CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL
May 6, 2025
7:00 p.m.

The following council members and staff were present:

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

Absent: Mayor Pro Tem Oscar Aguilar

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
Joey Baker, Director of Aviation and Tourism
Kelly Wiser, Sulphur Springs Police Department

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; Deliberations Regarding Economic Development: Thermo 4,5,6,7 and 8 and Project Maverick; and §551.072.

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 Texas Flag, and the invocation was led by Councilman Spraggins.

PRESENTATIONS PROCLAMATIONS AND ANNOUNCEMENTS

City of Sulphur Springs
Proclamation

WHEREAS, the City of Sulphur Springs recognizes the vital role that nurses play in safeguarding the health and well-being of our community through their unwavering dedication, compassion, and professionalism; and

WHEREAS, nurses are the largest group of healthcare professionals in our nation and are indispensable to the success of our healthcare system, serving in hospitals, clinics, schools, homes, and a wide range of community settings; and

WHEREAS, the theme for National Nurses Month 2025, "Nurses Make the Difference," honors the invaluable contributions nurses make each day and their commitment to providing safe, high-quality, patient-centered care; and

WHEREAS, throughout times of crisis and calm alike, nurses remain at the forefront—demonstrating resilience, leadership, and an enduring spirit that inspires trust and admiration; and

WHEREAS, it is important that we recognize and express our deep gratitude to the nurses of Sulphur Springs, Hopkins County, and across the nation, whose tireless efforts continue to uplift and strengthen our community; and

NOW, THEREFORE, I, Harold Nash, Sr., Mayor of the City of Sulphur Springs, on behalf of the City Council, do hereby proclaim the month of May 2025 as:

NURSES MONTH

in the City of Sulphur Springs, and encourage all citizens to honor, thank, and celebrate the nursing professionals whose selfless service improves lives and enhances the health of our community every day.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Sulphur Springs to be affixed this 6th day of May 2025.

Harold Nash, Sr., Mayor

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 workers compensation claim in April for a police officer who suffered abrasions while making an arrest. We had one liability claim from a driver whose car was struck by a police cruiser. There were no injuries.

COMPREHENSIVE PLAN – Kimley Horn is collecting data for their baseline. They are hosting an open house at the Senior Activities Center on May 15 from 5 pm to 8 pm. They will complete the community assessment phase in May.

MIRACLE LEAGUE FIELD – We have received 100% construction drawings from Kimley Horn and we have submitted them to Texas Parks and Wildlife for approval. We also have a photo-op scheduled for May 12 at 5:45 at which time the Bright Star Baseball organization will present a check to assist with the construction of the field.

THERMO WATER – The Capital Construction Division installed 2,440 feet of 18’ water main in April for a total of 4,040 feet. We are replacing old 8” main. This will be the first water project of many at Thermo.

THERMO ROAD – This project is completed.

This $4.4 million project was 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’s currently on again…mostly. SECO will be here tomorrow for a site audit. They tell us that the approval to proceed is imminent.

MIDFIELD APRON – All of the concrete is in place. All that remains is a bit of erosion control and painting.

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. We have encountered an obstacle that threatens to prevent us from re-rating the plant from %.4 MGD to 10 MGD. Our Primary clarifiers are only 8 feet deep. TCEQ now requires a minimum depth of 10 feet. They are applying the depth requirement to us if we want to rerate. Staff is working on the issue. We are applying for a variance. Our data shows that our clarifiers are doing a fantastic job as they are.

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. The contractor is waiting for the school-year to end before finishing the list.

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
Camp	Texas to Brinker	550
Kimberly	End to end	675

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

Elsewhere around the city, employees:

- Prepped athletic fields for 137 youth games and 3 tournaments.
- Prepared the Grays building for 19 rentals.
- Mowed the airport and grass landing strip twice.
- Assisted with 102 activities for seniors.
- Conducted 90 building inspections, 13 electrical inspections, 17 plumbing inspections, and 13 mechanical inspections.
- Issued 30 building permits and 60 trade permits.
- Sold 3,136 gallons of AvGas and 4,950 gallons of JetA fuel.
- Handled 1,495 take-offs/landings at the airport.
- Repaired 311 potholes.
- Cleaned out storm catch basins 6 times.
- Replaced 9 stop signs.
- Removed 4 fallen trees from roadways.

- Poured a concrete slab for the Adult Leadership Class project, replacing an old pavilion in Buford Park.
- Made 18 street repairs following utility cuts.
- Hauled Street Sweeper spoils to the landfill.
- Worked Spring Cleanup…1,241 vehicles, 85 roll-offs filled, 2,550 cubic yards hauled off.
- Installed 150 feet of new curb and gutter on Alabama Street.
- Responded to 203 animal control calls while achieving an 81% adoption rate.
- Made 4 felony arrests in the Special Crimes Unit.
- Responded to 35 accidents, wrote 512 traffic citations, recorded 50 offenses, and made 64 arrests in the Patrol Division.
- Checked out 3,835 items from the Library plus 863 eBooks.
- Responded to 228 fire/rescue calls including 3 vehicle fires and 5 grass fires.
- Performed preventative maintenance on 78 fire hydrants.
- Conducted 42 fire inspections.
- Produced wastewater effluent with a daily average total suspended solids reading of 2.25 mg/L.
- Hauled 926 tons of sludge to the landfill.
- Repaired 6 water main ruptures.
- Replaced 20 water meters.
- Unstopped 43 sewer mains.
- Washed 85,000 feet of sewer mains.

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 04/01/2025; City Council Special Meeting Minutes of March 25, 2025; EDC Regular Meeting Minutes of 03/24/2025; Planning and Zoning Board Meeting Minutes of 02/17/2025; Downtown Revitalization Board Meeting Minutes of 01/21/2025 and 04/01/2025; and 380 agreements 825 North Davis Street, 901 and 905 Carter Street. Councilman Julian made a motion to approve the consent agenda as presented. Councilman Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSS/ACTION ON PUBLIC HEARING AND SECOND AND FINAL READING OF ORDINANCE NO. 2876 TERMINATING THE COMMERCIAL INDUSTRIAL REINVESTMENT ZONE NUMBER 2020-01, CITY OF SULPHUR SPRINGS, TEXAS AND DESIGNATING THE REINVESTMENT ZONE KNOWN AS THE SULPHUR SPRINGS SSDC1 LLC REINVESTMENT ZONE NUMBER 25-01 PURSUANT TO THE CITY'S GUIDELINES AND CRITERIA UNDER THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT, CHAPTER 312 OF THE TEXAS TAX CODE

Director of EDC Chris Brown presented the staff report. In 2020, a reinvestment zone was established, defining the entire Thermo Addition as a single reinvestment zone. Since that time, interest in the site has grown, providing increased opportunities for the City. The termination of the original reinvestment zone and the designation of zones for each company or phase allow the City maximum flexibility when considering possible incentives. There was a brief discussion. Councilman Spraggins made a motion to approve the ordinance as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON THE FIRST READING OF ORDINANCE NO. 2877 FOR AMENDING REAPPOINTMENT TERMS TO BOARDS AND COMMISSIONS

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. In 1993 the City Council had concerns over the fact that there were no term limits on a number of the boards. That resulted in implementing 2-year term limits on board and committee members. Over the next several years there were amendments to address the number of consecutive terms of office. It started at (2) consecutive two-year terms and eventually increased to (3) two-year consecutive terms in 2004 to apply consistency across all boards and commissions and established now referred to as Section 2.12 reappointment and now referred to as Section 2.13 the effect on current serving members. In 2006, the Terms of Office Section 2.9 was amended to simplify each board or commission shall be appointed for a term of two years and removed references to 3 consecutive terms as a limitation on the terms of office. It appeared that the consensus in 2004/2006 was that it requires a lengthy amount of time to learn the ordinances and how to interpret them. It was deemed beneficial for the city to have continuity to see projects and programs through to completion and not have to worry about removing a board member since they completed up to a maximum of 6 years of service. However, in an effort to further clarify prior amendments, staff is requesting to remove legacy language that refers to the non-consecutive terms or three-year term limits that are referenced in other sections 2.12 and 2.13 to remove any confusion on this matter. There was a brief discussion. There was no one else to speak to the issue. Councilman Law made a motion to approve the ordinance as presented. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2878 (ZC# 250401) ON A REQUEST BY TONY FLIPPIN TO REZONE 1421 AIRPORT ROAD. LOT W, PART OF LOT 1 & LOT 2, BLOCK 118 (PARCEL ID#5672), FROM SINGLE FAMILY-6 TO LIGHT COMMERCIAL

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The applicant is proposing to rezone the property to Light Commercial District to accommodate permitted uses. The property is located on the west side of Airport Road adjacent to the Airport property. The property is surrounded by other commercial zoned properties. The proposed zoning would permit uses allowable in the Light Commercial District and is consistent with some of the other adjacent zoning & uses. There was a brief discussion. Councilman Julian made a motion to approve the ordinance as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON MASTER AGREEMENT WITH KIMLEY HORN FOR CONTINUING PROFESSIONAL SERVICES AND AUTHORIZATION FOR INDIVIDUAL PROJECT ORDER NUMBER 061338204

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. On March 6, 2025, staff solicited proposals for RFQ-RFP for a water distribution expansion to include new service to the Thermo property. City staff solicited several firms for professional services to assist the city in providing water to the proposed industrial park. Two respondents were received and city staff identified Kimley-Horn and Associates, Inc. as the top-ranked firm. The proposed action includes approving a Master Agreement with Kimley-Horn for continuing professional services and authorizing an initial Individual Project Order (IPO) under that agreement. The Master Agreement establishes general terms for engaging Kimley-Horn on multiple projects as needed via separate IPOs rather than negotiating a standalone contract for each project. The first project under this Master Agreement, IPO No. 061338204, is the Southeast Industrial Area Water Master Plan. This project involves evaluating the City's water system to determine the improvements needed to serve the 4,800-acre industrial area. Kimley-Horn will analyze the capacity of the existing water system, identify required new infrastructure (such as ground storage tanks, elevated storage tanks, pumping facilities, distribution lines, and potentially a new pressure plane), update the City's water distribution model, conduct field testing (e.g., fire flow testing for model calibration), and develop a Master Plan report with recommendations. The fee for this IPO is $120,300. This study will provide the city with a water master plan that includes a Capital Improvement Plan that identifies projects to be constructed based on future land uses and to size infrastructure to support future growth. As an intermediary step, there will be an emphasis to focus on the Phase 1 area of the property to identify constraints that need to be rapidly addressed with anticipation of development on this site. There was a brief discussion. Councilman Julian made a motion to approve the agreement as presented. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON BID AWARD FOR THERMO WATER AND SEWER BORES

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. Staff placed bid notices on Civcast. Bids were opened on April 10, 2025. 7 bids were submitted. The work consists of furnishing all labor, materials, and equipment necessary to provide bores consisting of 36" casing for water and sewer lines at the former Thermo Mine site. Two of the bores are 667 linear feet and one bore is 90 linear feet.

BIDDER	**TOTAL BID PRICE**
Terry Black Construction	$985,408.00
Sisk Boring and Tunneling	$1,117,840.00
S-Co Inc	$1,364,906.00
J&L Construction LLC	$1,374,653.88
Blackrock Construction	$1,993,675.00
Ward & Burke Tunneling	$2,898,010.00
Canary Construction	$3,132,800.00

There was a brief discussion. Councilman Sellers made a motion to award the bid to Terry Black Construction. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON EXECUTIVE SESSION ITEM, IF ANY

None.

VISITORS AND PUBLIC FORUM

Donna Williams addressed the council to invite everyone to the Brightstar donation check presentation and ball game on May 12 at Buford Park.

Angie Landers McCrary addressed the council about a drainage issue at her residence on Arbala Road.

ADJOURN

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