

**CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL
March 4, 2025
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
Councilman John A. Sellers

Absent: None

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
Jason Ricketson, Chief of Police
Chris Brown, Director of EDC

RECONVENE

Mayor Nash 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 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.

PRESENTATIONS PROCLAMATIONS AND ANNOUNCEMENTS

TEXAS HISTORY MONTH PROCLAMATION

WHEREAS, it is imperative that the citizens of the great State of Texas make every effort to preserve, protect, and promote the diversified and cultural history of our state; and

WHEREAS, March 2, 2025, the State of Texas will celebrate its 189th year since the signing of the Texas Declaration of Independence creating the Republic of Texas; and

WHEREAS, in February 1845 the Republic of Texas approved a resolution to enter the Union and part of that resolution, which came to be known as the Constitution of 1845, stated that Texas would retain its right to divide into four states in addition to the original Texas. The Republic of Texas existed for nine years before joining the Union as the 28th state on December 29, 1845; and

WHEREAS, the Texas Legislature purchased the land and buildings of the Alamo complex in the early part of the 20th century and designated the Alamo chapel as an official Texas State Shrine. Alamo Day is celebrated on March 6th of each year; and

WHEREAS, Texas is known as the Lone Star State and the flag displays a single five-point white star on a field of blue with an upper white horizontal stripe and a lower red horizontal stripe; and

WHEREAS, in 1826 the Texas Rangers, a unique group of lawmen used to track down outlaws, settle feuds, and reconcile land disputes, were established by Stephen F. Austin. In 1935, the Texas Rangers became a branch of the Texas Department of Public Safety and today the organization still works for law and order in the state; and

WHEREAS, Texas is the only state that was a Republic before joining the Union, the second largest state in land mass, and the second largest in population. It occupies about seven percent of the total land and water areas of the United States.

NOW, THEREFORE, I, Harold Nash Sr., Mayor of the City of Sulphur Springs, Texas, on behalf of the city council, do hereby proclaim the month of March 2025 as

“TEXAS HISTORY MONTH”

and urge all citizens to observe this month with appropriate ceremonies and activities.

It is so proclaimed this the 4th day of March 2025.

Councilman Spraggins commended Hope Cain from the Library on the Library’s high school graduate program called Smart Horizons. He explained that he witnessed a high school graduation of a young man with young children and he was already prepared to

enroll in college. He further explained that that young man's wife was also enrolled in the program. He felt this was a valuable program that is offered to our community.

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 did not have any workers compensation claims in February. We did have one claim for wastewater flooding in a residence.

ALABAMA STREET – Utilities are installed From Morris to Como. This project is now paused to install water and sewer mains at Thermo. After that we will return to Alabama for the Como to Jefferson segment.

COMPREHENSIVE PLAN – Kimley Horn had a kickoff meeting with staff and the process has begun.

MIRACLE LEAGUE FIELD – I expect 90% construction Drawings in March.

THERMO WATER – The Capital Construction Division has begun installing an 18' water main into the site. It will replace an old 8" main. This will be the first water project of many at Thermo.



THERMO ROAD – All of the concrete road for this project is complete. All that remains is some work on the shoulders.

This \$4.4 million project is partially funded by a \$2.4 million grant from the Economic Development Administration (EDA).

COLEMAN BALLFIELD LIGHT UPGRADE – This \$250,000 grant from the State Energy Conservation Office (SECO) to upgrade the ballfield lights to LED is on again, off again. It is currently “on pause.” We will see.

MIDFIELD APRON – This concrete pavement/drainage improvement is approximately 70% complete. All work is completed for phase 1. Demolition and subgrade stabilization is complete for phase 2. Concrete work has begun on phase 2.

This project includes drainage improvements as well as repaving the midfield apron in concrete. Total project cost is \$5.28 million, of which 90% is funded by a grant through TXDOT.

WASTEWATER CHLORINE CONTACT CHAMBER – Hayter Engineering is presently designing the new chlorine contact chamber.

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) – Following is a list of projects for the 2025 SIP. Highlighted segments have been completed.

2025 Street Improvement Program		
Street	From/To	Length
Hodge	Davis to Fisher and Texas to Brinker	925
South Davis	Lee to Industrial	1047
Debbie/Kayla/Price	Camp thru Cul de sac	961
Foscue	Jefferson to Weaver	808
Middle	Church to Mulberry	918
Turtle Creek	Main to end	702
Village	Linda to End	301
Ponder	Connally to Van Sickle	702
Sunset	Houston to RR	1193
Sprite	End to End	1109
Stacy/Beckton/C P Alley	Fuller to College	1244
Tate	Texas to Brinker	570
Michel	College to Gena	850
McGrede	Sprite to Lemon	1660

Lilly/Bird Cir.	MLK to Cul de sac	570
Ponder	Van Sickle to Houston	449
Levi/Cottonwood	End to End	988
Ingram	Texas to Locust	359
Locust	Tate to Bellview	449
Asphalt/Concrete repairs	Various	1000
Coleman Parking	Expansion	250 x 190

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

Elsewhere around the city, employees:

- Sold 2,251 gallons of AvGas and 8,135 gallons of JetA fuel.
- Accommodated 1,641 landings/takeoffs at the airport.
- Checked out 3,622 items from the Library.
- Repaired 444 potholes.
- Made major street repairs following 8 utility repairs.
- Treated wastewater effluent to a daily average total suspended solids reading of 1.2 mg/L.
- Hauled 634 tons of sludge to the landfill.
- Repaired 11 water main ruptures.
- Replaced 18 water meters.
- Unstopped 49 sewer mains.
- Washed 81,000 feet of sewer mains.
- Repaired 4 sewer mains.
- Flushed 40 dead-end water mains.
- Pumped from Lake Sulphur Springs for a few days.
- Responded to 168 animal control calls while achieving an 85% adoption rate.

- Responded to 24 accidents, wrote 513 traffic citations, recorded 28 offences, made 50 arrests in the Patrol Division.
- Made 3 felony arrests in the Special Crimes Unit.
- Responded to 177 fire rescue calls including 1 structure fire, 1 vehicle fire and 9 grass fires.
- Conducted 44 fire inspections.
- Performed preventative maintenance on 76 fire hydrants.
- Conducted 50 building inspections, 18 electrical inspections, 6 plumbing inspections, and 3 mechanical inspections.
- Issued 15 building permits and 35 trade permits.
- Rented the Grays building 18 times.
- Changed banners downtown.
- Began prepping athletic fields for spring youth leagues.
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Finance Director/ Assistant City Manager Smith presented the monthly 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 02/04/2025; Zoning Board of Adjustment meeting minutes of 01/21/2025; Downtown Revitalization Board Meeting Minutes of 12/17/2024; Planning and Zoning Meeting minutes of 11/18/2024 and 12/16/2024; Tax Increment Reinvestment Zone 1 meeting minutes of 01/11/2024; Tax Increment Reinvestment Zone 2 meeting minutes of 4/12/2024 and 06/05/2024; and 380 agreements for 0 Jarbo Street Parcel #R2809 and 218 Locust Street.

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

The motion carried.

PUBLIC HEARING (AX-25-001) FOR A PROPOSED ANNEXATION REQUEST BY THE SULPHUR SPRINGS INDEPENDENT SCHOOL DISTRICT CONSISTING OF 19.5 ACRES OF LAND, MORE OR LESS DIRECTLY ADJACENT TO THE LAKE HIGHLANDS ADDITION ALONG COLLEGE STREET (FM 1870) ABUTTING THE EXISTING CITY LIMITS AND IS WITHIN THE ETJ

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. Public Hearing (AX-25-001) for a proposed annexation request by the Sulphur Springs Independent School District consisting of 19.5 acres of land, more or less directly

adjacent to the Lake Highlands Addition along College Street (FM 1870) abutting the existing city limits and is within the ETJ (Extra Territorial Jurisdiction). Mayor Nash opened the public hearing at 7:14 p.m. There was no one to speak to the issue. Mayor Nash closed the public hearing at 7:15 p.m.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2873 (AX-25-001) FOR ANNEXATION OF PROPERTY OWNED BY THE SULPHUR SPRINGS ISD CONSISTING OF 19.5 ACRES OF LAND, MORE OR LESS DIRECTLY ADJACENT TO THE LAKE HIGHLANDS ADDITION ALONG COLLEGE STREET (FM 1870) ABUTTING THE EXISTING CITY LIMITS AND IS WITHIN THE ETJ

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. This is the first reading of Ordinance 2873 (AX-25-001) for Annexation of property owned by the Sulphur Springs ISD consisting of 19.5 acres of land, more or less directly adjacent to the Lake Highlands Addition along College Street (FM 1870) abutting the existing city limits and is within the ETJ. Sulphur Springs ISD has petitioned to be annexed into the city limits. The city council adopted a resolution in February to establish the process and timeline for annexation. The public hearing was held on March 4, 2025 regarding this request. The applicant intends to build a new school on the property if annexed into the city limits. The applicant has reviewed the proposed municipal services agreement and has no objections to the terms of said agreement and has declined a non-annexation agreement. There was no one else to speak to the issue. Councilman Spraggins made a motion to approve the ordinance on the first reading. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2874 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SULPHUR SPRINGS, TEXAS, AMENDING ORDINANCE NO. 2865, THE MASTER FEE SCHEDULE FOR COSTS, FEES AND RATES ASSOCIATED WITH PERMITTING, UTILITY SERVICES AND OTHER SERVICES PROVIDED BY THE CITY; PROVIDING PURPOSE AND INTENT; PROVIDING FOR REDUCTION AND WAIVER OF FEES; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING AN EFFECTIVE DATE

Finance Director/Assistant City Manager Smith presented the staff report. This is the first reading of Ordinance No. 2874, amending Ordinance No. 2865, the master fee schedule for costs, fees and rates associated with permitting, utility services and other services provided by the City; providing purpose and intent; providing for reduction and waiver of fees; providing for repeal of conflicting provisions; providing an effective date. Item Summary: The City has been approached by SSISD about reducing or waiving the fees associated with the construction of the two new elementary schools to be built as part of

the \$157.15 million bond referendum approved by voters. As the fee ordinance currently exists, there is nothing in it allowing the City to waive or reduce fees. This amendment adds in language that gives the City Council the right to waive or reduce fees for other governmental entities by approving a resolution on a case-by-case basis. If this ordinance is approved on the second reading, the City Council will be asked to consider a resolution either reducing or waiving fees for the district.

Councilman Law asked if there was any obligation to reduce or waive fees in the wording. Smith answered that there is not.

Councilman Julian stated, “We all want the best for our schools. A strong school district is vital to a thriving community, and I fully support SSISD in its efforts to provide better facilities for our students. That said, as a city councilman, my first responsibility is to the taxpayers of Sulphur Springs. With the consideration of this ordinance, No. 2874, SSISD plans to follow-up and ask the city to waive all or a portion of building fees for the new school—a request that, on the surface, sounds reasonable. But let’s take a step back. These fees aren’t a profit center for the city. They’re set to cover actual costs—things like inspections, water and sewer tap installations, and ensuring the project meets our standards. Waiving these fees doesn’t make them disappear; it simply shifts the cost onto the city’s taxpayers. And not all SSISD students live inside our city limits. That means city residents—who already fund school operations through property taxes—would be paying extra to help a district that serves a much larger area. If our streets and infrastructure were in great shape, maybe we could entertain the idea. But they aren’t. We maintain 93 miles of city streets and should be resurfacing 6 miles per year to keep up. Right now, we’re only able to manage about 3 1/2. The longer we fall behind, the more expensive it gets. Once a street’s substrate deteriorates past a certain point, it costs about 40% more to bring it back. These are real financial pressures we’re facing. I also have questions about what other expenses the city may be expected to take on. Will we be asked to install traffic signals? Expand roads? Provide other infrastructure improvements? These are costs we need to identify before making any commitments. I support SSISD. I support our kids. But I also have to support the taxpayers who fund this city. Waiving these fees would set a precedent that I don’t believe is in our long-term best interest. We need strong schools, but we also need strong infrastructure. And right now, the responsible choice is to ensure we’re not asking city taxpayers to take on more than their fair share. This ordinance serves no purpose other than to grant the city council authority to waive fees on the SSISD project. For that reason I’m not going to support Ordinance 2874.” Councilman Sellers made a motion to approve the ordinance as presented. Councilman Law Seconded and the vote was as follows:

Aye: Nash, Harrison, Spraggins, Sellers

Noes: Julian, Aguilar, Law

Motion carried.

A REQUEST BY COLE HEITMAN FOR A SPECIAL USE PERMIT MODIFICATION (SUP250201- ORDINANCE 2875) FOR PROPERTY LOCATED AT 1229 LOOP 301, BEING FURTHER DESCRIBED AS LOTS 2, PT. 6, 3, 3-01, 3-02, 3-03, BLOCK 302

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The applicant is requesting a modification to Special Use Permit (221102) per Article 20 to be able to construct and operate an RV Resort on the nearly 48 acre site. Since the SUP was amended & granted with conditions in November of 2022, the applicant has completed portions of the required construction items and is seeking to postpone other items. The prior SUP indicated that changes to the plan would require a modification and go back before the P&Z and ZBA. The two changes would be to move bathhouse, laundry and playground facilities to phase 2 and move RV trailer storage facilities to phase 3. The Board recommended leaving the bathhouse, laundry and playground facilities in Phase 1 with an extended timeframe of 12 months to finish building. There was a brief discussion. Councilman Sellers made a motion to approve the ordinance as presented. He added that he is very impressed with what they are doing and that this project is an asset to Sulphur Springs. He added that he would be happy to pass this without the one-year time limit with full confidence that the job would be completed. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1473 RENAMING THE STREET THAT IS CURRENTLY IDENTIFIED AS NO NAME STREET BETWEEN MOORE AND GARRISON STREETS, TO BILL WATTS WAY

This item was requested to be placed on the agenda by Pat Chase to honor Bill Watts, former Mayor and Mayor Pro Tem. Councilman Julian made a motion to approve naming the street Bill Watts Way. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1474 RENAMING THE ROAD THAT IS CURRENTLY IDENTIFIED AS THERMO ROAD TO TRINITY ROAD

This item was placed on the agenda to change Thermo Road to Trinity Road. Councilman Law made a motion to approve the item as presented. Councilman Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1475 NAMING UNBUILT ROAD, NEO ROAD

This resolution on the agenda is naming the road that is currently unbuilt, Neo Road. Councilman Julian made a motion to approve the road name as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A MOTION ACCEPTING THE CERTIFICATE OF UNOPPOSED CANDIDATES AND ORDER OF CANCELLATION OF GENERAL ELECTION FOR PLACES 4 AND 5

City Secretary Burling presented the staff report. In accordance with Sections 2.52(a) and 2.053(a) of the Texas Election Code the City Council election for Places 4 and 5 will not need to be conducted. The candidates, Tommy Harrison and Gary Spraggins are unopposed. Councilman Julian made a motion to accept the certificate of unopposed candidates and order of cancellation of general election for places 4 and 5. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION PLAT CASE PPL#250201 BEING A REQUEST BY FREIT, LLC, TO PRELIMINARY PLAT 1.89 ACRES OF LAND INTO 1 MULTI-FAMILY LOT, CALLED BRIGHT STAR APARTMENTS

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The property is located just west of Como Street between Putman and College Street. The applicant is proposing to develop the property into a multi-family facility with 40 total dwelling units. The property is zoned MF (Multi-Family). The lot meets the minimum dimensional requirements of the multi-family district.. The developer will submit construction plans and final plat for the project. The developer will construct the required firelane, water, sewer, and storm drainage systems necessary for the project and submit the final plat upon completion/approval. City Staff including the City Engineer will review plans and plat for the project and ensure compliance with applicable requirements. There was a brief discussion. Councilman Sellers made a motion to approve the plat with staffs recommended conditions. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON EXECUTIVE SESSION ITEM, IF ANY

Councilman Julian made a motion to authorize the Mayor to execute an employment agreement with the City Manager. Councilman Law seconded and the vote was unanimous.

The motion carried.

Councilman Sellers made a motion for the City Manager to enter into a contract with the Chief of Police. Councilman Law seconded and the vote was unanimous.

The motion carried.

VISITORS AND PUBLIC FORUM

Mayor Nash wanted to recognize the presence of Superintendent of the Sulphur Springs ISD, Dr Stieber. He stated that he is behind what Councilman Julian said but believes our citizens would be willing to do whatever they can.

ADJOURN

With all business complete the meeting was adjourned at 7:35 p.m.