CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL
January 2, 2024
7:00 p.m.

An Executive Session was held at 6:00 p.m. in accordance with Texas Government Code, Title 5, Chapter 551 - §551.071, Consultation with Attorney; §551.087, discussions regarding Economic Development negotiations, and Chapter 551.

The following council members and staff were present:

Mayor John A. Sellers
Mayor Pro Tem Harold Nash Sr.
Councilman Jay W. Julian
Councilman Oscar Aguilar
Councilman Tommy Harrison
Councilman Gary Spraggins
Councilman Tyler Law

Absent: None

Staff: City Manager Marc Maxwell
Natalie Burling, City Secretary
Nate Smith, City Attorney
Tory Niewiadomski, Director of Community Development/ Assistant City Manager 7p
Lesa Smith, Finance Director/Assistant City Manager 7p
Tony Crouse, Sulphur Springs Police Department 7p

RECONVENE
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
Councilman Aguilar wished everyone a Happy New Year. Mayor Sellers announced the hospital gala event is January 27, 2023 at the Hopkins County Civic Center and wanted to

let everyone know that tickets are on sale now. The funds will go toward a major expansion of the surgery center.

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

Manager Maxwell presented the staff report.

CLAIMS – Unable to provide claims report this month – flu season.

COMPREHENSIVE PLAN – We are applying for a $300,000 grant from the General Land Office to perform the plan. This will delay the plan a couple of months, but $300,000 is $300,000.

SENIOR CITIZENS CENTER – Construction continues. We will be connecting power to the building this month.

COLLEGE STREET – Little changed from last month. The concrete contractor, 5W Contracting has poured concrete all the way past Carter Rookson. They are now finishing the excavation of curb & gutter and sidewalks on the remaining 1,950 feet to Como Street. At the present rate the project should be finished by June.

PACIFIC PARK – We are very close to finishing the project. We just lack a bit more sod.

WATER FILTER REHABILITATION – This $3.2 million project will rehabilitate all 6 filters at the water treatment plant. Work on Filter #4, the most problematic filter is nearing completion. We continue to be impressed with the quality of work.

LEAGUE STREET DRAINAGE IMPROVEMENTS – This drainage project at the KCS railroad was authorized for $265,000 at the August 15th City Council meeting. This project began 4 weeks ago. It has already resolved the flooding problems at Main & League. We are still making improvements on the north side of the KCS tracks. Expect League Street to remain closed for 2 more weeks.

STREET IMPROVEMENT PLAN (SIP) – Following is a list of streets to be repaved in 2023. Woodcrest and Rockdale are on hold for utility reasons. (Atmos and Oncor). Streets highlighted in yellow are completed.

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 present the usual report of revenues and expenditures.

Elsewhere around the city, employees:

- Checked out 2,718 items from the library plus 924 eBooks.
- Restored electrical power to the Thermo property.
- Reset school zone flashing lights on League Street.
- Upgraded various downtown streetlights to LED.
- Repaired lights on Hopkins County Veterans Memorial.
- Upgraded lights at Coleman Park bathrooms to LED.
- Hauled 452 tons of sludge to the landfill.
- Began the process of renewing the wastewater treatment plant discharge permit.
- Treated wastewater effluent to a daily average of 0.85 mg/L.
- Repaired 11 water main ruptures.
- Replaced 22 water meters.
- Unstopped 42 sewer mains.
- Repaired 2 sewer mains.
- Flushed 38 dead-end water mains.
- Performed preventative maintenance on spillway gates at Lake Sulphur Springs.
- Changed out banners downtown.
- Held 62 activities for seniors including a veteran’s breakfast and a Christmas party.
- Removed multiple tree stumps from Coleman Park.
- Repaired dugouts at Coleman Park.
- Mowed the airport and grass landing strip.
- Planted hardwood trees and fruit trees at Pacific Park.
- Made several repairs to Kids Kingdom.
- Sold 2,875 gallons of AvGas and 9,717 gallons of JetA fuel.

- Assisted with the Christmas parade.
- Responded to 204 fire/rescue calls including 3 structure fires and 2 vehicle fires.
- Performed 20 fire inspections.
- Performed preventative maintenance on 72 fire hydrants.
- Conducted 76 building inspections, 36 electrical inspections, 19 plumbing inspections, and 3 mechanical inspections.
- Issued 21 building permits and 50 trade permits.
- Responded to 167 animal control calls.
- Achieved a 78% adoption rate at the animal shelter.
- Responded to 1,917 911 calls for police.
- Made 3 felony arrests in the Special Crimes Unit.
- Responded to 29 accidents, issued 425 citations, recorded 59 offences and made 42 arrests in the patrol division.

Finance Director/Assistant City Manager Smith presented the report of revenues and expenditures.

DISCUSSION/ACTION ON CONSENT AGENDA
City Secretary Burling presented the staff report. Consider for approval the City Council regular meeting minutes of 12/05/2023; Planning and Zoning meeting minutes 11/20/2023; and 380 agreements for 319 Craig Street, 802 and 803 Jefferson Street, and 709 Cranford. Councilman Julian made a motion to approve the consent agenda as presented. Mayor Pro Tem Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION PUBLIC HEARING AND SECOND AND FINAL READING OF ORDINANCE NO. 2848 (ZC# 231104) FOR A REZONE REQUEST BY KIM LINDSEY FOR THE PROPOSED LINDSEY ADDITION LOCATED AT 215 BILL BRADFORD ROAD CURRENTLY DESCRIBED AS LOT 16, BLOCK 204 1 AND LOT 704, BLOCK 48 6 & BLOCK 204-1 FROM SINGLE FAMILY (SF) TO MULTI FAMILY (MF)

Director of Community Development/Assistant City Manager Niewiadomski presented the staff report. The applicant is proposing to rezone the highlighted portion below from SF-6 to MF as part of a proposed plat. The applicant only wants to rezone part of the land facing Bill Bradford and is proposing to keep the remainder of the lot as SF-6. Part of the property is currently zoned Multifamily. For platting purposes, the applicant is proposing to have a 0.79 acre parcel as one zoning designation.

	Zoning	Use
North	SF-6	Vacant
East	MF	Single family
South	MF	Single family
West	MF	Single family

The land use plan currently identifies this area along Bill Bradford as residential which includes Multifamily. The surrounding properties are primarily zoned Multifamily.

CURRENT SF-6 DISTRICT EXAMPLES	PROPOSED MF DISTRICT EXAMPLES
Single Family residences	Everything in SF-6, 2F, SF-A
Accessory Buildings	Apartments
Parks and playgrounds	Beauty shops
Public buildings	Child Day Care Establishment
Recreational community centers	Hospitals and Clinics

Staff sent 19 certified letters to surrounding property owners within 200 feet.
Below is a response summary:

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

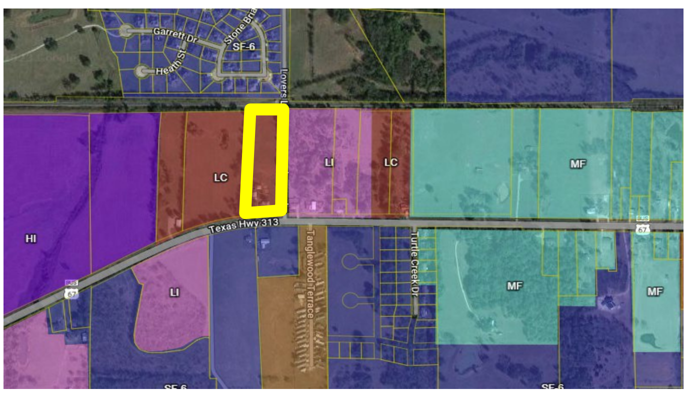
P&Z PUBLIC HEARING 11-20-2023: No one from the public spoke on this issue. Staff covered the report with little discussion on this matter. P&Z recommends approval of the request to rezone from SF-6 to MF.

There was a lengthy discussion. Councilman Law made a motion to approve the rezone as presented. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2847 (ZC# 231101) FOR A REZONE REQUEST BY G.L. TURNER FOR PROPERTY LOCATED AT 2117 MAIN ST BEING FURTHER DESCRIBED AS LOT PT 1, BLOCK 122, PROPERTY ID NUMBER R5698, CONTAINING APPROXIMATELY 5.192 ACRES FROM LIGHT COMMERCIAL (LC) TO SINGLE FAMILY (SF-6)</u>

Director of Community Development/Assistant City Manager Niewiadomski presented the staff report. The applicant is proposing to downzone the property from LC to SF-6. The property is utilized as a single-family home with several accessory structures. The Light Commercial Zoning District does not list single family uses as a permitted use and would classify the home as a non-conforming use. Typically, non-conforming uses are allowed to exist but are not allowed to be altered which can affect the sale of property without proper assurances that the use may continue. The use of the property is consistent with a single-family zoned property.



	Zoning	Use
North	SF-6	Single family
East	LI	Single family
South	SF-6	Single family
West	LC	Vacant

The land use plan currently identifies this area along Main Street as residential/commercial.

CURRENT LC DISTRICT EXAMPLES	PROPOSED SF-6 DISTRICT EXAMPLES
Retail & Restaurants	Single Family residences
Banks & Business Offices	Accessory Buildings
Gas Stations and tire shops	Parks and playgrounds
Welding & machine shops	Public buildings
Mattress and upholstery repair	Recreational community centers

Lumber yards and mortuaries	Accessory Dwelling Units

SPECIAL CONSIDERATIONS: Staff sent 11 certified letters to surrounding property owners within 200 feet.

Below is a response summary:

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

P&Z PUBLIC HEARING 11-20-2023: At the meeting, there was discussion about the future land use plan and how this decision impacts it. Staff indicated that the current plan supports the request. If the land use plan changes the future outlook of this area when it is updated, that will be an indicator of what types of zoning requests could be considered in the future.

In the event that the current owner of this property sells their property 5-10 years down the road and the prospective buyer wants to know if the property can be rezoned, staff would look to the land use plan to guide that decision. The updated land use plan will determine what the area should become whether it be (industrial/commercial/residential) in the future. A rezoning request that gets submitted would need to be consistent with the adopted land use plan. It was made clear that this request doesn't prevent other zoning requests in the area to be impacted by this particular decision as it will be dependent upon the adopted land use plan.

There were several members from the public that spoke in favor of the request as they stated that most of the uses along Main Street starting from Highway 19 and heading west out towards this area are primarily residential in nature. The owner's understand that this request doesn't prevent neighboring properties from changing as it will be based on the land use plan but want to preserve their right to use the property as residential with residential protections. The request is consistent with the current land use plan and use of the property and recommends approval to rezone the property from LC to SF-6.

Several citizens wished to speak on this item. Mayor Sellers explained that this item is a continuation of last month and the speakers did not need to speak again unless there was something new to present but would be respectful if they felt the need to reiterate. Tenny Avery Tanton addressed the council to recap her reasoning for the rezone from last month. Councilman Julian made a motion to approve the rezone as presented. Councilman Aguilar seconded and the vote was as follows:

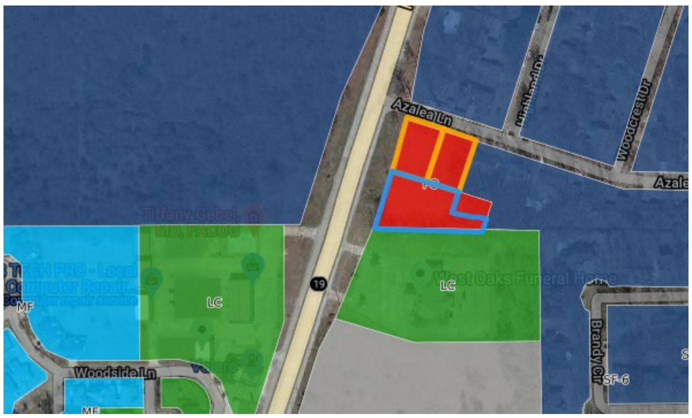
Ayes: Julian, Nash, Aguilar, Harrison, Sellers

Noes: Spraggins, Law

The motion carried.

<u>DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2849 FOR A REZONE REQUEST BY SCOTT HEMBY AND DALE MCMAHAN FOR PROPERTY LOCATED AT 1336 AZALEA (LOT 2, BLK 215 5 1, PROPERTY ID NUMBER R7330), 1340 AZALEA (LOT 1, BLK 215 5 1 – PROPERTY ID NUMBER R7329), AND 491 S. HILLCREST (PT LOT 10, BLK. 215 5 1 – R7338), FROM PROFESSIONAL OFFICE (PO) TO LIGHT COMMERCIAL (LC)</u>

Director of Community Development/Assistant City Manager Niewiadomski presented the staff report. The applicant is proposing to rezone the property from PO to LC to have more flexibility in options for marketing the property for development. The property is located at the SE corner of Hillcrest and Azalea Lane.



	Zoning	Use
North	SF-6	Single family
East	SF-6	Single family
South	LC	Funeral Home
West	SF-6	Single family

The land use plan identifies this area along Hillcrest as commercial frontage. In 2010, the property was proposed to be rezoned from SF-6 to LC. Due to opposition presented, the applicant agreed to downzone to Professional Office. In January, 2023 the applicant made the same request but was denied. Azalea lane is the entrance to the Highland Hills subdivision, which is exclusively a residential single-family development and included lots along Hillcrest north of this site. Professional office allows for bank, medical, and business offices as a low intensity range of uses allowable. PO is the lowest level of commercial zoning in the Zoning Ordinance. Stepping up to Light Commercial does expand the opportunities up to a lot of potential uses that would be allowed by right.

CURRENT PO DISTRICT EXAMPLES	PROPOSED LC DISTRICT EXAMPLES
Municipal & Governmental Offices	Retail & Restaurants
Banks and Business Offices	Banks & Business Offices

Medical or Dental Offices	Gas Stations and tire shops
	Welding & machine shops
	Mattress and upholstery repair
	Lumber yards and mortuaries

SPECIAL CONSIDERATIONS: Staff sent 14 certified letters to surrounding property owners within 200 feet.

Below is a response summary:

- In Favor Of: 0
- Opposed To: 9
- Undecided On: 0

At the meeting, more letters were provided all in opposition in addition to a petition signed by 50 people in the neighborhood. In total nine letters sent were in opposition. There were an additional 17 letters outside of the 200 foot boundary signing opposition letters as well that were submitted.

P&Z PUBLIC HEARING 12-18-23:

In 2010, the property was proposed to be rezoned from SF-6 to LC. Due to opposition presented, the applicant agreed to downzone to Professional Office. In January 2023, the applicant made the same request but was denied.

Cynthia Loftis brought more letters to the meeting from property owners within the 200 foot notification area, an additional 18 letters from property owners that were not within the 200 foot area of notification, as well as a petition signed by 50 people, all of those in opposition. She also read a letter from Raymond Johnson opposing the rezoning and spoke to her disapproval as well. Concerns were raised about commercial zoning on the residential street is not compatible. Concerns about traffic, property values, and safety were raised. There are concerns that the two lots facing Azalea are part of the residential subdivision that is an entrance to 200 homes in the subdivision. There is concern that zoning the property to commercial affects the integrity of the neighborhood. Mr. McMahan, co-owner of the property, stated that there would be no entrance from Azalea Lane to the property due to City regulations. They can only access the property from Highway 19, therefore not affecting the neighborhood. They do have a contract with a gym located across Highway 19 to buy the property if the zoning can be changed. Mr. McMahan stated that if the sale did not go through with the gym they were willing to have the zone change revoked.

RECOMMENDATIONS: TO DENY THE REQUEST

The Planning & Zoning Commission did not recommend approval of the proposed amendment and will require a ¾ vote of the City Council to become effective.

Unless a proposed amendment, supplement or change has been approved by the City Planning and Zoning Commission, or if a protest against such proposed amendment, supplement or change has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty (20) percent or more, of the area of the lots or land included in such a proposed change or of the lots or land immediately adjoining the same and extending two hundred (200) feet there from including Public Right-of-Way, such amendments shall not become effective except by a three-fourths (3/4's) vote of the City Council.

Mr. Scott Hemby handed out a packet explaining his proposal and reasoning that the property should be rezoned. He read through the packet explaining to the council and citizens his points for rezoning and the plans to build a gym. Cynthia Loftis, a resident in the area spoke out against the rezone explaining that it would increase traffic, lighting and undesirable hours near the residential homes. Seth McDaniel, a resident in the area spoke in favor of the change and explained that he was not approached with the neighborhood petition against the rezone. Stephen Lloyd, the gym owner addressed the council, explained his plans for the future and spoke in favor of the rezone. There was a lengthy discussion. Councilman Spraggins made a motion to approve the change of the rezone from professional to light commercial. Councilman Law seconded. The motion to overturn the Planning and Zoning recommendation requires a super majority of the council. This vote would need to be 75% or 6 out of the 7 council members. The vote was as follows:

Ayes: Nash, Aguilar, Harrison, Spraggins, Law

Noes: Julian, Sellers

The motion failed.

DISCUSSION/ACTION ON RESOLUTION NO. 1394 AUTHORIZING THE PURCHASE OF THE OPENGOV FINANCIALS SOFTWARE PRODUCT AND ASSOCIATED PROFESSIONAL IMPLEMENTATION SERVICES THROUGH TEXAS DIR PURCHASING COOPERATIVE CONTRACT DIR-TSO-4227.

Finance Director/Assistant City Manager Smith presented the staff report. The City of Sulphur Springs has used STW, Inc. as the financial software provider for over 20 years. OpenGov, Inc. purchased STW a few years ago and gave notice to all customers that the on-premise legacy version of the software would be phased out and no longer supported in 2024 or soon thereafter. City staff began exploring options for software, participated in several demonstrations, and have determined that the best solution for the City will be to migrate to the cloud version of the OpenGov software. The total initial cost for the migration will be $25,167.75 for use of the software for the remainder of the year along with $143,001.30 in professional services which includes data migrations, rebuilding the City's chart of accounts, configuring all settings for general ledger, utility billing, accounts payable, fixed assets, requisitions, reporting, bank reconciliation, cash receipts, reporting, dashboards, along with training and support needed for the migration and implementation of the system. OpenGov has plans to eventually abandon the payroll module that is part of the STW legacy system, therefore payroll is not part of this agreement. We can continue to use payroll for around a year while we figure out the best solution for that function. Because staff is familiar with using the system, this will be an easier transition than what we would experience with moving to a completely new system. With that being said, we will be getting a better product with this migration that will include more robust transparency and reporting options and dashboard customization for various users including council, department heads, management, and the public. The system will allow street and utility maintenance to access and complete work orders in real time and eliminate paper processes for those work orders. A community feedback platform is also included to enhance community engagement. The software system is of vital importance to the City because of the financial data it calculates, and stores along with handling all utility and utility billing functions. In our experience, the software currently used has been accurate, secure, and reliable and we believe the same will be true for this upgrade. The City occasionally utilizes purchasing cooperatives in lieu of requesting sealed bids or proposals. Chapter 271 of the Local Government Code authorizes cities to join with cooperatives for the purpose of procuring goods and services. Texas DIR is one of those that the City has joined in the past. Councilman Law questioned the longevity of the software. Finance Director Smith explained that the company was growing and would be around for a while. There was a brief discussion. Councilman Julian made a motion to authorize the purchase as presented. Mayor Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A FINAL PLAT BY ST. JAMES CHURCH FOR THE SAINT JAMES ADDITION LOCATED FROM TEXAS ST. TO LOCUST ST. TO MAKE IMPROVEMENTS ON INGRAM ST. IN ORDER TO VACATE ST. JAMES ST. FOR FUTURE BUILDING LOCATIONS

Director of Community Development/Assistant City Manager Niewiadomski presented the staff report. The applicant is looking to consolidate their block of land into 1 parcel for the church property to make it conforming for zoning and will dedicate additional road right-of-way for Ingram Street.

As part of this request, they are asking the City to abandon Saint James Street and convey title to the church in exchange for improving Ingram Street. This will require City Council action and authorization.
Councilman Law questioned the cost of the utilities and who is responsible. Community Development Director/Assistant City Manager Niewiadomski

explained the electric is Oncor's responsibility. Councilman Aguilar explained that he is on the board for the church and said that he recommends not passing this. He explained that the funding is not there. Councilman Julian was hesitant to closing the street with no plan or funding. There was a lengthy discussion. Councilman Spraggins made a motion to deny the plat as requested. Councilman Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A FINAL PLAT BY EDWARD PROM LOCATED AT 638 GILMER ST. FOR THE LUCKY DONUT ADDITION OUT OF A CALLED 5.26 ACRE PROPERTY CONSISTING OF SEVEN LOTS

Director of Community Development/Assistant City Manager Niewiadomski presented the staff report. The applicant is looking to plat the property to create a commercial lot (1.79 acres) facing Gilmer Street and then have a remainder behind it that has frontage on Beckham and Whitworth (3.47 acres) that will be reserved for future development. This plat includes easement for stormwater, water and sewer to go off-site onto the 3.47 acre property to allow for future development. The applicant intends to build a multitenant building on this site.

The project will include rerouting stormwater through the site that currently handles runoff from Gilmer Street and the applicant will be building detention to improve the drainage in the area as well as handle their own stormwater runoff for the development. The City Engineer has reviewed the civil plans for this project and has found them to be acceptable. The only condition is that an easement be provided for the water line along the south property line be included. Councilman Spraggins recused himself because of conflict of interest. There was a brief discussion. Councilman Law made a motion to approve the plat as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON REPURPOSE OLD SENIOR CENTER BUILDING

FOR COMMUNITY DEVELOPMENT

Director of Community Development/Assistant City Manager Niewiadomski presented the staff report. The City Council has authorized a budget to hire an architect for the expansion of City Hall for FY 2024. Once the architect is hired and completes the set of plans, the City will potentially be looking at soliciting bids for the expansion. If a contract is awarded to a contractor and renovation begins, City Hall will be a construction zone and have limited public access which will impact operations. In addition, Community Development has received funding for additional staff for a Building Inspector as well as a Planner position. The Community Development Department does not have enough space to house these additional positions at present which is part of the reason the City Hall expansion project is being considered. At present, we are experiencing growing pains and space is limited.

Staff is anticipating the new Senior Center Building to be completed this spring and that will leave a vacancy at the old Senior Center Building on MLK. Staff is proposing to temporarily move part of the Community Development Department over to the old Senior Center until the City Hall expansion is complete. This will become necessary once positions are filled this year. This will require some renovation at the old Senior Center site to accommodate Community Department. Renovating the old Senior Center site will allow for a more seamless transition once the expansion of City Hall is undertaken and complete. Mayor Pro Tem Nash made a motion to approve repurposing the building for Community Development as presented. Councilman Julian seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER NUMBER 3 IN THE AMOUNT OF $31,708.87 TO A CONSTRUCTION CONTRACT WITH HAWK BUILDERS, LLC FOR THE TDHCA CDBG-CV SENIOR CENTER PROJECT FOR A REVISED CONTRACT AMOUNT OF $4,687,222.87 AND EXTENDING THE CONTRACT BY NINETY-EIGHT DAYS

Finance Director/Assistant City Manager Smith presented the staff report. On December 6, 2022 the City Council authorized execution of a contract with Hawk Builders, LLC for $4,575,029 for the construction of the Senior Activity Center. On November 7, 2023, the City Council approved Change Order 2 for the purchase and installation of a walk-in cooler and freezer in the amount of $80,485. This change order (No. 3) is to request $31,708.87 for the contractor's general conditions as well as a contract extension of 98 days for the contractor to substantially complete the building. The contractor initially requested 60 days' worth of general conditions and staff negotiated it down to 31 days' worth of items that caused delays that were outside of the contractor's control. More information about the cause of the delays is attached as "Exhibit A" on the change order.

The following table summarizes previous contract action and change orders:

Construction Contract	Date	Amount	Notes
Original Contract	12/6/2022	$4,575,029.00	-
Change Order No. 1	4/11/2023	$0.00	This CO did not increase time or money. It increased the retainage withheld from contractor's payment from 5% to 10%.
Change Order No. 2	11/7/2023	$80,485.00	Walk-In Cooler and Freezer
Change Order No. 3	01/02/2024	$31,708.87	General Conditions & Time extension
Revised Contract Amount	-	$4,687,222.87	-

There was a brief discussion. Councilman Spraggins made a motion to approve the change order as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION FOR 2019-2023 CAPITAL IMPROVEMENTS PLAN AMENDMENT #4: HOLIDAY DRIVE

Director of Community Development/Assistant City Manager Niewiadomski presented the staff report. The City Council approved the 5 year Capital Improvements Program in July, 2018 and included 10 projects. In September of 2018, an amendment to the plan was approved to include drainage at MLK and Carter Street and in February of 2021, another amendment was approved for Pacific Park (Beckham to MLK) Drainage. In December, 2022 the City Council approved an amendment to include Ramsey (Rookson) to connect drainage in with College Street and upgrade utilities along with street improvements. Holiday Drive has been on the original CIP list. However, the scope of the project has changed since staff has had the ability to assess and survey the area as part of the design process. Staff has identified a problem with the Drainage within the TxDOT ROW that impacts Holiday Drive drainage. Two headwalls under Shannon Road drain onto Holiday Drive and there have been issues of flooding in the 1300 block of Holiday Drive. This would be the perfect opportunity to correct the issue to install 36" storm drain piping along with inlets down Holiday Drive. Due to the amount of time since 2017 estimates were established, staff has provided updated cost estimates with this scope change for the project.

HOLIDAY DRIVE

This section of Holiday has utilities that are at least 60 years old and the streets are in poor shape. This project will involve cement treatment stabilization and 3” of HMAC along with considerable water and sewer improvements. This area has generated 25 work orders over the past four years. The water lines will be upsized to create additional fire flows in the area. There will be drainage improvements to address TxDOT runoff onto Holiday Drive.

Rating	Project	Length	Age	Water	Sewer	Street	Drainage	Total
2.29	North Holiday (ORIGINAL ESTIMATE 2017)*	1160	>60	$514,964	$323,883	$159,836	$0	$998,683
	NEW ESTIMATE	1360	>60	$866,193	$335,663	$133,786	$308,145	$1,643,787

There was a brief discussion. Councilman Law made a motion to approve the amendment of the CIP plan as presented. Councilman Julian seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION IF ANY, ON EXECUTIVE SESSION ITEM
None.

VISITORS AND PUBLIC FORUM
None.

ADJOURN
With all business complete the meeting was adjourned at 8:14 p.m.