CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL
November 4, 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
Mayor Tyler Law
Councilman John A. Sellers

Absent: Councilman Gary Spraggins

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
Gordon Frazier, H.R. Director
James Jordan, Director of Utilities
Bryan Craig, Director of Public Works
Jason Ricketson, Chief of Police
David James, Fire Chief

An Executive Session was held at 6:08 p.m. in accordance with Texas Government Code, Title 5, Chapter 551 - §551.071, Consultation with Attorney; §551.072 Negotiations about Real Property; §551.087 Deliberations Regarding Economic Development: Thermo 4,5,6,7 and 8 and Project Maverick.

RECONVENE
Mayor Law called to order the regular meeting of the Sulphur Springs City Council at 7:05 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 Councilman Julian led the invocation.

PRESENTATIONS, PROCLAMATIONS, AND ANNOUNCEMENTS
None.

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

Claims

No workers' compensation, liability, or property claims were filed in October.

Thermo 18″ Water Line (Capital Construction)

Boring under the small building was completed and the pipe tied in. Casing is in for the bore under the We Pack rail spur and crews are staging pipe to push through the bore. One new fire hydrant and one service were installed at the building area. Crews installed 390 feet of water line.

Street Improvement Program (SIP) & 2026 Planning

Operations continued routine street maintenance while staff advanced SIP 2026 planning: the tentative list is prepared:

TENTATIVE 2026 SIP LIST		
Street	Between	Length
Asphalt/Conc. Repair	various soft spot repairs	1000
Hodge	League to Barbara	1130
Colorado	Longino to Jackson	401
Fleming	Church to Rosemont	428
Putman	Carter to Como	2360
Mulberry	Park to Glover	1299
League	Connally to Houston + curve	1316
Moore	Main to Connally	1193
Gaines	Fuller to Putman	422
Raintree	Loop 301 to Loop 301	2978
N. Lake Rd. and ramp	Peerless Hwy to ramp	3200
Towne	Hinnant to Robertson	412
Lemon	Bill Bradford-McGrede to Sprite	1088
Able and Ava	Putman to Fuller	820
Davis St.	South Davis from RR to Kyle	2149
Southland	Davidson to end	898
Simms	Freeman to end	400
Cranford	Austin to Hodge	891
Total Feet		22385
Total Miles		4.24

City Hall Site & Parking

City Hall parking sidewalks are complete. Engineering continues civil site design and underground utility tracing for the addition.

Development Projects

The 30 West Park final plat (8.32 acres; two building sites at Shannon Rd & FM 2297) was approved. Stonewood Phase I construction is finishing, and engineering continued utility extensions for SSISD ES #2 and water main work along Trinity Parkway.

Elsewhere around the city:

Public Works

- Repaired 497 potholes; cleaned storm drains 6 times; repaired 6 stop signs and 3 street signs; removed 2 fallen trees.
- Repaired pavement at 8 water/sewer cuts; made 1 major street-failure repair. Began citywide tree-trimming program to maintain 14-ft clearance over streets.
- Installed 2 inlet drains at the Airport; placed sand on an oil spill near Corner Grub; set barricades for a rain event, Fall Festival Parade, and Trunk or Treat; repaired a TRUCK ROUTE sign.

Utilities — Water & Sewer

- Water breaks repaired (by size): ¾″-1; 1″-3; 1.5″-1; 2″-5; 4″-1; 6″-13; 8″-3; 12″-2 (29 total). Replaced 23 meters (22 × ¾″; 1 × 2″).
- Replaced five 12″ valves (including two isolating Carter St. tower) and 1 hydrant; located 23,880 ft of water mains for contractors.
- Sewer calls answered: City 12, Private 15, Grease 3; repaired 1 × 4″ and 1 × 6″ sewer lines; washed >83,000 ft of mains; located >25,880 ft; made two 4″ taps.

Wastewater Treatment Plant

- Monthly average effluent TSS = 0.38 mg/L; 518.81 tons of sludge hauled to Maloy. Completed multiple maintenance items (polymer mixer bearings; scum-well floats; primary turntable belt; blower service; PLC card; chlorine-contact automatic switchover; lab and facility upgrades).

Community Development — Inspections & Permits

- Inspections: 102 building; 27 electrical; 24 plumbing; 8 mechanical. Permits: 24 building; 46 trade.

Fire Department

- 247 total calls; 33 inspections; 76 hydrants maintained; 178 CE hours. Incident detail: 5 structure fires, 2 vehicle fires, 6 other fires, 15 alarms, 2 county mutual aids.

Library

- 5,191 door count; 4,209 checkouts; 319 public computer sessions; 225 eBook users with 831 eBook checkouts.

Parks & Recreation

- Downtown/plaza: seasonal banner change; sidewalks power-washed; rye grass fertilized; fungicide on roses/azaleas; assisted with 6 downtown events. Coleman/Buford: 4 trees removed; beds cleaned; airport & grass strip mowed 2×; plaza fountain wet vault cleaned 4×; Imagination Mountain lot striped; multiple irrigation repairs. Gray’s Building: 10 rentals. Senior Center: 125 activities; Stew Cook-Off (125) and Halloween Party (100). Installed LED lights for Coleman water tower (SECO).

Police Department

- 2,017 total calls; 39 accidents (9 injuries, 0 fatalities); 409 citations; 49 offenses; 50 arrests.

Police Dept

- Major Offenses (Oct 2025): Homicide 0; Sexual Assault 0; Robbery 0; Assault (other than simple) 0; Burglary 0/0; Theft >$200 0; Motor Vehicle Theft 0.

Animal Control

- 138 complaint calls; 17 dogs/cats picked up; 6 owner drop-offs; 5 wild animals picked up (5 released); 7 released to owner; 15 adoptions (79% adoption rate). 4 citations; 4 dead animals picked up; 6 euthanized; 3 bite reports; 10 animals in shelter end-of-month.

Airport & Tourism

- 2,355 operations (avg 76/day); sold 4,673 gallons AvGas and 12,005 gallons Jet-A. (STOL traffic occurred Oct 30–31.)

Finance — Finance Director Lesa Smith will not present the monthly revenues and expenditures as we don’t have the data to report yet. She did report an update on sales tax.

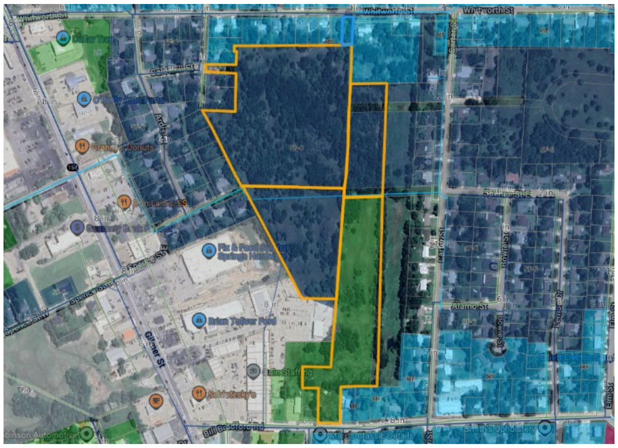
DISCUSSION/ACTION ON CONSENT AGENDA

City Secretary Burling presented the staff report. Consider for approval the City Council Regular meeting minutes of 10/07/2025; Planning and Zoning Board Meeting Minutes of 09/15/2025; and Economic Development Board Meeting Minutes of September 29, 2025**.** Councilman Sellers made a motion to accept the consent agenda as presented. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON PUBLIC HEARING AND SECOND AND FINAL READING OF ORDINANCE NO. 2894 ON A REZONE REQUEST (#PUD 250901) BY TLSS HOLDINGS LLC FOR A PLAN UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 303 W A STREET (PARCEL#3641), 0 SPENCE STREET (PARCEL #3654), AND 0 CARTER STREET (PARCEL #4228) FROM SINGLE FAMILY, 207 BILL BRADFORD STREET (PARCEL #6240) FROM LIGHT COMMERCIAL, AND 325 WHITWORTH STREET (PARCEL #3656) FROM MULTI-FAMILY TO PLANNED UNIT DEVELOPMENT #3

Mayor Law opened a public hearing at 7:15 p.m. There was no one to speak to the issue. Mayor Law closed the public hearing at 7:15 p.m. Community Development Director/Assistant City Manager Niewiadomski presented the staff report. Discussion/Action on first reading of Ordinance 2894 on a rezone request (#PUD 250901) by TLSS Holdings LLC for a Plan Unit Development for property located at 303 W A Street (Parcel#3641), 0 Spence Street (Parcel #3654), and 0 Carter Street (Parcel #4228) from Single Family, 207 Bill Bradford Street (Parcel #6240) from Light Commercial, and 325 Whitworth Street (Parcel #3656) from Multi-Family to Planned Unit Development #3.



Don Rountree was present for any questions from the council. There was a brief discussion. Councilman Harrison made a motion to approve the Ordinance as presented. Councilman Nash seconded and the vote was as follows:
AYES: NASH, AGUILAR, HARRISON, LAW, SELLERS
NOES: JULIAN
The motion carried.

<u>DISCUSSION/ACTION ON RESOLUTION NO. 1496, AN ANNUAL REVIEW OF THE INVESTMENT POLICY AS REQUIRED BY THE PUBLIC FUNDS INVESTMENT ACT</u>
Finance Director/Assistant City Manager Smith presented the staff report. Annual review and approval of investment policy as required in the Public Funds Investment Act (PFIA). The governing body of an investing entity shall review its investment policy not less than annually. The governing body shall adopt a written instrument by resolution stating that it has reviewed the policy. This policy provides guidance in the investment of City funds, and meets the requirements of the Texas Government Code, Public Funds Investment Act. No changes to the policy. Councilman Julian made a motion to approve Resolution No. 1496 as presented. Councilman Harrison seconded and the vote was unanimous.

The motion carried.
<u>DISCUSSION/ACTION ON RESOLUTION NO. 1497, THE FIRST AMENDMENT TO THE CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AND AGREEMENT WITH BLACKARD COMPANIES, LLC (RESOLUTION 1427); ACKNOWLEDGING THE DEVELOPER'S NOTICE OF DEVELOPMENT PARCEL SELECTION; APPROVING THE CONVEYANCE PLAT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED</u>

CONVEYANCE DOCUMENTS

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The City Council approved a 380 Agreement with Blackard on May 21, 2024, to facilitate the master-planned development of the BrightStar property. Pursuant to Section 1.1.1.2 of that agreement, Blackard has now provided formal written notice identifying an 12.09-acre tract as its first Development Parcel for immediate development. Blackard has submitted draft closing instruments, including a General Warranty Deed and Deed of Trust securing the City's conveyance fee interest, along with a Conveyance Plat, showing the tract configuration, proposed lots, open space areas, and associated access points from FM 1870. In conjunction with the parcel conveyance, a First Amendment to the Chapter 380 Agreement is also proposed to extend the project term to December 31, 2045, adjust the construction commencement deadline from June 1, 2026 to June 1, 2027, and add a utility contingency provision that extends project performance timelines if water and sewer service are not yet operational to the development site. Jeffory Blackard was present to answer any questions. There was no one else to speak to the issue. Councilman Harrison made a motion to approve the resolution as presented. Councilman Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION STREET MAINTENANCE FEE PRESENTATION

Finance Director/Assistant City Manager Smith and Community Development Director/Assistant City Manager Niewiadomski presented the staff report and slide show presentation with expenditure breakdowns. In December 2018, the City Council adopted Ordinance No. 2737, establishing a Street Maintenance Fee. The fee went into effect in January of 2019. The fee is deposited into a fund named the Street Improvement Fund. Because of the Street Maintenance Fee, the City was able to pave an additional 3.03 miles over the regular summer Paving program. Overall, the City paved 4.46 miles this year and plans to pave an estimated 2.5 miles in FY 2026. There was a brief discussion.

DISCUSSION/ACTION FINAL PLAT CASE PL#251001 BEING A REQUEST BY 30 WESTPARK LLC, JONATHAN KENNEDY FOR A FINAL PLAT ON 9.11 ACRES OF LAND INTO 2 COMMERCIAL LOTS CALLED 30 WESTPARK, GENERALLY LOCATED ON THE SOUTH SIDE OF I-30/SHANNON RD. AT THE INTERSECTION OF TEXAS STREET

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. Applicant is proposing development of the property into 2 commercial lots. Applicant has submitted full construction plans for all public improvements necessary to serve this development. Construction of the public improvements necessary for this development have not yet been constructed, the developer will commence construction after approval of the final plat. The developer will put up a performance bond for all of the proposed public improvements in accordance with applicable City requirements. There was a brief discussion. Councilman Julian made a motion to approve the plat as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION FOR PURCHASE OF A NEW COMPACT TELEHANDLER USING BUYBOARD CONTRACT #685-22</u>

Director of Utilities James Jordan presented the staff report. Bids were not requested as this is recommended to be purchased using BuyBoard Contract #685-22. BuyBoard is a national purchasing cooperative that streamlines the procurement process by developing RFP's and IFB's for national, competitive solicitations that meet or exceed local requirements. The city occasionally utilizes purchasing cooperatives in lieu of requesting sealed bids. Chapter 271 of the Local Government Code authorizes cities to enter into cooperatives for the purpose of procuring goods and services. Councilman Julian questioned the equipment lifespan. Director Jordan responded stating that the one we are using now is from 1998. There was a brief discussion. Councilman Julian made a motion to approve the purchase as presented. Councilman Sellers seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION ON PURCHASE OF TWENTY-ONE (21) TASER MODEL 7 ELECTRONIC CONTROL WEAPONS (ECW)</u>

Chief Ricketson presented the staff report. The police department's current X26P Tasers were purchased in 2018. Since this time, many have begun to fail and no longer have a valid warranty. With the purchase of these Tasers, the department will be able to purchase a newer model Taser that will include a four (4) year warranty and newer features such as rechargeable battery pack. This will also equip each patrol officer with their own issued Taser. There was no one else to speak to the issue. Councilman Sellers made a motion to approve the purchase as presented. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION TO APPROVE THE PURCHASE OF A NEW VOLVO EC260FLS EXCAVATOR FROM ROMCO EQUIPMENT CO, UTILIZING SOURCEWELL PUBLIC UTILITY CONTRACT 011723-VCE</u>

Director of Public Works Craig presented the staff report. The budget was approved by City Council for FY 2026 for the purchase of a new Excavator. This equipment will be used for Capital projects, Spring Clean-up, house demolitions, and various other projects. Bids were not requested as this is recommended to be purchased using Sourcewell Public Utility Contract 011723-VCE. Sourcewell is a national purchasing cooperative that streamlines the procurement process by developing RFPs and IFBs for national, competitive solicitations that meet or exceed local requirements. The City will save approximately 15%, or $58,000, by purchasing with the Sourcewell contract instead of directly off of the quote provided by the vendor. This quote includes an extended warranty for 6 years/6000 hours, as well as a full service agreement for the same. The City occasionally utilizes purchasing cooperatives in lieu of requesting sealed bids. Chapter 271 of the Local Government Code authorizes cities to enter into cooperatives for the purpose of procuring goods and services. Councilman Julian questioned the lifespan. Director Craig explained that they are now using one from 2012. There was a brief discussion. Councilman Sellers made a motion to approve the purchase as presented. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION TO APPROVE THE PURCHASE OF A NEW JOHN DEERE 700P BULL DOZER, FROM DOGGETT, UTILIZING BUYBOARD CONTRACT #685-22

Director of Public Works Craig presented the staff report. The budget was approved by City Council for FY 2026 for the purchase of a new Bull Dozer. This will be used on Capital Projects, at hilltop, and during Spring Cleanup. Bids were not requested as this is recommended to be purchased using Buyboard Contract #685-22. Buyboard is a national purchasing cooperative that streamlines the procurement process by developing RFPs and IFBs for national, competitive solicitations that meet or exceed local requirements. The City will save approximately 24%, or $76,000, by purchasing with the Buyboard contract instead of directly off of the quote provided by the vendor. This quote includes a 60 month\4000 hour extended warranty, as well as a 2000 hour service agreement. The City occasionally utilizes purchasing cooperatives in lieu of requesting sealed bids. Chapter 271 of the Local Government Code authorizes cities to enter into cooperatives for the purpose of procuring goods and services. Councilman Harrison made a motion to approve the purchase as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION TO APPROVE THE PURCHASE OF A NEW ASV RT135F FORESTRY SKID STEER WITH A MULCHING HEAD, FROM ROMCO EQUIPMENT CO, UTILIZING BUYBOARD CONTRACT #685-22

Director of Public Works Craig presented the staff report. The budget was approved by City Council for FY 2026 for the purchase of a new Mulching Skid Steer. This will be used clear wooded areas in right of ways and easements. Bids were not requested as this is recommended to be purchased using Buyboard. Buyboard is a national purchasing cooperative that streamlines the procurement process by developing RFPs and IFBs for national, competitive solicitations that meet or exceed local requirements. The City will save approximately 4%, or $8,000, by purchasing with the Buyboard contract instead of directly off of the quote provided by the vendor. This quote also includes a 5 year/2000 hour extended warranty, as well as a 2000 hour service agreement. The City occasionally utilizes purchasing cooperatives in lieu of requesting sealed bids. Chapter 271 of the Local Government Code authorizes cities to enter into cooperatives for the purpose of procuring goods and services. Councilman Julian made a motion to approve the purchase as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON EXECUTIVE SESSION ITEM, IF ANY
Councilman Sellers stated, "I move that we authorize staff to enter into a settlement/discussions as discussed and settle to the minimum relief discussed." Councilman Law seconded and the vote was unanimous.

The motion carried.

VISITORS AND PUBLIC FORUM
Kelly Voorheese (CR 1100), Melissa Harris (CR 2325), Jaime Mitchell (Country Club Road), Tyler and Tina Stout (Plano Street), and Cale McClure (CR 2341) spoke in opposition of the Data Center Project.

Pat Chase (Connally Street), James Showalter (Reservoir Street) and Robert Lenington (113 Gilmer), spoke in favor of the Data Center Project.

Doug Moore (Raintree Circle) spoke of false information that is being circulated about his LLC in relation to the Data Center Project stating that the Regional Center has no connection to MSB Global. He also spoke in support of the Data Center Project.

ADJOURN
With all business concluded, Mayor Law closed the meeting at 8:20 p.m.