

**CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL**

July 1, 2025

7:00 p.m.

The following council members and staff were present:

Councilman Jay W. Julian
Councilman Harold Nash Sr
Mayor Pro Tem Oscar Aguilar
Councilman Tommy Harrison
Councilman Gary Spraggins
Mayor 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
Shawn Fort, Chief Building Official
David James, Fire Chief
Kelly Wiser, Police Officer

CALL TO ORDER

Mayor Law 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 Law 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

**SLAUGHTER’S BBQ
PROCLAMATION**

WHEREAS, Slaughter’s BBQ, owned and operated by David and Kimberly Slaughter, has become a beloved culinary institution in Sulphur Springs, Texas, offering exceptional barbecue that draws visitors from near and far; and

WHEREAS, through their hard work, dedication to craft, and commitment to quality, Slaughter’s BBQ has achieved the prestigious honor of being named one of Texas Monthly’s Top 50 BBQ Joints for 2025, a distinction that brings pride and recognition not only to their establishment, but to our entire community; and

WHEREAS, David and Kimberly Slaughter and their staff have actively represented Sulphur Springs in regional cook-offs—such as the 2020 Grill Boys and 2021 Cowtown Burger Showdown—and have supported veterans’ causes through events like the Salute to Veterans Cook-off; and

WHEREAS, their success represents the very best of small-town entrepreneurship, blending passion, perseverance, and service, while putting Sulphur Springs on the map as a destination for world-class barbecue; and

WHEREAS, the City Council and the citizens of Sulphur Springs take great pride in recognizing businesses that make a lasting impact and contribute meaningfully to the culture and economy of our city;

NOW, THEREFORE, I, Tyler Law, Mayor of the City of Sulphur Springs, Texas, on behalf of the Sulphur Springs City Council, do hereby proclaim recognition and heartfelt appreciation to:

SLAUGHTER’S BBQ, DAVID & KIMBERLY SLAUGHTER, AND THEIR ENTIRE STAFF

for their unwavering commitment to excellence, their service to our community, and for bringing well-deserved statewide acclaim to Sulphur Springs through their inclusion in Texas Monthly’s Top 50 BBQ Joints for 2025.

Proclaimed this 1st day of July, 2025.

Mayor Tyler Law

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 one workers compensation claim in June. A wastewater plant operator lacerated his right knee when kneeling on a piece of glass. He was treated and returned to work without lost time. A first report of injury was submitted to TMLIRP.

We also had one liability claim. A claim was submitted for a sewer backup that occurred on March 7, 2025, in the 200 block of Tomlinson. The claim was received by TML on June 17, 2025.

THERMO WATER LINE

The Capital Construction Division installed 472 feet of 18" water main during June, bringing the total installed to 8,672 feet. Progress was hampered by two weeks of rain delaying the creek crossing. Coordination with ATMOS for a gas line crossing caused additional delays. Under ATMOS supervision, we scratched the gas line while excavating, and we are awaiting ATMOS's decision on repair requirements before proceeding.

MIDFIELD APRON

The \$5.28 million Capital Improvement Project at the airport is complete. This project repaved the midfield apron with concrete and improved drainage. It is now open for operations. 90% of the cost was funded through a TXDOT grant.

STREET IMPROVEMENT PLAN (SIP)

Good progress was made on the SIP in June. Paving was completed on Debbie, Kayla, Price, Bird, Lilly, and Ponder. Curb and gutter work resumed on Alabama Street with new valley gutter and 100 feet of curb at Harred Street. Other work included soft spot repairs on Park Springs, Texas, League, and Lee, and repair of utility patches on Foscue.

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

WASTEWATER TREATMENT PLANT (WWTP)

Design work continues for the chlorine contact chamber project to support the planned increase in WWTP capacity from 5.4 to 10 MGD. TCEQ has not yet ruled on our variance request regarding clarifier depth. Our clarifiers continue to perform well based on data collected.

COMPREHENSIVE PLAN

Kimley-Horn met with department heads in June to gather input. Joint meetings with City Council and Planning & Zoning are being scheduled, to be followed by additional public meetings.

MISCELLANEOUS OPERATIONS

Elsewhere around the city, employees:

- Repaired 94 potholes.
- Repaired 13 water main breaks (including ¾", 1", 1.5", 2", 4", 6", and 8" lines).
- Replaced 9 water meters.
- Flushed 40 dead-end water mains to maintain water quality.
- Answered 60 city sewer calls, 10 private sewer calls, and 8 grease-related calls.
- Repaired or replaced 9 sewer mains/services.
- Washed 87,000 feet of sewer mains.
- Repaired 1 sewer manhole.
- Treated wastewater to a daily average TSS of 0.77 mg/L.
- Hauled 663 tons of sludge to the landfill.
- Repaired AC units at City Hall and maintained locks at various facilities.
- Performed 74 building inspections, 20 electrical inspections, 14 plumbing inspections, and 5 mechanical inspections.
- Issued 19 building permits and 45 trade permits.
- Responded to 2,040 police calls, including 31 accidents (9 injuries, 1 fatality), 38 offenses, and 52 arrests.
- Issued 513 citations.
- Handled 219 animal control complaint calls, with an 80% adoption rate.
- Responded to 207 fire/rescue calls, including 5 structure fires and 1 vehicle fire.

- Performed preventative maintenance on 74 fire hydrants and conducted 45 fire inspections.
- Managed 2,553 airport operations; pumped 4,203 gallons of AvGas and 8,929 gallons of JetA fuel.
- Hosted multiple community events and provided barricades for flood-prone areas, fireworks, and the Dairy Festival parade.
- Checked out 5,745 items from the Library and recorded 6,943 library visitors.

REVENUES AND EXPENDITURES

Finance Director Lesa Smith presented the monthly report of revenues and expenditures at the meeting.

DISCUSSION/ACTION ON CONSENT AGENDA

City Secretary Burling presented the staff report. Consider for approval the City Council Regular meeting minutes of 06/03/2025; EDC Regular Meeting Minutes of 05/27/2025; Downtown Revitalization Board Meeting Minutes of 04/29/2025; Planning and Zoning Board Meeting Minutes of 05/19/2025; and 380 agreements for 220 Middle Street, 820 Mulberry Street, 932 College Street and 936 College Street. Councilman Spraggins made a motion to approve the consent agenda as presented. Councilman Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2879, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SULPHUR SPRINGS, TEXAS, ADOPTING THE TEXAS STATE LIBRARY AND ARCHIVES COMMISSION LOCAL RECORDS RETENTION SCHEDULES AS THE CITY'S OFFICIAL RECORDS CONTROL SCHEDULE PURSUANT TO CHAPTER 203, TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR IMPLEMENTATION BY THE CITY SECRETARY; AND PROVIDING AN EFFECTIVE DATE

City Secretary Burling presented the staff report. In compliance with the Texas Local Government Records Act, the City of Sulphur Springs is required to establish a records management program by ordinance and designate a Records Management Officer (RMO). The proposed ordinance formally adopts the records retention schedules issued by the Texas State Library and Archives Commission (TSLAC), which establish the minimum legal requirements for how long city records must be retained. Adopting these schedules

will ensure the City remains in compliance with state law and follows best practices for managing, storing, and legally disposing of official records. The ordinance also designates the City Secretary as the RMO to oversee the program. Councilman Julian made a motion to approve the ordinance as presented on the first reading. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON ORDINANCE NO. 2880 A REQUEST BY THE NATHAN CROUCH & DON ROUNDTREE FOR AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE FROM “SF-6” SINGLE FAMILY 6 TO “PUD#2” PLANNED UNIT DEVELOPMENT #2 ON A 1.083 ACRE TRACT OF LAND COMPRISED OF LOT 3A & 12A, BLOCK 12, TOWN OF SULPHUR SPRINGS

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. Proposed Planned Unit Development is to allow for the development of a MultiFamily/Townhome Style Development. The proposal is consistent with surrounding land use and meets the intent of the preliminary Downtown West design criteria. There was a lengthy discussion. Councilman Spraggins made a motion to approve the ordinance on the first reading as presented. Mayor Pro Tem Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1489 RENAMING TRINITY ROAD TO TRINITY PARKWAY AND NEO ROAD TO NEO PARKWAY

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The City has been working on Master Planning the former coal mine property and have started to come up with priorities for the street network on the property. The major roadway trunklines have been identified as parkways rather than roads. In order to provide addressing, the city needs to provide official roadway names for permitting purposes. There was a brief discussion. There was no one else to speak to the issue. 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 CHANGES TO PERSONNEL POLICY REGARDING USE OF RECORDING DEVICES

HR Director/Assistant City Manager Frazier presented the staff report. An important goal of the City is the promotion of open and honest communications among all employees of the City. The recording of fellow employees’ conversations and or actions, without their knowledge, lends to an atmosphere of distrust. This amendment / addition to the personnel

policy would prohibit secret recording and also limit the risk of employees mishandling and or deleting recordings that were made in the workplace that could constitute public records. Mayor Pro Tem Aguilar mentioned that it is easy to accidentally record with his iphone. Councilman Julian questioned the notification process of policy changes to each employee. There was a brief discussion. Councilman Spraggins made a motion to approve the personnel changes as presented. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON THE APPROVAL OF AN ENGAGEMENT LETTER WITH VAIL & PARK, P.C. FOR FISCAL YEAR 2025 AUDIT SERVICES, AUTHORIZING THE CITY MANAGER TO SIGN ENGAGEMENT LETTER

Finance Director/Assistant City Manager Smith presented the staff report. Section 103.001 of the Local Government Code requires that a municipality have its records and accounts audited annually and shall have annual financial statements prepared based on the audit. A municipality shall employ, either as a regular employee or by contract, a certified public accountant who is licensed in this state or a public accountant who holds a permit to practice from the Texas State Board of Public Accountancy to conduct the audit and to prepare the annual financial statements. Vail & Park performed the FY 2022, 2023 and 2024 financial audits, and it would be beneficial for the City to continue to use them once again due to the amount of staff time it takes to get an auditing firm acquainted with all of the city's financial information, processes and procedures. The attached engagement letter provides details on their services, along with the timeline, and costs including the single audit that will be needed for grant expenditures. If approved, the firm will begin working with the City in September to assess and review the City's internal controls, procedures and other planning as needed. The principal factor in the selection of an independent auditor is the auditor's ability to perform a quality audit. Under Chapter 2254 of the Government Code, "A governmental entity may not select a provider of professional services or a group or association of providers or award a contract for the services on the basis of competitive bids submitted for the contract or for the services, but shall make the selection and award:

- (1) on the basis of demonstrated competence and qualifications to perform the services; and
- (2) for a fair and reasonable price."

Staff considers it of high importance that the independent auditor has a demonstrated commitment to the state and local government audit practice. This commitment is shown by the firm's membership in the AICPA's Government Audit Quality Center. This membership requires ongoing continuing education in government audit related studies which is not typically required for a CPA. Of over 1,496 peer reviewed firms in Texas

(meaning they can provide audit and/or attestation services), only 179 have membership with the AICPA Government Audit Quality Center. If for any reason staff and/or council are not satisfied with the audit services, City staff can request qualifications next year. Mayor Pro Tem Aguilar added that Finance Director/Assistant City Manager Smith do such a good job that the auditors don't have to work so hard. There was a brief discussion. Councilman Julian made a motion to approve the audit engagement letter as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON APPROVAL FOR PURCHASE OF A SUTPHEN RESCUE PUMPER FOR CITY OF SULPHUR SPRINGS FIRE DEPARTMENT

Fire Chief James presented the staff report requesting approval for the purchase of a Sutphen Rescue Pumper for City of Sulphur Springs Fire Department. The Sutphen pumper will replace a 2006 Sutphen pumper and will have a 36–39 month build out time. There was a brief discussion. Mayor Pro Tem Aguilar made a motion to approve the purchase of the Sutphen rescue pumper as presented. Councilman Sellers Seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON PARKING IMPROVEMENTS AT 207 NORTH DAVIS STREET

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. In March, 2025 the Shared Parking Agreement with Journey Baptist Church was executed. Included in the agreement were terms and conditions of relating to the design and construction costs. Journey Baptist Church secured bids based on the parking lot plans produced by City staff. The church broke the bids out into several contracts as shown in "Exhibit B". Bar H was the lowest bidder on concrete paving and light pole installation at \$127,506. Salty Services was the lowest bidder on the dirt work and subgrade preparation at \$69,250. Arrow Striping was the lowest bidder for striping; wheel stops and ADA signage at \$8,144.30. Other professional services included are for the project manager, geotech, accessibility, tree removal, and materials testing totaling \$11,500. The total bids came in at \$216,400.30. In addition to the costs in Exhibit B, the city will be responsible for providing barricades, joint sealing, installing conduit for light poles, irrigation sleeves, and irrigation wire. Other costs outside of the scope of this project that will be performed by city staff will be installing sidewalks, landscaping and the shared dumpster enclosure adjacent to the parking lot area. There was a brief discussion. Councilman Spraggins made a motion to approve the bids as presented on

parking improvements at 207 North Davis Street. Councilman Sellers seconded and the vote was unanimous.

The motion carried.

VISITORS AND PUBLIC FORUM

Jacqueline Holmes addressed the council as a follow up to her request and interest in serving on a city appointed board. She gave a brief history of her qualifications and experience.

EXECUTIVE SESSION

The City of Sulphur Springs City Council convened in Closed Session at 7:36 p.m. on the 1st day of July 2025. The presiding officer thereof publicly announced the Closed Session after a motion was made by Councilman Spraggins, seconded by Councilman Sellers and voted in unanimously. Mayor Law then identified the purpose therefore as authorized under the Texas Open Meetings Act (Texas Government Code, Chapter 551) the following matter(s) and action thereon, was subject of deliberation during such Closed Session: An Executive Session was held in accordance with Texas Government Code, Title 5, Chapter 551 - §551.071, Consultation with Attorney; §551.087 Deliberations Regarding Economic Development: Thermo 4,5,6,7 and 8 and Project Maverick; and Section 551.074, Personnel Matters, specifically relating to discussions on the Zoning Board of Adjustments and Appeals.

DISCUSSION/ACTION ON EXECUTIVE SESSION ITEM, IF ANY

Councilman Sellers made a motion to appoint Uriel Gutierrez to the Zoning Board of Adjustments. Mayor Pro Tem Aguilar seconded and the vote was unanimous.

The motion carried.

ADJOURN

With all business complete the meeting was adjourned at 7:51 p.m.