CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL
November 5, 2024
7:00 p.m.

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

Absent: 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
David James, Fire Chief
James Jordan, Director of Utilities
Bryan Craig, Director of Capital Construction
Tony Crouse, SSPD

RECONVENE

Mayor Nash called to order the regular meeting of the Sulphur Springs City Council at 7:01 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 and the Texas Flag, and the invocation was led by Councilman Spraggins.

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 2 workers compensation claims arising out of the same incident.

An animal control officer was assaulted by a resident and treated at the emergency room. A police officer suffered a dog bite in the same incident.

We also had a liability claim over $14,000 resulting from an incident wherein a police cruiser struck another auto in a parking lot on South Broadway.

We also submitted two other claims for city vehicles involved in minor accidents.

COMPREHENSIVE PLAN – 8 firms have submitted responses to our request for qualifications. The reviewing board narrowed it down to 3 top candidates and will now conduct interviews. I expect to have a recommendation to you at the December meeting.

MIRACLE LEAGUE FIELD – The engineering firm, Kimley Horn has made an initial site visit to assess the project. We are considering pushing the site further to the southeast to avoid the flood plain.

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 50% complete.

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

HOLIDAY DRIVE – This project is complete.

WASTEWATER CHLORINE CONTACT CHAMBER – This is on tonight's agenda to select the engineering firm.

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.

STREET IMPROVEMENT PLAN (SIP) – The 2024 Street Improvement Plan (SIP) is complete.

REVENUES AND EXPENDITURES – Finance Director Lesa Smith will present the year-end report of revenues and expenditures.

Elsewhere around the city, employees:

- Repaired 291 potholes.
- Made 26 extensive street repairs following utility repairs.
- Replaced 26 stop signs and 7 street signs.
- Installed 10 speed limit signs.
- Demolished a house at 828 Bell.
- Hauled street sweeping spoils and sludge to the landfill.
- Responded to 187 fire/rescue calls.
- Conducted 57 fire inspections.
- Performed preventative maintenance on 78 fire hydrants.
- Responded to 1 structure fire, 2 vehicle fires, and 10 grass fires.
- Treated wastewater effluent to a total suspended solids reading of 0.41 mg/L.
- Performed preventative maintenance on numerous items at the wastewater treatment plant and the water plant.
- Repaired 30 water main ruptures.
- Replaced 16 water meters.
- Unstopped 12 sewer mains.
- Washed 83,000 feet of sewer mains.
- Flushed 37 dead end water mains.
- Performed preventative maintenance on numerous items at the water treatment plant.
- Responded to 196 animal control calls while achieving an adoption rate of 88%.
- Made 2 felony arrests in the Special Crimes Unit.
- Responded to 33 accidents including 1 fatality, wrote 613 citations, recorded 33 offences and made 42 arrests in the Patrol Division.
- Conducted 105 building inspections, 26 electrical inspections, 17 plumbing inspections, and 8 mechanical inspections.
- Issued 48 building permits and 62 trade permits.
- Sold 2,288 gallons of AvGas and 12,413 gallons of JetA fuel.
- Accommodated 2,199 operations at the airport.
- Hosted the National Short Take-off and Landing (STOL) finals.
- Checked out 4,190 items from the library including 998 eBooks.

- Changed out flowers and banners downtown.
- Assisted with 71 activities at the senior citizens center.
- Rented the Grays Building 17 times.
- Purchased new scoreboards for Coleman Park.

DISCUSSION/ACTION ON CONSENT AGENDA

City Secretary Burling presented the staff report. Consider for approval the City Council Regular Meeting Minutes of 10/01/2024**;** Planning and Zoning meeting minutes of 09/16/2024; Economic Development Meeting Minutes of 09/23/2024 and 380 agreements for 900 and 816 Jefferson Street and 831 Fisher Street.

Councilman Spraggins made a motion to approve the consent agenda 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. 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 second and final reading. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON PUBLIC HEARING AND SECOND AND FINAL 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 Spraggins made a motion to approve the ordinance as presented on the second and final reading. Councilman Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON SECOND AND FINAL 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. All weather surface for fire lanes further defined as asphalt or concrete.

Councilman Aguilar made a motion to approve the ordinance on the second and final reading as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1446 AUTHORIZING SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE COMMUNITY DEVELOPMENT FUND

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. This resolution authorizes the submission of the grant application for the TxCDBG Community Development Fund. The Community Development Fund provides funding for a variety of community priorities to support low- to moderate-income persons. Although most funds are used for public facilities (water/wastewater infrastructure, street and drainage improvements and housing activities), there are numerous other activities for which these funds may be used for. This resolution authorizes the submission of the first stage of the grant application. This initial application is submitted containing basic information required to determine the City’s TxCDBG eligibility and to calculate scores for this competitive grant. No project-specific commitments are required at this time although the resolution states that 51% of awarded funds would be used for drainage, water/sewer, and street improvements. If this initial application scores within funding range, the City will be invited by TDA to submit a Project Application with complete project information. The maximum grant award is $750,000 and the City would match that with cash and/or force account labor in the amount of $112,500 if awarded the grant. Timeline for application process is below:

Task/Step	Date to Complete
Community Application	
TDA releases Community Application	September 18, 2024
Community Application webinar	September 24, 2024 & November 19, 2024
Adopt local governing body resolution(s)	December 9, 2024
Complete and submit TDA-GO Community Application	December 9, 2024
Project Application – key dates	
TDA invites highest scoring communities to complete Project Applications	Approx. January 6, 2025
Conduct public hearing	February 17, 2025
Submit application in TDA-GO	June 30, 2025

Councilman Harrison made a motion to approve the submission of the block grant as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1447 AUTHORIZING SIGNATORIES FOR TEXAS GENERAL LAND OFFICE CDBG-MIT RESILIENT COMMUNITIES PROGRAM CONTRACT NUMBER 23-160-048-E780

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The City received grant approval through the Texas General Land Office in the amount of $250,000 for a Comprehensive Plan. As part of the approval process, and as with other grants, the City is required to authorize signatories for contracts for requests for funds. This is a requirement in order to receive funds for the grant. This resolution essentially designates who can sign documents on behalf of the City and request for funds authorized under the grant contract. 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 RESOLUTION NO. 1448, AN ANNUAL REVIEW OF THE INVESTMENT POLICY AS REQUIRED BY THE PUBLIC FUNDS INVESTMENT ACT

Finance Director / Assistant City Manager Smith presented the staff report. Annual review and approval of investment policy as required in the Public Funds Investment Act (PFIA). The governing body of an investing entity shall review its investment policy not less than annually. The governing body shall adopt a written instrument by resolution stating that it has reviewed the policy. This policy provides guidance in the investment of City funds, and meets the requirements of the Texas Government Code, Public Funds

Investment Act. Changes to the policy are as follows: NONE. Councilman Harrison made a motion to approve the resolution as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1449, ADOPTION OF THE COVERED APPLICATIONS AND PROHIBITED TECHNOLOGY POLICY AS REQUIRED BY SENATE BILL 1893

Finance Director / Assistant City Manager Smith presented the staff report. Senate Bill 1893 was signed into law in June 2023. This bill requires a governmental entity to adopt a policy that prohibits the use of certain applications on Government devices. The law directed two state agencies to develop a model policy for other governmental entities to use. Once the model policy was distributed, governmental entities have 60 days to adopt the policy which is November 20, 2024. The most well-known application that this policy prohibits is TikTok due to potential security risks. The list of applications and technologies prohibited by this policy are listed on Exhibit A of the policy and will be updated as needed. This policy will apply to all City employees, City Council members, board members, and all other users of the City’s network. Measures will be taken to prevent access to prohibited applications on all public wireless networks. Councilman Harrison made a motion to approve the resolution as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1450 REQUESTING SPEED STUDY AND TRAFFIC SIGNAL IMPROVEMENTS ALONG HIGHWAY 19 AND HIGHWAY 154

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. At the last City Council meeting, several citizens addressed City Council with safety concerns from residents about Highway 19 and Highway 154. To intersections were specifically identified with Highway 19/Airport Road and Highway 154/Loop 301 needed traffic signal enhancements. There was a noted fatality at the intersection of Highway 19 and Airport Road and a plea from the residents to get something done. Staff was under the direction to provide a resolution to submit to TxDOT to perform a speed study as well as request signal enhancements at those intersections. If approved, it will be forwarded to TxDOT to initiate the process and consideration requested by the citizens.

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

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1451 AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND SIGN A CONTRACT FOR ENGINEERING SERVICES FOR THE WASTEWATER TREATMENT PLANT IMPROVEMENTS

Finance Director / Assistant City Manager Smith presented the staff report. Staff sent out requests for qualifications to engineering firms in Texas and advertised on CivCast and in the newspaper. Five qualified firms responded with statements of qualifications. A selection committee comprised of the Wastewater treatment superintendent, Finance Director, Community Development Director, City Engineer and Utilities Director graded the responses and are recommending Hayter as the firm most qualified to provide the service. Staff seeks authorization from the council to negotiate and enter into a contract with Hayter. If for any reason an agreement cannot be reached with Hayter, staff would like approval to negotiate and enter into a contract with the second highest scoring firm which is Garver Engineers. Anticipated services include design, contract management, procurement support, calculations, revisions, construction oversight, meetings, testing, survey, geotechnical services, and coordination with boards of oversight. Initial tasks for the selected engineering firm will be to provide an assessment of the plant, hydraulic evaluation, and technical memorandum documenting the improvements needed to retrofit old traveling bridge sand filters. Councilman Spraggins made a motion to approve the resolution as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION TO APPROVE EXPENDITURE FOR UPGRADE AND CONVERSION OF ELECTION EQUIPMENT AND PURCHASING A BALLOT SCANNER FOR PAPER BALLOTS

City Secretary Burling presented the staff report. This is a request for the approval for a budgeted expenditure for the upgrade and conversion of election equipment and adding a ballot scanner. Election equipment upgrade and conversion is as required by Texas Senate Bill 1661. Councilman Law made a motion to approve the purchase as presented. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON PURCHASING SCBA EQUIPMENT, THROUGH THE REGIONAL FEMA FIREFIGHTER ASSISTANCE GRANT WITH SPECIAL PRICING THROUGH THE FRISCO INTERLOCAL AGREEMENT PRICING COOPERATIVE

Chief James presented the staff report. The FEMA Firefighter Assistance Grant has been awarded to City of Sulphur Springs, Texas, Hopkins County, Texas, Delta County, Texas, in the amount of $926,454.54 with a match of $92,645.46 totaling $1,019,100. The initial purchase of SCBA equipment totals $936,327.85 including the 10% match of $85,120.73. The purchase of the equipment through the Frisco Interlocal agreement with special pricing will be highly beneficial to the taxpayers of Sulphur Springs, Texas through the anticipated savings. The City of Sulphur Springs Fire Departments portion of the Regional FEMA Firefighter Assistance Grant is $200,973.55 including the match of $18,270.33, Hopkins County Fire Department portion of $596,318.78 including the match of $54,210.78 & Delta County Fire Department portion of $139,035.81 including the match of $12,639.62. Councilman Law made a motion to approve he purchase as presented. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION AND ACTION ON THE PURCHASE OF USED 2018 KENWORTH DUMP TRUCK FROM JORDAN TRUCK SALES- RHOME, TX

Director of Utilities Jordan presented the staff report, The City's wastewater treatment of the Utilities Department is requesting permission to purchase a replacement Dump Truck at the sum of $92,595.58. This truck has 307,000 miles and is a 2018 model. The Utilities division utilizes dump trucks to haul sludge from the wastewater treatment plant. The current units will remain in service until they reach the end of useful life. 307,000 miles may seem like a lot of miles, the unit that was taken out of service was a 1996-year model and had 1,700,000 miles. Used piece of equipment, sealed bids were not required. Councilman Julian asked if Director of Utilities Jordan had any personal connection to Jordan Truck Sales. Director of Utilities Jordan confirmed that he did not have a personal connection to this business. Councilman Spraggins made a motion to approve the purchase as presented. Councilman Julian seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A MOTION TO APPROVE AN AMENDMENT TO THE 2019-2023 CAPITAL IMPROVEMENT PLAN TO PROVIDE FOR THE REPLACEMENT OF THE WATER AND SEWER LINES ON COMO STREET, BETWEEN ALABAMA STREET AND COLLEGE STREET, AS PART OF THE ALABAMA STREET PROJECT

Director of Capital Construction Craig presented the staff report. Alabama Street CIP cost estimates assumed the replacement of all the water and sewer lines within the 2,200 feet of street, as well as 160 feet that was thought to have turned and went down Como Street, to College Street. As we were preparing to start the project, we discovered that the existing sewer line did not turn and go South on Como Street, which affects the design of the project. With the existing line at Morris Drive at the elevation it currently is, it is not possible to install a new line that would meet the minimum requirements, to ensure proper flow. By installing a new 8" sewer line on Como Street, between Alabama and College Streets, we can re-route the sewer from Alabama Street and get enough of a grade percentage to ensure proper flow for the project. We have 2 options for this proposal. Option A (does **NOT** replace the curbs and gutters on Como Street):
The proposed estimate would increase the water line item by $81,000, to a total $772,100, and would increase the sewer line item by $90,300, to $581,800. The street line item would increase by $16,500, to $276,700. Increasing the total project by $187,800 and bringing the total project cost estimate to $1,630,600. The current/proposed cost estimate for Alabama Street **NOT** including the replacement of C&G on Como St. is as follows:

	Existing Estimate	Proposed Estimate	Change
Water	$ 691,100.00	$ 772,100.00	$ 81,000.00
Sewer	$ 491,500.00	$ 581,800.00	$ 90,300.00
Drainage	$ -	$ -	$ -
Street	$ 260,200.00	$ 276,700.00	$ 16,500.00
Total	**$ 1,442,800.00**	**$ 1,630,600.00**	**$ 187,800.00**

Option B (**INCLUDES** replacing the curbs and gutters on Como Street):

The proposed estimate for the water and sewer line items would remain the same as Option A. The street line item would increase by $57,900, to $318,100, a difference of $41,400 more than Option A. Increasing the total project by $229,200 and bringing the total project cost estimate to $1,672,000. The current/proposed cost estimate for Alabama Street **INCLUDING** the replacement of C&G on Como St. is as follows:

	Existing Estimate	**Proposed Estimate**	**Change**
Water	$ 691,100.00	$ 772,100.00	$ 81,000.00
Sewer	$ 491,500.00	$ 581,800.00	$ 90,300.00
Drainage	$ -	$ -	$ -
Street	$ 260,200.00	$ 318,100.00	$ 57,900.00
Total	**$ 1,442,800.00**	**$ 1,672,000.00**	**$ 229,200.00**

Choosing to replace the sewer line on Como Street, between Alabama and College Streets, would mean that the water line would also need to be replaced, due to the water line currently being located too close to the existing sewer line, which is also where the new sewer line will be installed. This not only poses a risk of the water line blowing out while installing the new sewer line but does not meet the TCEQ requirements of having a separation of 9 feet between the 2 lines. The Curbs and Gutters on this section of Como Street appear to be in exceptionally well shape. They do not seem to be sinking, or rolling back, as we often see. There only appears to be one spot, about 10 feet long, that really needs to be replaced. That one section will already be replaced with the installation of the new sewer line, as there is a sewer main that will be replaced underneath it. There was a brief discussion. Councilman Aguilar made a motion approving the CIP Amendment with Option A. Councilman Julian seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION COMMUNITY FACILITIES CONTRACT FOR STONECREEK PHASE 3 BEING A REQUEST BY OAK NATIONAL DEVELOPMENT FOR A PHASE CONTAINING 18.536 ACRES CONSISTING OF 50 RESIDENTIAL LOTS LOCATED WEST OF THE EXISTING PHASE OF STONECREEK ALONG HIGHWAY 11 W

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. In October, 2024 the City Council approved the preliminary plat for the Stonecreek Addition that consisted of 929 residential lots on 281.644 acres of land. The applicant is moving forward with the next phase of the development which will consist of 50 residential lots on 18.536 acres of land. It has been customary in Sulphur Springs that applicants have skipped the preliminary plat process and have moved straight to the Final Plat procedure to expedite the filing process of plats so that the developer can sell lots once the plat is filed. In this case, the developer has provided a complete set of engineering plans, will provide inspection fees, and develop the site based on a community facilities contract. Once they are complete with construction of all streets and utilities so that the site is ready for home construction, the applicant will file for Final Plat approval. This process will allow the city to be ready for final acceptance of public infrastructure and then perform the final plat and have it ready to be filed once City Council approves it. In the past, City Council has conditionally approved final plats and authorized the City Manager to execute a Community Facilities Contract which could happen months after approval. Phase 3 of the Stonecreek layout is consistent with what was approved during the preliminary plat process. In this case, we have construction plans for the water, sewer, street, and drainage improvements that will work for this lot layout and configuration. The plans have been reviewed by the City Engineer and the contract has been prepared for City Council approval. The plans show:

Size	Type	Location/Note
8"	Water	On-site looped for residential streets
12"	Water	Off-site along Highway 11 and along Stonecreek Blvd to maintain looped system
8"/12"	Sewer	On-site
32'	Street 5" concrete	50' ROW, 32' Street, 6" Rollover curb
48'	Street 5" concrete	80' ROW, 48' Street, Primary arterial through site
4'	Sidewalk	5' grass strip, 4' sidewalk. Common area put in by developer. Homeowner install during construction of homes.
6'	Trail	Install 6' wide sidewalks along Stonecreek Blvd, Common Areas, and along overhead electric easement.
	Storm Drainage	Detention pond provided. Post development will not exceed pre-development runoff flow conditions.

The final plat will address sidewalk construction at the time of construction by the home builder for residential lots, the wet detention ponds will be privately maintained by the developer or association. The developer is responsible for the cost of installing the utilities and streets to serve the development. Councilman Spraggins made a motion to approve the community facilities agreement as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON MOTION TO APPROVE A 380 AGREEMENT WITH BRAD MORRIS OF MORRIS CUSTOM HOMES.

Manager Maxwell presented the staff report. The city owns a large parcel on Middle Street at Jackson Street. It is the site of the old Cannon Craft Shutter facility. Most of the site is covered with industrial buildings, however the eastern end of the parcel is undeveloped. Staff approached Brad Morris of Morris Custom Homes to gauge his interest in building homes on the eastern end of the parcel. Mr. Morris had previously built on another parcel that is tucked into and surrounded by the City's parcel on Middle Street. Mr. Morris is interested. Before you is a 380 agreement wherein the city and Mr. Morris would cooperate in the development of 4 homes. Under the terms of the deal the City would contribute 4 lots (after platting) with an assigned value of $20,000 each. Mr. Morris would provide materials and labor and build 1 home on each lot, the size and design of which to be at his discretion. Upon closing of each individual home and associated lot, the City would receive $20,000 plus a pro rata share of profits in that home. If successful, this may serve as a model for future projects. Net contribution to the General fund of not less than $80,000, offset by the loss of 4 parcels totaling .85 acres. Also, the project will result in the ongoing contribution of ad valorem tax revenues estimated at $4,200/year and water/sewer revenues of $2,300/year. There was a lengthy discussion. Councilman Julian made a motion to approve the 380 as presented with the addition that the City requires sale of the property and the exception that the City does not share in the profits. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

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

VISITORS AND PUBLIC FORUM
Richard Baines of Bell Street wished to address the council in reference to the staff recommendations regarding a building permit he was requesting. Mayor Nash explained that there is a 3-minute time limit and that the council could not take action on the information provided. Mr. Baines explained how he came to Sulphur Springs from Nebraska to retire, that he owns storage buildings in the city and plans to build more. He explained that he disagrees with the recommendations from Community Development. There was a spirited discussion. No action was taken.

ADJOURN
With all business complete the meeting was adjourned at 7:57 p.m.