICT EXAMPLES	PROPOSED LC DISTRICT EXAMPLES
LC, HC, LI District Uses	Everything in MF, PO, CC District
Auto wrecking yard	Retail bakeries
Lumber mill	Banks and business offices
Junk yards and sewage treatment plants	Gas station
Feed mills	Restaurants
Factories	Barbershops

Councilman Spraggins made a motion to approve the Ordinance as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1375, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS RELATED TO A FEDERAL GRANT PROJECT, REPRESENTED BY TXDOT AVIATION DIVISION, FOR AIRPORT IMPROVEMENTS

Director of Aviation and Tourism Baker presented the staff report. TxDOT's Aviation Division is prepared to submit their recommendations to the state's Transportation Commission for funding Capital Improvement Program projects at Sulphur Springs Municipal Airport. The scope of this project will include Project Design, Midfield Apron Reconstruction, Drainage improvements, Taxiway Expansion, and other related projects. This project will complete rehabilitation of all the Airport's airside surfaces.

Total costs for the proposed improvements are estimated to be $ 4,096,122.00. Of that amount, 90% will be Federal funds and 10% local funds. This resolution will confirm local approval for the projects and commitment to funding the local match. Engineering and Design cost, estimated at $ 308,000.00, will be funded in FY2024. The Construction and Rehabilitation phase is projected for funding in FY2025 and is estimated to be $ 3,788,122.00.

Over the past 23 years, local, State and Federal investments in both landside and airside facilities have been significant, with over $ 10 million invested in capital project development. Private investments in aircraft and facilities have been equally significant, also totaling over $ 10 million.

Without question, the airport has been, and continues to be, a critical component in the economic development and growth of Sulphur Springs and Hopkins County. Historically, the EDC has assisted with local matching funds for CIP projects and has committed $ 100,000.00 towards the matching for this project. Currently available funds, including the EDC contribution, are $ 290,197.00. Additional required funds are approximately $ 119,415.00. There was a brief discussion. Councilman Julian made a motion to approve the Resolution as presented. Mayor Pro Tem Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1376 APPOINTING A CHAIRMAN FOR THE BOARD OF DIRECTORS OF CITY OF SULPHUR SPRINGS TAX INCREMENT FINANCING REINVESTMENT ZONE #1 AND PROVIDING AN EFFECTIVE DATE

Finance Director/Assistant City Manager presented the staff report. When a Tax Increment Reinvestment Zone is created, the zone is managed and controlled by the City Council based on recommendations of the Board of Directors of that zone. The Board of Directors for TIFRZ Zone #1(downtown area) is comprised of 3 directors appointed by the City Council, 1 by the Hospital District, and 1 by the County. The directors serve two year terms. The City Council is also responsible for appointing one of the directors as the Chairman of the Board. The chairman serves in that position for 1 year. Last year, the City Council appointed 3 directors with Oscar Aguilar being named chairman. This resolution is to designate the chairman once again. The bylaws for the Board of Directors are attached. Board members meet in January of each year. Other than the annual January meeting, meetings are only held as needed. There was a brief discussion. There was no one else to speak to the issue. Councilman Sellers made a motion to pass Resolution No. 1376, appointing Oscar Aguilar as the chairman of the board. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1377 OF THE CITY OF SULPHUR SPRINGS, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR AND UPDATE GENERATION RIDERS TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AUTHORIZING HIRING OF LEGAL COUNSEL; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; 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

Manger Maxwell presented the staff report. On June 30, 2023, Oncor Electric Delivery Company, LLC ("Oncor" or "Company") filed an Application to Amend its Distribution Cost Recovery Factor ("DCRF") and Update its Mobile Generation Riders to increase distribution rates within each of the cities in its service area. In the filing, the Company asserts it is seeking an increase in distribution revenues of approximately $152.78 million. The Company is also seeking to update its Rider Mobile Generation and Rider Wholesale Mobile Generation to recover revenue related to mobile generation unit leasing and operation. The Rider would recover approximately $1.07 million. The resolution authorizes the City to join with the Steering Committee of Cities Served by Oncor ("OCSC") to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue. The purpose of the Resolution is to deny the DCRF application proposed by Oncor. There was no one else to speak to the issue. Councilman Spraggins made a motion to approve the resolution as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON PROPOSALS AND AWARD OF CONTRACT FOR REINSURANCE FOR THE CITY OF SULPHUR SPRINGS EMPLOYEE HEALTH INSURANCE PROGRAM

Human Resources/Assistant City Manager Frazier presented the staff report. This is an annual request for proposals on reinsurance for the Health Insurance Program for employees. The City of Sulphur Springs continues a partially self-funded program of health insurance for its employees. For at least the past eleven years, we have requested proposals for reinsurance coverage only. The City continues to keep Blue Cross as our claims administrator, using the Blue Choice Network. The proposals we receive for reinsurance are a direct result of the types and amounts of claims we have each year. In 2021, our medical claims were $463,417, prescriptions were $394,289 for total claims of $857,706. In 2022, our medical claims were $935,023 and prescriptions were $291,680 for total claims of $1,226,703. For this year, medical claims are estimated to come in at $900,000 and prescription claims are estimated at $325,000 for a total of $1,225,000. These projected claims amounts are net of the stop loss reinsurance reimbursement we have received so far.

The City received proposals from three reinsurance carriers: Blue Cross Blue Shield, Companion

Life Insurance, and Highmark (HM Life). Attached are the results from the proposals from the carriers listed above. Companion Life did not submit a firm proposal, therefore the proposal is not eligible for consideration. HM Life has the lowest fixed cost by $33,456 but would require that we pay up to $200,000 in claims for 1 lasered member instead of $80,000 therefore making it possibly $86,544 higher than BCBS. In addition to fixed costs, staff also considers several other factors when making a recommendation for approval.

Staff requested proposals for a Specific Stop Loss Attachment Point of $80,000 which is the same as this year. A Stop Loss attachment point means that for each covered participant, the City would pay up to that amount out of our Internal Services Fund for the year. If a covered participant reaches that amount, the Reinsurance Carrier would cover anything over that.

As mentioned above, there are other factors to consider that are specifically related to risk. As our current Administrator, Blue Cross is able to propose a plan on a Paid contract term. This means that they will cover claims as far back as they go and for the next 12 months. Coverage beyond 24 months puts the City at a lower risk for unexpected claims from previous years that could have been improperly billed. The other proposal proposed a 24/12 contract so claims would only be covered if they were incurred within the past 12 months.

The annual attachment point is the maximum that the City would pay for total claims for all covered employees and dependents combined. Anything over this amount would be covered by the reinsurance carrier. The HM Life proposal has the lowest attachment point at $1,556,868 followed by Blue Cross at $1,704,828.

Staff is recommending that the contract be awarded to Blue Cross despite the HM life proposal appearing to be lower than BCBS on the surface. By renewing with Blue Cross, there is less risk to our health plan overall with the paid basis contract. Another deciding factor is that with Blue Cross, any claims exceeding the stop loss point will be reimbursed concurrently with our weekly claim billing since they are also our plan administrator. The concurrent reimbursement process will eliminate cash flow issues that could be tied to large claims.

Lesa Smith, Gordon Frazier and Oscar Aguayo gathered to grade the proposals based on the matrix in the RFP. The total score for each proposal is on the attachment.

The following is the last 3 years of Stop Loss Claims that have been paid to the City and to date for this year:

FY 2020- $333,345

FY 2021- $12,069

FY 2022- $32,769

FY 2023- $237,750 through 07/23/2023

This is a one year contract for September 1, 2023 to August 31, 2024.

Most of the health insurance program costs are for paid claims not the reinsurance which is what this proposal is for.

Most of the proposals expire in August of 2023 without an approved and executed contract. If a contract is not awarded at this meeting, without current reinsurance, the City health plan would become responsible for all claims as of September 1, 2023.

Staff recommends to award Blue Cross the contract for reinsurance for the City of Sulphur Springs Health Insurance program at the $80,000 level specific stop loss. There was no one else to speak to the issue. Councilman Julian made a motion to award Blue Cross the contract for reinsurance for the City of Sulphur Springs. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS APPOINTMENT

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. Matthew Johnson recently moved outside of the City and ETJ and will no longer be eligible to serve on the ZBA. As a result, City Council will need to appoint a replacement for Matt Johnson. There are 5 ZBA members with 2 alternates to serve on this board. Staff would recommend moving one of the alternates up to be a primary member and then backfill with a new appointee as an alternate. Staff did receive a recommendation for Jack Crouch to serve on the ZBA and his biography is attached. Staff recommends moving Gary Clem from the alternate position on the ZBA to fill Matthew Johnson's role as a primary member on the ZBA and to appoint Jack Crouch as an alternate on the ZBA to fill a vacancy in the alternate role on the ZBA. There was a brief discussion. Councilman Julian made a motion to fill Matthew Johnson's role with Gary Clem and appoint Jack Crouch as an alternate. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION PLAT CASE PL#230701 BEING A REQUEST BY JOSHUA AND JORDAN HEFNER TO REPLAT LOT 1, BLOCK A OF THE KENNEDY ADDITION

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The property is located just south of Shiloh Road and contains 17.98 acres of land. The applicant desires to subdivide the property into 6 additional lots which is beyond a minor plat and requires Planning & Zoning Commission and City Council approval. All lots will front Loop 301 and have access to public water. There will be no public utility extensions proposed for this subdivision and will not require a community facilities contract. The applicant intends to use on-site septic facilities (OSSF) due to the lack of sewer available in the area and would require a lift station to sewer the property. The lots satisfy the minimum lot requirements for single family zoned properties for the proposed subdivision. P&Z MEETING 7/17/2023: Staff presented the report and indicated the lack of sewer availability in the area which justifies the use of on-site septic facilities. Staff indicated that there will be a larger 10-acre piece with 50 feet of lot width that could be used as a right-of-way in the future if sewer facilities ever became available for future subdivisions. There was no one else to speak to the issue. Councilman Spraggins made a motion to approve the plat request as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION PLAT CASE PL#230702 BEING A REQUEST BY OAK NATIONAL DEVELOPMENT, LLC, TO PLAT 26.168 ACRES OF LAND INTO 40

SINGLE FAMILY LOTS CALLED STONE CREEK PHASE 1A

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The property is located just west of the Stonebriar neighborhood and includes 26.168 acres of land in this first phase. The applicant is proposing to subdivide the property into 40 lots for single family residential development along public street extension into the development. The property is zoned SF-6 (single family residential). All of the lots meet the minimum dimensional requirements of 6,000 square feet, with 50' of lot width and 90' depth. Lots range from 6,000 square feet to 11,631 square feet. The developer will install approximately 1,600 feet 32' wide concrete streets within the standard 50 feet of right-of-ways along with approximately 1,550 feet 48' of Concrete Street within the 80' right-of-way for an arterial road (Stonecreek Boulevard). There will be approximately 3,080 feet of (12") and 3,050 feet (8") water main looped in the subdivision and off-site along with 1,960 feet (8") sewer main to serve the development within the road right-of-ways. There will be storm drain inlets installed that will discharge into a common area for drainage for this phase of the project. There will be 15.62 acres of common area dedicated in this phase and all common areas will be maintained by the homeowner association. The City Engineer has reviewed the plans and has found the roadway design, utilities and drainage for this phase of the development to be acceptable. The Planning & Zoning Commission can designate one street as a side yard of 10 feet by plat. The plat has designated 15' setbacks for corner lots on secondary front yards for the following lots: Lots 1 and 2 on Redwood, Lot 55 on Hollyberry Drive, Lots 1 and 11 on Cypress Ln, and Lot 1 on Elmhurst Rd. P&Z MEETING 7/17/2023: Staff went over the report. Staff discussed how this project will start to build out a 12" water main that will be needed on this side of the City to support future development. The P&Z did recommend to approve the proposed secondary front yard setbacks at 15 feet as requested by the applicant in the proposed plat. All improvements will be paid for by the developer.

Staff recommends approval of the plat and authorization of the City Manager to execute a Community Facilities Contract which will require a financial guarantee for public improvements that will become public property. Councilman Julian made a motion to approve the plat request as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A MOTION TO SELECT BLACKARD COMPANIES TO CONDUCT A FEASIBILITY STUDY AND TO MASTERPLAN AND DESIGN A MIXED-USE COMMERCIAL, RESIDENTIAL, AND RECREATIONAL VILLAGE DEVELOPMENT OF A 480-ACRE SITE AT THERMO MINE. SUCH PLAN WILL INCLUDE A PROPOSED FINANCIAL STRUCTURE WHICH WILL LIKELY INVOLVE A PUBLIC-PRIVATE PARTNERSHIP. IF APPROVED THIS ITEM DOES NOT COMMIT THE CITY TO A DEAL. RATHER IT SELECTS BLACKARD COMPANIES TO PUT THE DEAL TOGETHER FOR THE CITY COUNCIL'S CONSIDERATION AT A FUTURE DATE

Manager Maxwell presented the staff report. Staff would like to study the feasibility of a master planned mixed-use development on the eastern most portion of the Thermo property. We present a method to perform said study at no cost to the City of Sulphur Springs.

The subject property lies to the east of F.M. 1870 (Crush Road) adjacent to and east of the overpass. It features a prominent south facing slope overlooking a 52-acre lake that is over 100 feet deep. The possibilities are endless.

Sulphur Springs lies in the path of growth. The Metroplex has been inching toward Sulphur Springs for decades. We've seen the growth overtake Rockwall, Fate, Royse City and now it is hitting Greenville. We are beginning to see interest from housing developers already. Two housing subdivisions are in in the early stages of development now on S.H. 11. If we do not act soon to get out ahead of growth it will simply run over our fair city and we will become Ever-Sprawl USA like so many cities.

Whereas many developments are little more than warehousing for humans, staff proposes to design projects that will enhance the quality of life not just for the residents of that subdivision, but for all of the residents of Sulphur Springs. Many developments separate residents from the community at large and even each other. Good urban planning does just the opposite, bringing people together. Ironically, good urban planning finds its precepts rooted in our distant past. Whereas Euclidian planning is destroying the character of America one sprawling community at a time, a return to the principals of design in early America (think Alexandria) and in old-world Europe will make this community shine like a city that is set on a hill.

Staff is pursuing a two-pronged approach to address the matter. The first prong is to complete our comprehensive plan. We are about to hire a firm to help us do that. The request for qualifications is ready, and staff will publish it next week. We have some funds budgeted for the comprehensive plan, but not enough. This next budget will request sufficient funds to complete the plan. Staff will work very closely with the planners to ensure that the plan will help us prevent ubiquitous sprawl and retain the character that makes this city different, and in staff's opinion, better.

The other prong would have the city pre-plan developments that would show residents and developers a better way. Staff is confident that if homebuyers are given a choice between human warehousing and a wholesome, beautiful, gracious living environment they will choose the latter. We endeavor to set the standard for true quality of life.

We have already done some high-level design for a development on Pipeline Road. Staff is working behind the scenes to make this development a reality. Next is the Thermo property. The Blackard Companies propose to perform the same high-level design and a whole lot more. If approved they will expend significant funds to prepare a masterplan with engineering as well as propose a financial structure to develop the site.

- The city invited interested firms to submit their qualifications to undertake this project. Three firms made initial inquiries. Two firms attended a meeting with staff to become acquainted and become more familiar with staff's vision. One firm submitted a proposal.
- City staff will be involved in the day-to-day creation of the masterplan to promote the city's interests.
- Staff will also be very involved in the comprehensive planning effort to ensure that this masterplan and the city's comprehensive plan enhance and complement each other and that potential conflicts are eliminated. Councilman Julian asked if we would be signing anything. Manager Maxwell answered that we are not but that Blackard Companies will

propose an agreement at some point. Jed Rollins, representing Blackard Companies explained how thrilled they are to analyze the feasibility. There was no one else to speak to the issue. Councilman Law made a motion to approve the selection of Blackard Companies to conduct a feasibility study and to masterplan and design a mixed use commercial, residential, and recreational village development of a 480 acre site at Thermo Mine. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

<u>VISITORS AND PUBLIC FORUM</u>

Brent Money, candidate for the Texas House of Representatives District 2, addressed the council to introduce himself. He explained that he is an attorney from Greenville, Texas with experience serving on the council and believes in more local control.
Jill Dutton, candidate for the Texas House of Representatives District 2, addressed the council to introduce herself. She let them know we have a charming community that is concerned with border issues and homeowner appraisals. She also stated that she believes in more local control.
Doug Rosehard, candidate for the Texas House of Representatives District 2, also wanted to introduce himself. He said that he is a retired engineer that can serve as a full time representative forthis area. He explained he was a Christian man and has been involved in politics for 20 years.
Erwin Cain, local resident, addressed the council in support of Blackard Companies feasibility plan and master design. He believes it will have a positive impact on our community.

<u>ADJOURN</u>

With all business complete the meeting was adjourned at 7:53 p.m.