CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL
December 2, 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 Gary Spraggins

Absent: Councilman John A. Sellers

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
Joey Baker, Director of Tourism and Aviation
James Jordan, Director of Utilities
Bryan Craig, Director of Public Works

An Executive Session will be held at 6:04 p.m. in accordance with Texas Government Code, Title 5, Chapter 551 - §551.071, Consultation with Attorney; §551.087 Discussion and Deliberations Regarding Economic Development: Status and Negotiations.

RECONVENE

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 Councilman Spraggins 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 November. A notice of claim related to the Luminant/Vistra litigation was received and forwarded to TMLIRP.

Street Improvement Program (SIP) & 2026 Planning

FINALIZED 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**

Street maintenance continued while staff advanced SIP 2026 preparations. The tentative street list is complete, contract extension documents have been sent to the contractor, and IWorQ street-condition assessments were updated. Engineering is coordinating development inquiries and utility review work for multiple sites.

Thermo 18″ Water Line (Capital Construction)

Crews installed 350 feet of 18-inch water line in November, bringing the total installed to 16,257 feet. They also installed a tee and 20 feet of 8-inch line for future development, tied in the 2-inch line and meter at the Thermo building, installed gates along the easement, replaced removed fencing, and completed cleanup at the railroad spur bore area. Pipe for the Thermo 21-inch sewer line has arrived, and manholes are scheduled for early December delivery.

City Hall Site & Parking

City Hall parking lot sidewalks and irrigation for the new parking area were installed. Engineering continued design work on the City Hall addition, including civil-site layout and underground utility tracing.

Development Projects

The 30 West Park final plat (8.32 acres at Shannon Road & FM 2297) was approved. Staff completed final inspections for Stonewood Phase I and continued water-main installation along Trinity Parkway. Engineering also advanced master planning work on the Coalmine development, prepared utility cost estimates, and assisted with SSISD Elementary School #2 water-line tie-in.

Elsewhere around the city:

Public Works

- Repaired 61 potholes; cleaned storm drains 4 times; repaired 14 water/sewer cut areas.
- Completed 1 major street repair following an Atmos gas leak.
- Continued citywide program to trim trees within 14 feet of roadway clearance.
- Installed 2 inlet drains at the Airport; placed sand on an oil spill near Corner Grub.
- Set barricades for a food-giveaway event; cleaned multiple drainage areas.
- Demolished old pavilion at Pacific Park and poured new concrete pad for replacement.

Utilities — Water

- Water breaks repaired: 1″–2, 6″–9, 8″–1 (total 12 city-line breaks).
- Replaced 14 ¾-inch meters and 2 2-inch meters.
- Located 6,300 feet of water mains for contractor work; replaced 3 broken meter boxes.
- Installed tee, valves, gates, and hydrant infrastructure as part of capital work.

Utilities — Sewer (City Lines Only)

- City sewer calls answered: 16 (private 15, grease 7 — *excluded from totals*).
- Repaired 1 × 4" city sewer line and 2 × 6" city sewer lines.
- Washed over 83,000 feet of city sewer mains (F.O.G. program).
- Located 6,300 feet of sewer mains for contractors.
- Installed two 4-inch sewer taps on city mains.

Wastewater Treatment Plant

- Monthly average effluent TSS = 0.62 mg/L.
- Hauled 324.84 tons of sludge to Maloy Landfill.
- Completed numerous maintenance items: preventive filter cleaning, float replacements, clarifier belts, blower troubleshooting, chlorine-hoist annual inspection, electrical repairs around plaza, and gate fabrication for Parks.

Community Development — Inspections & Permits

- 76 building inspections; 18 electrical; 16 plumbing; 7 mechanical.
- Issued 22 building permits and 35 trade permits.

• Zoning: 962 College rezoning request was denied.
• DRB approved a design application at 204 Main St.
• No ZBA applications.

Fire Department

• 190 total calls; 30 inspections; 74 hydrants maintained; 176 CE training hours.
• Incident detail: 1 structure fire; 2 vehicle fires; 4 other fires; 13 alarms; 1 county mutual aid.

Police Department

• **1,775** total calls; **47** accidents (**10** injuries, **0** fatalities); **401** citations; **38** offenses; **46** arrests
• **Animal Control**:
– 123 complaint calls; 7 adoptions; 18 dogs/cats picked up; 13 drop-offs.
– 2 wild animals picked up and 2 released.
– 16 animals released to owners; 17 citations.
– 0 dead animals picked up; 2 euthanized; 2 bite reports.
– 16 animals in shelter at month's end; 92% adoption rate.

Library

• 3,928 door count; 3,059 checkouts; 224 computer uses.
• 206 eBook users with 813 eBook checkouts.

Parks & Recreation

Downtown/Plaza

• Daily bathroom cleaning; downtown mowing; leaf cleanup; Thanksgiving banner changes.
• Installed Christmas decorations; cleaned Plaza fountain 2×; sprayed weeds; trimmed shrubs; assisted with 4 downtown events.
• Installed irrigation and fencing at new City Hall parking.
Electrical crews began power installation for the new Pacific Park pavilion and continued lighting repairs around downtown and the jogging trail.

Coleman/Buford Parks

• Mowed Coleman Lake & Buford Park; removed 2 trees; trimmed soccer-field trees.
• Hosted 2 softball tournaments.
• Cleaned beds, made irrigation repairs, power-washed picnic areas, painted Coleman parking lot stripes.

Grays Building & Senior Center

• 20 Gray's Building rentals; 109 senior-center activities; Thanksgiving lunch (180) attendees.

Airport & Tourism

• 2,558 operations (avg 85/day); pumped 5,608 gallons of AvGas and 10,810 gallons of Jet-A.
• STOL traffic contributed to increased operations on November 1.
• Tourism staff continued distributing community information and assisting with event planning for December 4–7 Christmas events.

Finance — Finance Director/Assistant City Manager Smith presented the monthly revenues and expenditures.

Councilman Julian asked for an update of the Miracle League Field. Director Smith responded with an update.

DISCUSSION/ACTION ON CONSENT AGENDA

City Secretary Burling presented the staff report. Consider for approval the City Council Special meeting minutes of 08/28/2025; the City Council Regular meeting minutes of 11/04/2025; Planning and Zoning Board Meeting Minutes of 10/20/2025; Downtown Revitalization Board Meeting Minutes of 8/26/2025; and 380 agreements for 407 Carter and 409 Carter. Councilman Spraggins made a motion to accept the consent agenda as presented. Councilman Julian seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2895 ZC#251101 ON A REQUEST BY HASINA AND ISMAIL INC. TO REZONE PROPERTY AT 962 COLLEGE ST., PARCEL # R4527, FROM SINGLE FAMILY-6 TO MF- MULTI-FAMILY

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The applicant is proposing to rezone the property to MF-Multi Family district to accommodate higher density residential uses. The property is located on the south side of College Street just west of Como Street. The property is surrounded by Single Family on all sides except to the South side which is zoned Multi-family but contains no actual Multifamily uses. The proposed zoning would permit uses allowable in the Multi-Family District. Staff sent 30 certified letters to surrounding property owners within 200 feet. There were no responses in favor and one in opposition. PZ HEARING NOVEMBER 17, 2025: Several members from the notified 200 ft. area showed up to voice their disapproval of this request. They were concerned about the traffic, utilities, and that apartments might be put there, even though the owner stated he planned to put three town home fourplexes. The lot faces two street sides College and the other side faces Putman. The Planning and Zoning Commission unanimously recommended denial of the request to rezone from Single Family to Multi-Family. Jose Santacruz, representing the owner of the property addressed the council requesting the zoning change. There was a brief discussion with Councilman Harrison voicing strong disapproval. Jeannie Dickson of College Street spoke against the rezoning. Councilman Harrison made a motion to approve the ordinance as presented. Councilman Spraggins seconded. The vote was unanimously No.

The motion failed.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2896 TO

<u>VACATE AND ABANDON UNIMPROVED RIGHT OF WAY ALONG THE EAST SIDE OF 1300 E. SHANNON ROAD</u>

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The city previously approved the abandonment of the same right of way last year that was part of the Hill Addition (Ordinance 2867) just north of this described property. It is identified as a 17.25' wide old public road bed (unimproved) that is 538.18' long included in the property on the east side of it. Staff does not have any records of this being dedicated as a city right of way and it is too narrow for a public road right of way for the city to use. There is no present use or reasonable future use of this right of way being dedicated as public. There was a brief discussion. Councilman Spraggins made a motion to approve the ordinance as presented on the first reading. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION ON RESOLUTION NO. 1502 BOARD APPOINTMENT FOR THE HOPKINS COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS</u>

City Secretary Burling presented the staff report. Koby Long is not renewing his term for the Appraisal District that expires on December 31, 2025. There was a brief discussion. Councilman Julian made a motion to appoint Boyd Graves to the position starting January 1, 2026. Councilman Nash seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION ON PURCHASE OF A NEW 310 P-TIER JOHN DEERE BACKHOE FROM DOGGETT HEAVY MACHINERY, UTILIZING SOURCEWELL CONTRACT #58866</u>

Director of Utilities Jordan presented the staff report. Bids were not requested as this is recommended to be purchased using Sourcewell Contract #58866. Sourcewell 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. Quoted price of $130,570.33. $145,000 was allocated in the Enterprise Fund in the 2026 budget. This purchase is $14,429.67 under budget. There was a brief discussion. Councilman Spraggins made a motion to approve the purchase as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A ONE-YEAR CONTRACT EXTENSION FOR THE SIP 2025 CONTRACT AWARDED TO AREA WIDE PAVING ON FEBRUARY 4TH, 2025

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The contract states: Upon mutual agreement between the City and Bidder, the contract may be extended for up to one year. The contractor has agreed to perform the work for the SIP 2026 year at the same prices. This contract extension will contain a deadline of September 30, 2026. Mayor Pro Tem Aguilar made a motion to approve the contract extension as presented. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON ASSIGNMENT OF AIRPORT LEASE AGREEMENT FOR LOT 1220-60A

Director of Tourism and Aviation Baker presented the staff report. The original Lease Agreement for Lot 1220-60A between the City and Carl Bryan was executed on 5 May, 2004. Section 7 of the Lease Agreement allows: "Lessee may sell, lease, or otherwise assign to another party his rights, title and interest in this Lease, including any improvements on property, for the remaining term hereof." On 4 May 2022, an Assignment of Lease and Conveyance of Leasehold Improvements was approved by the council assigning the lease from Carl Bryan to Scott Swanson. On 4 December 2024, an Assignment of Lease and Conveyance of Leasehold Improvements was approved by the council assigning the lease from Scott Swanson to Richard Irby. Mr. Irby has entered into an agreement to sell his hangar to Shane Mitchell, dba Ardis Mitchell Farm, LLC. This Assignment of Lease and Conveyance of Leasehold Improvements would assign the lease for Lot 1220-60A Ardis Mitchell Farm, LLC for the remaining term of the original lease and the executed options to extend the lease through 31 December 2039. Approve the Assignment of Lease and Conveyance of Leasehold Improvements. Current Land lease for the lease is for \$ 393.89 (\$0.1127 ft^2) annually with terms for adjustment at 5-year intervals. Councilman Julian made a motion to approve the lease agreement as presented. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A MOTION TO APPROVE 3 AGRICULTURAL LICENSE AGREEMENTS AT THE THERMO PROPERTY AND AUTHORIZE CITY MANAGER TO SIGN SAID AGREEMENTS

Finance Director/Assistant City Manager Smith presented the staff report. For the past five years the City Council has renewed agricultural leases that Luminant had prior to our ownership of the property and gone out to bid once on the largest lease. Staff is satisfied with the condition in which current licensee is maintaining the land and therefore, staff recommends renewing all leases to current licensees. The three leases need to be approved for renewal. Staff is recommending renewing all leases at the same rates as 2025. The term of the license shall be for one (1) year commencing on January 1, 2026 and ending on December 31, 2026. License may be extended on an annual basis with the approval of the City Council of the City of Sulphur Springs. The following contains all licenses the City proposes to renew at the Thermo property:

Licensee	Acreage	Price Per Acre	Total Annual License	License Purpose
Jonah Massey	82	$62.00	$5,084.00	Ag
Jonah Massey	51.8	$62.00	$3,211.60	Ag
Jonah Massey	621.9	$62.00	$38,557.80	Ag
Total Lease Revenue			$46,853.40	

Competitive bidding or proposal requirements under Chapter 252 of the Local Government Code do not apply to the lease of real property. Additionally, the requirements under Chapter 272 of the Local Government Code that a city advertise the sale of real property do not apply to a normal term lease of a property. The lease for Hopkins County ended on June 30, 2025, and the City Council did not extend it and it is not part of this recommendation due to the city having those 87.55 acres committed to SSDC1. The lease for Jean Barnes is also not being renewed due to the City having those 4.71 acres committed to SSDC1. There was a brief discussion. Councilman Spraggins made a motion to approve the lease agreement leases as presented. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON ADDITIONAL SERVICE PROPOSAL #1 WITH BRW ARCHITECTS

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The City Council previously approved contract service with BRW Architects to provide design services for the New City Hall Addition. The attached is a proposed additional service to this contract to provide the Furniture Design and Selection for the new building. This is necessary to provide a fully functional facility upon the completion of construction. Councilman Spraggins made a motion to approve the contract and authorize the City Manager to execute the documents. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON EXECUTIVE SESSION ITEM, IF ANY

None.

VISITORS AND PUBLIC FORUM

Cale McLure of County Road 3341 believes that the city didn't follow proper procedure with land transfers and zone creations at the Thermo property.

Michelle Barnes of Farm to Market Rd 69 North in Dike questioned integrity and transparency of staff and council.

Sandra Vickers of P.O. Box 1074 spoke of what she believes to be a fraudulent deed transfer of her father’s mineral rights by an attorney hired by Luminant.

Robin Boshears of Briarwood Circle wanted to discuss the negative perception of the city and council as well as lack of trust by the citizens.

Phil Smith of Plano Street expressed the need to speak with civility, stop the personal attacks on social media and stick to the issues, as well as spoke in favor of the data centers and council.

Melissa Harris of County Road 2326 spoke against data centers and questioned the city’s procedures.

Rebecca Wix of County road 2325 in Como questioned due diligence of the city, water consumption and tax revenue in reference to MSB and the data center.

Lisa Lage of Farm to Market Road 69 South questioned the details of the Chinese Visa purchased by the city.

Marion Louis of Farm Road 3236 questioned possible conflicts of interest with the data center.

Robert Lenington of County Road 3640 spoke about concern with spreading hate and rumors on the internet and spoke in favor of the data centers and the jobs it will bring.

Terry Bolton of 123 Charles Street spoke on the perception the public has for potential gain by the LLC of which officials are members.

Craig Johnson of College Street spoke of the great things the city and council have done in the past and that it pales in comparison to value that data centers will bring to the citizens.

ADJOURN

With all business concluded, Mayor Law closed the meeting at 8:04 p.m.