

**CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL
June 3, 2025
7:00 p.m.**

The following council members and staff were present:

Councilman Jay W. Julian
Mayor Harold Nash Sr
Mayor Pro Tem Oscar Aguilar
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
Joey Baker, Director of Aviation and Tourism
Kelly Wiser, Sulphur Springs Police Department

An Executive Session was held at 6:00 p.m. in accordance with Texas Government Code, Title 5, Chapter 551 - §551.071, Consultation with Attorney; and Deliberations Regarding Economic Development: Thermo 4,5,6,7 and 8 and Project Maverick; and §551.074 Personnel Matters specifically regarding City Attorney.

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 proudly recognizes individuals whose selfless service uplifts our community and strengthens the lives of our residents; and

WHEREAS, Adela Martinez has faithfully served as Client Services Manager for the Hopkins County Community Action Network, DBA CANHELP, for the past ten years, offering compassionate guidance and life-changing support to those facing personal and economic hardship; and

WHEREAS, throughout her distinguished tenure, Ms. Martinez has been a tireless advocate for the underserved, developing personalized solutions that address urgent needs while building pathways toward long-term stability and dignity for families in Hopkins County; and

WHEREAS, Adela has played a pivotal role in securing housing, utility assistance, and vital community resources for thousands, and her efforts have left an indelible impact on the wellbeing of our citizens; and

WHEREAS, in addition to her direct service, Adela has worked collaboratively with nonprofit agencies, local governments, and civic leaders to build a strong network of care, while also mentoring her peers and fostering a culture of empathy and excellence within CANHELP; and

WHEREAS, Adela Martinez departs our community to be closer to family in Wichita Falls, Texas, leaving behind a legacy of resilience, service, and compassion that will be felt for years to come;

NOW, THEREFORE, I, Harold Nash Sr., Mayor of the City of Sulphur Springs, Texas, and on behalf of the Sulphur Springs City Council, do hereby recognize and honor Adela Martinez for her decade of exceptional service, leadership, and dedication to the people of Sulphur Springs and Hopkins County.

We extend our heartfelt appreciation and best wishes for continued joy and fulfillment in all her future endeavors.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sulphur Springs to be affixed this 3rd day of June 2025.

Harold Nash Sr., Mayor

**City of Sulphur Springs, Texas
Proclamation**

WHEREAS, the United States of America is a nation founded on the principle that all people are created equal, endowed by their Creator with certain unalienable rights, among them Life, Liberty, and the pursuit of Happiness; and

WHEREAS, on January 1, 1863, President Abraham Lincoln issued the Emancipation Proclamation, declaring that all persons held as slaves in rebellious states “shall be then, thenceforward, and forever free,” setting our nation on a path toward justice and human dignity; and

WHEREAS, freedom did not reach all corners of our country overnight, and it was not until June 19, 1865—two and a half years later—that Union troops arrived in Galveston, Texas, to enforce the Proclamation and finally bring news of emancipation to the last enslaved African Americans in the South; and

WHEREAS, this day became known as Juneteenth, and beginning in 1866, it has been commemorated by generations of Texans through prayer, family gatherings, educational events, and community celebrations—many of which continue to this day, including right here in Sulphur Springs; and

WHEREAS, Representative Al Edwards of Houston led the charge in the Texas Legislature to recognize Juneteenth as an official state holiday, a goal achieved with the passage of House Bill 1016, which took effect on January 1, 1980, making Texas the first state to do so; and

WHEREAS, The JUNETEENTH Team that has organized the Juneteenth Celebrations in Sulphur Springs for 18 years is composed of: Johnny Wright, Bam Jackson, Reggie Thomas, Mike Timmons, Vic Johnson, Frankie Hawkins, Philip Walker, Derrick Dial, Dennis Clayton, Keith Clayton, Earl Dial, Octus Polk, Chris Ivery, Lee Smith, Charles Yarbrough, Bill Barrett, Jamie Harris, Shandis Young, Candy Johnson, Patricia Godbolt, Shelli Beard, Kiya Beachum, Tina Beachum, Jody Clayton and Clyde DeBase. In the Remembrance of Prince Beachum, Tinka Polk and Mark Govan.

WHEREAS, Juneteenth stands not only as a celebration of freedom, but also as a solemn reminder of the enduring struggle for equity and civil rights, and an opportunity to honor the achievements and contributions of African Americans in Sulphur Springs, in Texas, and across the nation;

NOW, THEREFORE, I, Harold Nash Sr., Mayor of the City of Sulphur Springs, Texas, by the authority vested in me and on behalf of the City Council, do hereby proclaim June 19, 2025, as:

JUNETEENTH NATIONAL INDEPENDENCE DAY

in Sulphur Springs, and I encourage all residents to reflect on the significance of this historic occasion, to participate in its observance, and to recommit ourselves to the promise of liberty and justice for all.

Signed and sealed this 3rd day of June 2025.

Harold Nash Sr., Mayor

City of Sulphur Springs, Texas

City Secretary Burling, swore in Councilman Tommy Harrison, Place 4, and Councilman Gary Spraggins, Place 5 to serve another term.

DISCUSSION/ACTION ON SELECTION OF MAYOR

Mayor Nash nominated Tyler Law to be the next mayor. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

Outgoing Mayor Harold Nash Sr. was honored with a special presentation by Manager Maxwell recognizing his service and leadership to the City of Sulphur Springs. A commemorative engraved gavel and engraved presentation box were presented to Mayor Nash as a token of appreciation and deep gratitude for his dedication and unwavering commitment to the citizens and progress of our city. This keepsake serves as a lasting reminder of his service as Mayor and his significant contributions to the continued growth and vitality of Sulphur Springs.

DISCUSSION/ACTION ON SELECTION OF MAYOR PRO TEM

Councilman Julian made a motion to re appoint Mayor Pro Tem Aguilar to another term as Mayor Pro Tem. Councilman Nash seconded and the vote was unanimous.

The motion carried.

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

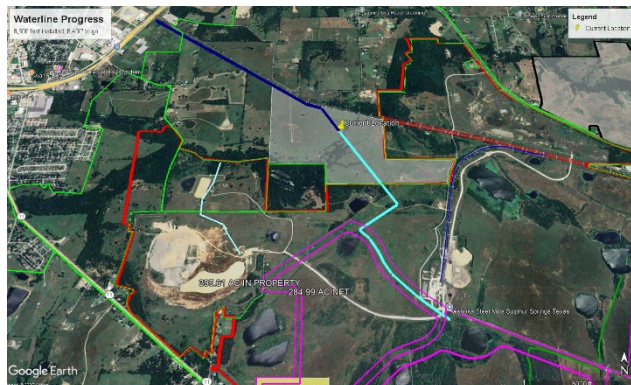
Manager Maxwell presented the staff report.

CLAIMS – We had 2 workers compensation claims in May. One employee missed 2 steps descending stairs and broke her foot. After two weeks off she is back on light duty. Another employee injured his shoulder making entry on a SWAT call. That injury did not result in time off.

COMPREHENSIVE PLAN – Kimley Horn is meeting with department heads tomorrow to receive input, then they will meet with the City Council and Planning and Zoning Commission Jointly. After that they will schedule more public meetings.

MIRACLE LEAGUE FIELD – We are waiting for Texas Parks and Wildlife to approve the construction drawings.

THERMO WATER – The Capital Construction Division installed 4,160 feet of 18’ water main in April for a total of 8,200 feet. We are replacing old 8” main. This will be the first water project of many at Thermo.



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 conducted a site audit in May. We think that is a good sign. They tell us that the approval to proceed is imminent.

MIDFIELD APRON – This project is substantially complete. We expect to open the midfield apron by June 15.

This project included 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 5.4 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 have applied for a variance and we are waiting for an answer. 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:

- Repaired the AC units at City Hall.
- Reprogrammed locks at the Police Department, the business office, and the old senior citizens building.
- Hauled 774 tons of sludge to the landfill.
- Treated wastewater to a daily average total suspended solids reading of 2.4 mg/L.
- Cleaned and painted the old senior citizens building.
- Repaired 9 water main breaks.
- Replaced 8 water meters.
- Unstopped 17 sewer mains.
- Repaired 8 sewer mains.
- Washed 81,000 feet of sewer mains.
- Removed 1 raw water pump from the Cooper Lake Pump Station and sent it in to be rebuilt.
- Planted flowers downtown.
- Changed out banners for Dairy Festival.
- Cleaned the Hopkins County Veterans Memorial fountain.
- Hosted 168 local youth ball games.
- Hosted 3 Tournaments.
- Made several repairs to Kids Kingdom.
- Responded to 206 fire/rescue calls including 3 structure fires and 4 grass fires.
- Performed preventative maintenance on 76 fire hydrants.
- Performed 35 fire inspections.
- Conducted 64 building inspections, 22 electrical inspections, 16 plumbing inspections, and 3 mechanical inspections.
- Issued 21 building permits and 37 trade permits.
- Responded to 192 animal control calls while achieving a 74% adoption rate.
- Responded to 32 accidents, wrote 567 citations, recorded 43 offences and made 51 arrests in the Patrol Division.
- Repaired 154 potholes.
- Repaired a Storm Drain Box on Gilmer.
- Cleaned out storm drain catch basins 4 times.
- Replaced 4 stop signs.

- Made 10 extensive street repairs following utility repairs.
- Sold 3,747 gallons of AvGas and 8,316 Gallons of JetA fuel.
- Accommodated 2180 takeoffs/landings at the airport.
- Checked out 4,025 items from the Library plus 991 eBooks.

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 05/06/2025; City Council Retreat Meeting Minutes of 05/13/2025; EDC Regular Meeting Minutes of 04/28/2025; and Planning and Zoning Board Meeting Minutes of 04/21/2025.

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

The motion carried.

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

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. At the May City Council meeting, staff was asked about the Tourism Board residency requirements. After speaking to the Director of Airport and Tourism, it was clarified to have a provision to allow for hotels to have a representative without a residency requirement. Staff provided the updated language under Sec. 2.11 and added a subsection (e) as shown below. No other changes were made from 1st Reading.

(e) Members to serve on the following board shall reside in Hopkins County or be a senior management representative or owner of a business subject to hotel occupancy taxes within the city limits:

- Tourism and promotion;

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

The motion carried.

DISCUSSION/ACTION ON PUBLIC HEARING AND SECOND AND FINAL 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. Mayor Law opened the public hearing at 7:27 pm. There was no one else to speak to the issue. Mayor Law closed the public hearing at 7:28 pm. There was a brief discussion. Councilman Spraggins made a motion to approve the ordinance as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1484 DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION AND DECLARING INTENT TO REIMBURSE PRIOR EXPENDITURES

Finance Director/Assistant City Manager Smith presented the staff report. : The resolution you are being asked to approve directs the publication of the notice of intention for Certificates of Obligation related to funds needed for paying all or a portion of the City's contractual obligations to be incurred in connection with the following public projects: (1) designing, constructing and equipping an expansion and renovations to City Hall; (2) designing and constructing drainage improvements; and (3) paying fees for legal, fiscal, engineering, architectural and other professional services in connection with these projects.. The maximum amount we will borrow is \$7,000,000. After the notice of intention is published in the newspaper and on the website, the Council will be asked to approve an ordinance over two readings. Those readings will take place at two council meetings later this summer: July 21, 2025, at noon and August 5, 2025, at 7:00 P.M. If there are no interruptions to the proposed timetable, the City will receive the proceeds from the sale on August 20, 2025. Ryan Cunningham of Samco, Finance Advisor for the city was present for any questions. Mayor Law asked if he had an estimate of the interest rates available. Cunningham said that he believed about 4.5 percent. Councilman Spraggins made a motion to approve the resolution as presented. Mayor Pro Tem Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON APPOINTMENTS TO THE CITY'S BOARDS AND COMMISSIONS: ECONOMIC DEVELOPMENT CORPORATION, ZONING BOARD OF ADJUSTMENTS, AIRPORT ADVISORY BOARD, SULPHUR RIVER MUNICIPAL WATER DISTRICT, LIBRARY BOARD, BOARD OF TOURISM AND PROMOTION, CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS, PLANNING AND ZONING COMMISSION, ARK-TEX COUNCIL OF

GOVERNMENTS, DOWNTOWN REVITALIZATION BOARD, AND THE REVOLVING LOAN FUND COMMITTEE

Councilman Sellers read the list of boards and members with seats whose terms were up. He listed people that were interested in serving again, vacancies and community members that are willing to serve on specific boards. Councilman Spraggins made a motion to approve all the boards as presented except the Library Board, Downtown Revitalization Board and The Board of Tourism and Promotion hotel/motel appointee. Councilman Julian seconded and the vote was unanimous

The motion carried.

Councilman Spraggins made a motion to appoint Antoinette Phillips to the Library Board. Mayor Law seconded and the vote was unanimous.

The motion carried.

Councilman Julian made a motion to appoint Allison Thesing to the Board of Tourism and Promotion hotel/motel position. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

Councilman Spraggins made a motion to leave the Downtown Revitalization Board as is since all were willing to serve again. Mayor Pro Tem Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION PLAT CASE PPL#250501 BEING A REQUEST BY SULPHUR SPRINGS ISD, TO PRELIMINARY PLAT 32.63 ACRES OF LAND INTO 1 LOT CALLED LOT 1, BLOCK A, SULPHUR SPRING ELEMENTARY SCHOOL

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The property is located just east of League Street between Bell and Lee Street at the current elementary school site. The applicant is proposing to plat the property into 1 lot and install the associated public infrastructure. The developer will submit construction plans for the project and final plat upon completion of the infrastructure installations. The developer will construct the required streets, water, sewer, and storm drainage systems necessary for the project. City Staff including the City Engineer will review plans and ensure compliance with applicable requirements. There was a brief discussion. Councilman Nash made a motion to approve the plat as presented and authorize the city manager to

execute a Community Facilities contract. Mayor Pro Tem Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION PLAT CASE PPL#250502 BEING A REQUEST BY OAK NATIONAL DEVELOPMENT, LLC, TO PRELIMINARY PLAT 26.199 ACRES OF LAND INTO 16 SINGLE FAMILY LOTS AND 1 COMMON AREA LOT CALLED STONE CREEK PHASE 5

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The property is located just west of the Stonebriar neighborhood and includes 26.199 acres of land in this phase. The applicant is proposing to subdivide the property into 16 lots for single-family residential development. The property is zoned SF-6 (single family residential). All the lots exceed the minimum dimensional requirements of 6,000 square feet, with 50' of lot width and 90' depth. Lots are all 1 acre or larger. 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. Councilman Julian made a motion to approve the plat as presented. Councilman Harrison 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 7:45 p.m.