

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

**July 2, 2024**

**7:00 p.m.**

An Executive Session was held at 6:30 p.m. in accordance with Texas Government Code, Title 5, Chapter 551 - §551.071, Consultation with Attorney; and §551.087 Deliberations Regarding Economic Development: Thermo 2 and Thermo 3.

The following council members and staff were present:

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

Staff: Marc Maxwell, City Manager  
Natalie Burling, City Secretary  
Nate Smith, City Attorney  
Tory Niewiadomski, Director of Community Development/Asst City Manager 7p  
Lesa Smith, Finance Director/Assistant City Manager 7p  
Kelly Wiser, SSPD 7p

**RECONVENE**

Mayor Nash called to order the regular meeting of the Sulphur Springs City Council at 7:03 p.m.

**PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG, TEXAS FLAG,  
AND INVOCATION**

Mayor Nash 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 Spraggins.

**PRESENTATIONS, PROCLAMATIONS, AND ANNOUNCEMENTS**

None.

**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** – We had one workers’ compensation claim in June for poison ivy exposure. We did not have any liability claims.

**COMPREHENSIVE PLAN** – We have applied for a \$250,000 grant from the General Land Office (GLO) to help pay for the plan. They required an amendment to our Financial Management Policy. The amendment was approved at the May meeting. The GLO says that they will make a decision on July 15.

**COLLEGE STREET** – The College Street project is completed!



**HOLIDAY DRIVE** – Water and sewer lines are completed. The Capital Construction Division has installed about 90% of the underground drainage. After the drainage is completed the Capital Construction Division will replace some of the curbs and then Texana Land and Asphalt will pave the street. This is a complete reconstruction project, like College Street.



After Holiday Drive Capital Construction crews will move to Alabama Street and Thermo for water main and sewer main installation.

**WATER FILTER REHABILITATION** – The project is 99% finished. A bit of painting and cleaning is all that remains.

**STREET IMPROVEMENT PLAN (SIP)** – Following is the list of streets to be repaved in the 2024 Street Improvement Program. The highlighted streets have been completed. I expect Oak, Melony, and League to be completed by the next city council meeting. Carter, Weaver, and Shook should be completed in August.

| <u>Street</u> | <u>Between</u>       | <u>Length</u> |
|---------------|----------------------|---------------|
| League        | Asphalt Repairs      | 1000          |
| League        | Connally to KCS Rail | 1200          |
| W.A.          | MLK to end           | 2223          |
| Cranford      | Robertson to Beasley | 1287          |
| S. Moore      | Bellview to Tate     | 449           |

|           |                            |        |
|-----------|----------------------------|--------|
| Oak       | Gilmer to College          | 3446   |
| Pollard   | Mulberry to end            | 211    |
| N. Davis  | Glover to Airport          | 1728   |
| Kirtley   | Bellview to Nicholson      | 412    |
| Ninth     | Woodlawn to VanSickle      | 845    |
| Carter    | Bill Bradford to Whitworth | 2000   |
| Henderson | Craig to League            | 449    |
| Melony    | Azalea to end              | 1215   |
| Jennings  | Jefferson to College       | 929    |
| Beckworth | Whitworth to Beckham       | 690    |
| Sharon    | W. Industrial to W. Pampa  | 803    |
| Spence    | Lemon to Carter            | 639    |
| Weaver    | Jackson to Teer            | 2877   |
| Shook     | Weaver to Jefferson        | 536    |
| Jacobs    | Houston to Bonner          | 848    |
|           |                            | 23,787 |

**REVENUES AND EXPENDITURES** – Finance Director Lesa Smith will present the usual report of revenues and expenditures.

Elsewhere around the city, employees:

- Demolished 3 structures, 1 on Ross Street and 2 on Jefferson.
- Power washed the interactive fountain and the Hopkins County Veterans Memorial fountain.
- Changed out downtown banners.
- Fertilized grass and flowers downtown.
- Held 83 activities at the Senior Center.
- Hosted 3 softball tournaments.
- Removed dead trees from parks.
- Rented the Grays Building 17 times.
- Mowed the airport twice.
- Conducted 59 building inspections, 37 electrical inspections, 7 plumbing inspections, 1 mechanical inspection.
- Issued 41 building permits and 80 trade permits.
- Checked out 5,573 items from the Library.
- Responded to 284 fire/rescue calls including 17 grass fires.

- Performed preventative maintenance of 30 fire hydrants. Conducted 30 fire inspections.
- Responded to 284 animal control calls while achieving an 80% adoption rate.
- Made 4 felony arrests in the Special Crimes Unit.
- Responded to 2,142 police 911 calls.
- Responded to 35 accidents, issued 503 citations, recorded 45 offences and made 33 arrests in the Patrol Division.
- Sold 3,797 gallons of AvGas and 6,729 gallons of JetA fuel.
- Accommodated 1,550 airport operations including 375 for the Short Take-off and Landing (STOL) event.
- Restored power to Highway 11 lift station and Cantex lift station (behind hospital) after storms.
- Treated wastewater effluent to a daily average total suspended solids reading of 0.71 mg/L.
- Hauled 309 tons of Sludge to the landfill.
- Repaired 11 water main breaks.
- Replaced 15 water meters.
- Unstopped 25 sewer mains.
- Washed 79,000 feet of sewer mains.
- Flushed 37 dead-end water mains.

**REVENUES AND EXPENDITURES** – Finance Director Lesa Smith presented the usual 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 06/04/2024; Planning and Zoning Meeting Minutes of 3/18/2024; and Economic Development meeting minutes of 5/28/2024.

Councilman Spraggins made a motion to approve the consent agenda as presented. Councilman Sellers seconded and the vote was unanimous.

**The motion carried.**

#### **DISCUSSION/ACTION ON THE FIRST READING OF ORDINANCE NO. 2857 FOR PLANNED UNIT DEVELOPMENT (PUD)**

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The City Council has authorized a 380 agreement with a developer to construct a destination village-type development at the Thermo Mine property. The developer is performing the feasibility of creating a mixed-use development on part of the land that was

donated to the City in 2019. In order to accommodate this request, the city needs to adopt a Planned Unit Development (PUD) Ordinance that allows for greater flexibility in zoning to accommodate these types of developments. A “PUD” may be used to permit new or innovative concepts in land utilization or diversification that could not be achieved under conventional zoning approaches. This type of tool will accommodate coordinated developments such as “Master Planned Communities” that can define the character of a development with intended outcomes specified as a standalone ordinance. Although there is greater flexibility with this tool, procedures are established to ensure against the misuse of this approach. This tool should be used for Master Planning purposes, carrying out specific goals of a Comprehensive Plan, public private partnerships, City Council strategic focus areas, development of mixed use, transit oriented or traditional neighborhoods with a variety of uses and housing types and/or to preserve natural features, opens space and other features of the land. There was a brief discussion. Councilman Sellers made a motion to approve the first reading of the ordinance as presented. Councilman Law seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2858, AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF SULPHUR SPRINGS, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID CERTIFICATES; APPROVING AN OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT**

Finance Director/Assistant City Manager Smith presented the staff report. This is the first reading of the Ordinance that authorizes the sale of \$12,000,000 of certificates of obligation (CO’s). The proceeds from the sale will be used to begin construction of infrastructure at the Thermo property including water, sewer, streets, drainage, and associated costs. After the notice of intention is published in the newspaper and on the website, the Council will be asked to approve an ordinance over 2 readings. Bids for the sale will be received on July 16, 2024, at 11:00 A.M. and the second and final reading of the ordinance will be held at a special council meeting on July 16<sup>th</sup> at 7:00 P.M.. We will not know the interest rate and final debt payments until July 16, 2024. If there are no interruptions to the proposed timetable, the City will receive the proceeds from the sale on August 14, 2024. Per the ordinance the proceeds can only be used for the following purposes: (1) street and road improvements and related drainage, signage, and lighting; (2) constructing and improving the City’s water and sewer system consisting of new water and sewer lines. (3) paying fees for legal, fiscal, engineering, architectural and other professional services in connection with these projects (collectively, the “Project”). Andrew Freedman from Samco explained the entire process in detail. There was a brief discussion. Councilman Law made a motion to

approve the first reading of the ordinance as presented. Councilman Spraggins seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON EXECUTIVE SESSION ITEM, IF ANY**

None.

**VISITORS AND PUBLIC FORUM**

None.

**ADJOURN**

With all business complete the meeting was adjourned at 7:17 p.m.