

**CITY OF SULPHUR SPRINGS, TEXAS
SPECIAL MEETING OF THE
CITY COUNCIL**

**August 15, 2023
12:00 p.m.**

Mayor John A. Sellers called the regular session of the City Council to order at 12:00 p.m.
The following council members and staff were present:

Present: Mayor John A. Sellers
Councilman Jay W. Julian
Councilman Tommy Harrison
Councilman Gary Spraggins
Councilman Oscar Aguilar
Councilman Tyler Law

Absent: Mayor Pro Tem Harold Nash Sr.

Staff: Marc Maxwell, City Manager
Natalie Burling, City Secretary
Nate Smith, City Attorney
Tory Niewiadomski, Director of Community
Development/ Assistant City Manager
Bryan Craig, Director of Capital Construction
Roger Feagley – Director of EDC

CALL TO ORDER

Mayor Sellers called to order the special meeting of the Sulphur Springs City Council at 12:00 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 Aguilar.

DISCUSSION/ACTION ON PUBLIC HEARING AND SECOND AND FINAL READING OF ORDINANCE NO. 2834 FOR THE TEXAS ENTERPRISE ZONE APPLICATION

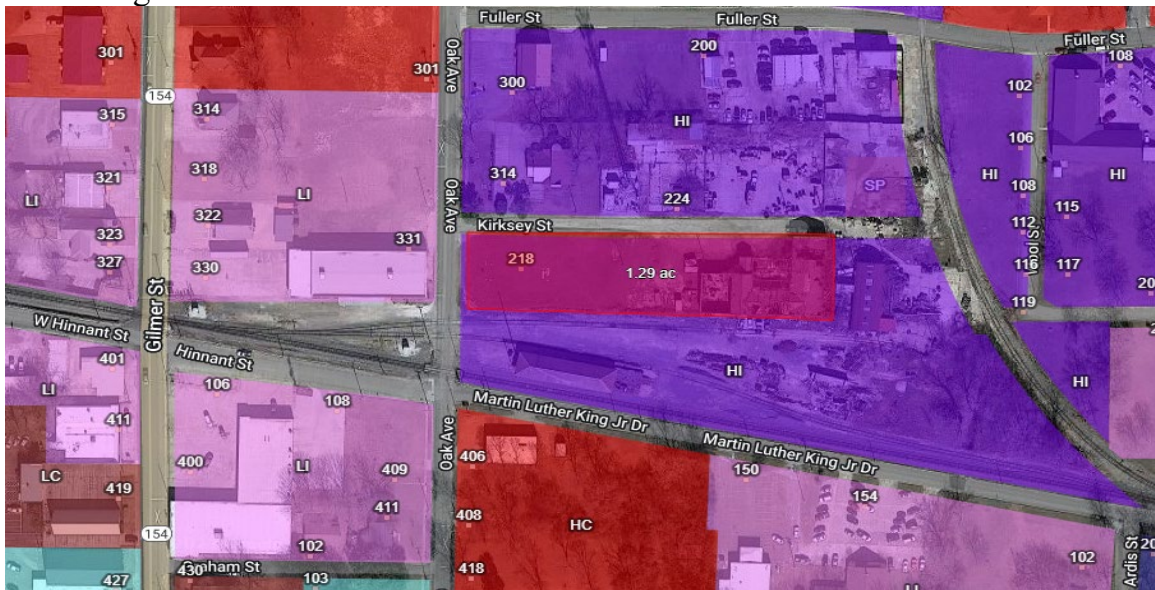
Director of EDC Feagley presented the staff report. The Texas Enterprise Zone Program is designed to allow companies to recoup the state sales tax (6.25%) that they pay. This does not affect the 2% sales tax the community collects. This has been presented and approved in the

past but the wording in the Ordinance had to be revised. At 12:01 p.m. Mayor Sellers opened the public hearing in reference to Ordinance No. 2834. There was no one else to speak to the issue. Mayor Sellers closed the public meeting at 12:02 p.m. 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 PUBLIC HEARING AND SECOND AND FINAL 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

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. 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 Law made a motion to approve the Ordinance as presented. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A MOTION TO APPROVE MAKING THE URGENT REPAIRS SUGGESTED TO THE DRAINAGE SYSTEM THAT RUNS UNDER THE RAILROAD TRACKS AT THE LEAGUE ST CROSSING, AT AN ESTIMATED COST OF \$265,000, AND APPROVE A CONTRACT TO BORE A 42-INCH PIPE UNDER THE RAILROAD, AT A COST OF \$55,750, WHICH IS INCLUDED IN TOTAL ESTIMATED COST OF \$265,000

Director of Capital Construction Craig presented the staff report. The Main Street and League Street intersection, as well as League Street towards the Railroad tracks, have been a major flooding problem for many years. This project is one of the leading contenders for being on the next list of CIP Projects. Upon further investigation of this problem, we have found a 48" corrugated metal pipe under the Railroad that has been taking in dirt, rock, and other debris for years. Due to safety concerns for the public, competitive bidding is not required for the project. Sec. 252.022. of the Local Government Code provides for exemptions to the competitive law when procurement is necessary to preserve or protect the public health or safety of the municipality's residents. Staff recommends that we contract Sisk Boring Contractor to bore a new 42" steel pipe, with a .625" wall thickness into the existing pipe under the tracks, at a cost of \$55,750, then replace/reconstruct only the parts of the drainage system that are immediately affected by the boring of the new pipe. This will include new junction boxes, as well as 3 new inlet boxes at Buford Circle. Only the disturbed work area will be resurfaced, which will consist of a cement treated subgrade, and a new asphalt overlay. It will be necessary to install some new curbing. There was a brief discussion. Councilman Maxwell said that this is a warning and a good time to get it done. There was no one else to speak to the issue. Councilman Spraggins made a motion to approve urgent repairs as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

ADJOURN

With all business complete the meeting was adjourned at 12:09 p.m.