

**CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL
October 1, 2024
7:00 p.m.**

The following council members and staff were present:

Mayor Pro Tem Oscar Aguilar
Councilman Jay W. Julian
Councilman Tommy Harrison
Councilman Tyler Law

Absent: Mayor Harold Nash Sr.
Councilman Gary Spraggins
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
Lesa Smith, Finance Director/Assistant City Manager
Gordon Frazier, HR Director/Assistant City Manager
Jason Ricketson, Chief of Police SSPD

RECONVENE

Mayor Pro Tem Aguilar called to order the regular meeting of the Sulphur Springs City Council at 7:07 p.m.

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

Mayor Pro Tem Aguilar led in the pledge of allegiance to the United States Flag and the Pledge to the Texas Flag, and the invocation.

**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 1 worker’s compensation claim in September for a laceration. It did not result in lost time.

We also had one liability claim for damages to a vehicle presumably caused by a pothole. TML denied the claim.

COMPREHENSIVE PLAN – A request for qualifications has been advertised and distributed to select firms. The deadline for submission is October 28. I expect to bring the successful candidate to the city council at the December meeting.

MIRACLE LEAGUE FIELD – The engineering firm, Kimley Horn has made an initial site visit to assess the project.

THERMO ROAD – This \$4.4 million project is partially funded by a \$2.4 million grant from the Economic Development Administration (EDA). The contractor, 5W Contracting, is moving quickly. The project is 35% complete.



COLEMAN BALLFIELD LIGHT UPGRADE – We received a \$250,000 grant from the State Energy Conservation Office (SECO) to upgrade the lights to LED.

HOLIDAY DRIVE – The Capital Construction Division is nearly done replacing the curb and gutter that was approved at the August city council meeting. I expect them to finish by the end of the week. All of the underground utility installations are complete. After the curbs, we will cement stabilize and pave the road.

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

WATER TREATMENT PLANT RE-RATE – After the recent filter upgrades, we asked TCEQ to re-rate the plant. We have been up-rated from 10 MGD to 12.5 MGD.

WASTEWATER CHLORINE CONTACT CHAMBER – We will be receiving statements of qualifications from engineering firms through October 10th. Staff will have a

recommendation for you on the November agenda.

This \$2.2 million project will repurpose a former (abandoned) sand filter turning it into a chlorine contact chamber. Chlorine contact time is a bottleneck at the wastewater treatment plant (WWTP). The WWTP has a rated capacity of 5.4 MGD. Staff believes we can increase the capacity to 10 MGD when the project is completed. The increase will require TCEQ approval, but staff thinks it is feasible. The project is being funded from the Enterprise Fund balance. Staff has published a request for qualifications for an engineering firm.

STREET IMPROVEMENT PLAN (SIP) – This Year’s Street Improvement Plan (SIP) is complete.

<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:

- Checked out 4,013 items from the library plus 1,065 e-Books
- Sowed rye seed in turf areas.
- Assisted with 76 activities for seniors.
- Top-dressed soccer field #6.
- Rented the Grays building 14 times.
- Made several repairs to Kids Kingdom.
- Responded to 160 fire/rescue calls including 1 structure fire, 1 vehicle fire and 6 grass fires.
- Performed 51 fire inspections.
- Performed preventative maintenance on 79 fire hydrants.
- Repaired 159 potholes.
- Replaced 7 stop signs.
- Cleaned storm catch basins 3 times.
- Demolished a house at 828 Bell Street.
- Conducted 63 building inspections, 19 electrical inspections, 14 plumbing inspections, and 3 mechanical inspections.
- Issued 20 building permits and 42 trade permits.
- Added 2 dedicated circuits to the kitchen at the new Senior Citizen's Building.
- Treated wastewater effluent to a daily average total suspended solids reading of 0.31 MG/l.
- Hauled 302 tons of sludge to the landfill.
- Repaired 20 water main ruptures.
- Replaced 16 water meters.
- Unstopped 9 sewer mains.
- Flushed 37 dead-end water mains.
- Responded to 216 animal control calls while achieving a 91% adoption rate.
- Made 4 felony arrests in the Special Crimes Unit.
- Responded to 34 accidents, issued 587 citations. Recorded 44 offences, made 35 arrests in the Patrol Division.
- Sold 2,896 gallons of AvGas and 9,650 gallons of JetA fuel.
- Accommodated 1,785 operations at the airport.

DISCUSSION/ACTION ON CONSENT AGENDA

City Secretary Burling presented the staff report. Consider for approval the City Council Regular Meeting Minutes of 09/03/2024; City Council Special Meeting Minutes of 09/19/2024; Planning and Zoning meeting minutes of 08/19/2024; and Economic Development Meeting Minutes of 08/26/2024. Councilman Julian made a motion to approve the consent agenda as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2868 A REQUEST BY THE CITY OF SULPHUR SPRINGS FOR AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE FROM “HI” HEAVY INDUSTRIAL TO “PUD NO. 1” PLANNED UNIT DEVELOPMENT NO. 1 ON A 524.928 ACRE TRACT OF LAND COMPRISED OF LOT 2, OF THE THERMO ADDITION

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. Proposed Planned Unit Development is to allow for the development of a mixed used village-type development designed to attract visitors regionally and support the anticipated workforce growth in and around Sulphur Springs. The proposal is consistent with surrounding land use. Councilman Julian made a motion to approve the ordinance as presented on the first reading. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2869 A REQUEST BY THE CITY OF SULPHUR SPRINGS FOR A SPECIAL USE PERMIT TO ALLOW FOR THE OPERATION OF A ONCOR SUBSTATION ON A 5.540 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF CR 2307 APPROXIMATELY 1500 FEET NORTH OF INTERSECTION WITH TX-11, BEING FURTHER DESCRIBED AS LOT 1, BLOCK “A” JENNINGS LAKE SUB ADDITION

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. Proposed Special Use Permit is to allow for the construction and operation of an Oncor Electrical Substation. The proposal is consistent with surrounding land use. Councilman Law made a motion to approve the ordinance as presented on the first reading. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2870 TO ADOPT THE 2021 INTERNATIONAL CODES AND 2023 NATIONAL ELECTRIC CODE

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The State of Texas has designated the International Codes and the National Electric Code as the set of codes to be utilized by municipalities. The Codes are updated every three years to continually monitor and strengthen standards to safeguard the health, safety, and general welfare of building occupants. The City currently operates on the 2018 International Codes and the 2017 National Electric Code and is now two cycles out of date. In order to maintain current Insurance Service Office (ISO) ratings, it is critical that the City not fall behind on code cycles. It is the responsibility of the City to adopt and enforce building codes and have a system in place for regulation as the City is monitored every couple of years for compliance in order to keep insurance premiums low. There are a couple of minor amendments provided within the ordinance based on staff recommendations:

1. Fire lane width minimum of 24 feet.
2. All weather surface for fire lanes further defined as asphalt or concrete.

Councilman Harrison made a motion to approve the ordinance on the first reading as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION PLAT CASE PPL#240901 BEING A REQUEST BY OAK NATIONAL DEVELOPMENT, LLC, TO PRELIMINARY PLAT 281.644 ACRES OF LAND INTO 929 SINGLE FAMILY LOTS, 6 COMMON AREA LOTS AND 1 COMMERCIAL LOT CALLED STONE CREEK

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The property is located at just west of the Stonebriar neighborhood and includes 281.644 acres of land in the remaining phases. The applicant is proposing to subdivide the property into 929 lots for single-family residential 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 over 1 acre in area. The developer will submit construction plans and final plats for each phase as they are constructed. The developer will construct the required streets, water, sewer, and storm drainage systems necessary for each phase. City Staff including the City Engineer will review plans for each phase and ensure compliance with applicable requirements. Staff recommends approval of the preliminary plat with the following conditions: 1. Developer establishes HOA for existing phase and all subsequent phases as they are completed. 2. Developer submits construction plans and obtains necessary permits for each phase as they are developed and prior to commencement of construction. Councilman Julian made a motion to approve the plat as presented with the two staff recommended conditions. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACTS FOR ROOFING VARIOUS PARK FACILITIES

City staff published notices in the paper on August 21, 2024 and August 28, roofing on various park facilities that were damaged earlier this year. The City opened bids on September 17, 2024. We received a total of 4 responses. The facilities included in the bid are:

Coleman Park Restroom/Concession
Coleman Park Maintenance Building
Coleman Park Batting Cage
Buford Park Pavilion on Connally St
Buford Park (2) Information Kiosks on Connally St
Buford Park (2) Small Pavilions at Kid's Kingdom
Buford Park Kid's Kingdom Restroom
Buford Park baseball Concession/Bathroom
Buford Park softball Concession/Bathroom

Various Park Facilities - Roofing	
Robinson Benat Construction	\$41,161.00
Project One Roofing	\$69,629.04
The Roof Co.	\$83,317.96
Triple Crown Roofing	\$89,060.00

Staff recommends awarding bid to Robinson Benat Construction. Councilman Law made a motion to approve the bid award to Robinson Benat Construction. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON EXECUTIVE SESSION ITEM, IF ANY

None.

VISITORS AND PUBLIC FORUM

Alesia Douglas, Tony Flippin and Angie Simons, local city residents, all addressed the need for a stoplight at Highway 19 and Airport Road. Lives have been lost and numerous accidents occur when trying to cross the highway. Mr. Flippin lost his wife and Mrs. Simons daughter was in a serious accident. The speed limit was also addressed. They felt that the speed limit was too high when considering the number of businesses and cross traffic that could be pulling out on to Highway 19. They understood that it was not the City's decision but asked for assistance addressing the situation with Texas Department of Transportation (TXDOT) and requested help acquiring a face-to-face meeting with someone from TXDOT. Manager Maxwell stated that we will bring a resolution to the

November council meeting to request traffic control and ask TXDOT to study the speed limit in that area to see if it warrants action. He stated that it is their highway but our community and that he would also request a meeting between TXDOT and the community.

ADJOURN

With all business complete the meeting was adjourned at 7:36 p.m.