

**CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL
September 2, 2025
City Hall 201 N. Davis St
7:00 P.M.**

An Executive Session will be held at 6:30 p.m. 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.

The regular meeting of the Sulphur Springs City Council will be held at 7:00 p.m. on Tuesday September 2, 2025. The following items will be discussed:

1. Reconvene.
2. Pledge of Allegiance to the United States Flag, Texas Flag, and invocation.
3. Presentations, proclamations, and announcements.
 - a.) Constitution Week Proclamation
4. Manager's report will include a status report of capital improvements, municipal operations, accidents and claims for the month, and a review of expenditures and revenues.
5. Discussion/action on Consent Agenda.
6. Discussion/action on public hearing and second and final reading of Ordinance No. 2882, ZC# 250701 on a request by Hopkins County Hospital District to rezone properties at 1201, 1207 & 1211, Church Street, Parcel #'s R8481, R8482 & R8483 from Single Family-6 to Light Commercial.
7. Discussion/action on second and final reading of Ordinance No. 2884 amending Chapter 5A of the Code of Ordinances regulating video gaming businesses.
8. Discussion/action on first reading of Ordinance No. 2885 adopting the FY 2026 Budget and appropriating certain funds and directing their expenditure.
9. Public hearing on setting tax rate.
10. Discussion/action on first reading of Ordinance No. 2886 setting the 2025 tax year property tax rate for the 2026 Fiscal Year.
11. Discussion/action on first reading of Ordinance No. 2887 amending water rate ordinance setting, new water rates effective October 1, 2025.
12. Discussion/action on first reading of Ordinance No. 2888 amending sewer rate ordinance setting, new sewer rates effective October 1, 2025.

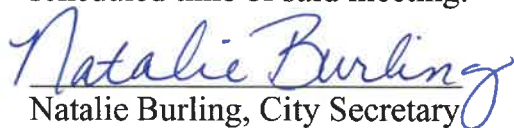
13. Discussion/action on first reading of Ordinance No. 2889, an Ordinance of the City Council of the City of Sulphur Springs, Texas, amending Ordinance No. 2865, the master fee schedule for costs, fees and rates associated with permitting, utility services and other services provided by the City.
14. Discussion/action on first reading of Ordinance No. 2890, authorization of updated service credits.
15. Discussion/action on first Reading of Ordinance No. 2891, an Ordinance of the City Council of the City of Sulphur Springs, Texas, amending Ordinance No. 2861, the 2024-2025 Annual Budget Ordinance.
16. Discussion/action on approval of the budget for the Sulphur Springs-Hopkins County Economic Development Corporation.
17. Discussion/action on the annual 2026 Plan of Work for the Sulphur Springs-Hopkins County Economic Development Corporation.
18. Public hearing on creation of Reinvestment Zone 25-02.
19. Discussion/action on adoption of Ordinance No. 2892, the creation of Sulphur Springs Reinvestment Zone 25-02.
20. Public hearing on creation of Reinvestment Zone 25-03.
21. Discussion/action on adoption of Ordinance No. 2893, the creation of Sulphur Springs Reinvestment Zone 25-03.
22. Discussion/action regarding a request by Councilman Jay W. Julian for the City Manager to assign a special project to the Assistant City Manager/Finance Director to conduct an evaluation of the Sulphur Springs-Hopkins County Economic Development Corporation (EDC), including: (1) potential benefits and consequences of reallocating a portion of the existing Type A EDC sales tax to create a Crime Control and Prevention District (CCPD) and a Fire Control, Prevention, and Emergency Medical Services District (FPD) under Chapters 363 and 344 of the Texas Local Government Code; and (2) potential benefits and consequences of converting the existing Type A EDC into a Type B EDC.
23. Discussion/action on first reading of Ordinance No. 2883 prohibiting the sale, use, possession, and distribution of 7-Hydroxymitragynine (7-OH) and 7-OH-containing products within the City of Sulphur Springs.
24. Discussion/action on Resolution No. 1494 a resolution of the city council of the city of Sulphur Springs, Texas, approving a negotiated settlement between the Atmos cities steering committee ("ACSC") and Atmos Energy Corp., Mid-Tex division regarding the company's 2025 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses;

determining that this resolution was passed in accordance with the requirements of the Texas open meetings act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.

25. Discussion/action for purchase of replacement equipment for sludge clarifier #1 at Wastewater Treatment Plant.
26. Discussion/action on Police Department Asset Forfeiture Budget.
27. Discussion/action on purchase of Mobile Repeaters.
28. Visitors and Public Forum.
29. Discussion/action on executive session item, if any.
30. Adjourn.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Sulphur Springs, Texas, a place readily accessible to the general public at all times and remained posted for at least working days preceding the scheduled time of said meeting.


Natalie Burling, City Secretary

Consent Agenda

Consider for approval the City Council Regular meeting minutes of 08/05/2025; Budget Workshop Meeting Minutes of 08/05/2025; Budget Workshop Meeting Minutes of 08/13/2025; Economic Development Corporation Meeting Minutes of 06/23/2025; Planning and Zoning Board Meeting Minutes of 07/21/2025; Downtown Revitalization Board Meeting Minutes of 08/26/2025; 380 agreement for 319 Ardis Street; and a public hearing request by Robin Stevens to rezone property located at 702 Houston St. (Parcel #5361) from Single Family to Multi-Family ZC-250801 was submitted and then withdrawn August 25, 2025 by email.

The City of Sulphur Springs will provide assistance to the hearing impaired if notice is given to the City Secretary 48 hours prior to the scheduled meeting date so that appropriate arrangements can be made.

The City Council of the City of Sulphur Springs, Texas meets regularly on the first Tuesday of each month at 7:00 p.m. in the Municipal Building. The Council follows a printed agenda for official action, however, following the conclusion of the agenda, anyone may address the Council, but Council will not take official action. Any

individual desiring official action should submit his or her request to the office of the City Secretary by 12:00 noon on the Wednesday before the next regularly scheduled meeting.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations); §551.074 (Personnel Matters, must be stated specifically with regard to position) §551.076 (Deliberations about security devices) and §551.087 (Economic Development).

City of Sulphur Springs — HB 1522 Taxpayer Impact Statement (FY 2026)

Median-Valued Homestead (Market Value, Less Cap Loss, Upcoming Year)	\$	164,826.50
Homestead Exemption Percentage		20%
Median- Valued Homestead Taxable Value After Exemption Applied	\$	131,861.20
Current Year Adopted City Tax Rate (¢ per \$100)	\$	0.43573
Proposed City Tax Rate (¢ per \$100)	\$	0.43920
No-New-Revenue (NNR) City Tax Rate (¢ per \$100)	\$	0.39360

Scenario	Taxable Value on Median Homestead	Rate (¢ per \$100)	Estimated City Tax Bill (\$)
A. Proposed Budget	\$ 131,861.20	\$ 0.43920	\$ 579.13
B. Balanced Budget at NNR Rate	\$ 131,861.20	\$ 0.39360	\$ 519.01
C. Current Year (Reference)	\$ 131,861.20	\$ 0.43573	\$ 574.56

Scenario	Dollar Change vs. Current (\$)	Percent Change (%)
A. Proposed Budget	\$ 4.58	0.80
B. Balanced Budget at NNR Rate	\$ (55.55)	-9.67

Summary

The median Sulphur Springs homeowner would pay:

		Dollar Change vs. Current (\$)	Percent Change (%)
• Current Year:	\$ 574.56		
• If Proposed Budget adopted:	\$ 579.13	\$ 4.58	0.80
• If Balanced Budget at NNR Rate adopted:	\$ 519.01	\$ (55.55)	-9.67

Notes:

Median value is the middle value of all homesteaded properties on the City of Sulphur Springs certified tax roll.

Tax bill computed by using this formula: Taxable Value ÷ 100 × Rate (¢ per \$100).

Median value provided by Hopkins County Appraisal District