

**CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL
February 3, 2026
7:00 p.m.**

The following council members and staff were present:

Mayor Tyler Law
Mayor Pro Tem Oscar Aguilar
Councilman Jay W. Julian
Councilman Harold Nash Sr
Councilman Tommy Harrison
Councilman Gary Spraggins
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
Jason Ricketson, Chief of Police
Gordon Frazier, H.R. Director
Jerry Maynard, Director of Parks and Recreation

An Executive Session was held at 6:03 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; and Project Superman; §551.074 Personnel Matters specifically in regard to City Manager; and to deliberate the appointment of an individual to the Zoning Board of Adjustments.

RECONVENE

Mayor Law called to order the regular meeting of the Sulphur Springs City Council at 7:01 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

BLACK HISTORY MONTH PROCLAMATION

WHEREAS, Black History Month is an annual observance dedicated to recognizing the achievements, contributions, and enduring legacy of African Americans throughout the history of the United States; and

WHEREAS, Black History Month traces its origins to 1926, when noted scholar and historian Dr. Carter G. Woodson established Negro History Week to promote the study and celebration of African American history, selecting the second week of February to coincide with the birthdays of President Abraham Lincoln and abolitionist Frederick Douglass; and

WHEREAS, since its inception, this observance has grown into a month-long national celebration, providing an opportunity to reflect upon the struggles, triumphs, and profound influence of African Americans on the cultural, social, political, and economic development of our nation; and

WHEREAS, African Americans have played a vital role in shaping the history and growth of communities across Texas and the City of Sulphur Springs, contributing through leadership, service, entrepreneurship, education, faith, and civic engagement; and

WHEREAS, Black History Month encourages education, reflection, and dialogue, while honoring the resilience and determination of African Americans whose contributions continue to strengthen our community and enrich our shared future; and

WHEREAS, the City of Sulphur Springs remains committed to fostering diversity, equality, and inclusion, and to promoting a community built on mutual respect, opportunity, and understanding for all residents;

NOW, THEREFORE, I, Tyler Law, Mayor of the City of Sulphur Springs, Texas, on behalf of the City Council, do hereby proclaim the month of February 2026 as

BLACK HISTORY MONTH

in the City of Sulphur Springs, and encourage all residents to observe this month through education, reflection, and celebration of the achievements and lasting contributions of African Americans throughout our history.

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 February, 2026.

Tyler Law, Mayor

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

Manager Maxwell presented the staff report.

Claims

We had one workers' compensation claim in January when a Wastewater Plant Operator slipped and fell at a lift station, resulting in a contusion to his right wrist. The employee was treated and released to limited duty, and a first report of injury was submitted to TMLIRP.

We also received a liability claim related to a broken water main on Commercial Services Drive that flooded a building. The notice of claim advised suspected damages exceeding \$8,000,000. TMLIRP denied the claim in its entirety after investigation, stating the City has no legal liability.

Thermo 18" Water Line (Capital Construction)

Crews installed 1,500 feet of 18-inch water line in January, bringing the total installed to 17,797 feet. Phase 1 is now fully installed. Remaining work includes installing concrete pads around valves, pressure testing, and final ditch-line cleanup.

For the Thermo 21-inch sewer line, staff began laying out the alignment and mulching the path for installation.

City Hall Site & Parking

City Hall parking lot sidewalks are complete. Engineering continued civil-site design revisions and underground utility tracing for the City Hall addition.

Street Improvement Program (SIP) & 2026 Planning

Routine street maintenance continued while staff advanced SIP 2026 planning. The list remains prepared and coordinated with Water & Sewer and Streets. Contract extension paperwork has been executed, IWorQ street-condition updates are complete, and shapefiles for new streets have been prepared and sent.

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

Miracle League Field

Texas Parks and Wildlife has approved the construction plans for the project. We will now start seeking bids for each of the subcontracts; the city will act as general contractor on the project.

Departmental Activity

Public Works

Repaired 111 potholes and cleaned storm drains 2 times.

Repaired streets following 15 water or sewer repairs.

Installed 120 feet of curbs at Gaines and Fuller Streets for the SIP list and began setup work for valley gutter at Gaines and Putman Streets.

Began setup for new curbs at Robertson and Towne Streets for the SIP list.

Continued the program to check every street and trim trees within 14 feet of the roadway.

Repaired/replaced 2 stop signs and mulched overgrown trees along Houston Street.

Repaired a ditch along 7th Street by installing fill dirt and compacting.

Prepared trucks and equipment for winter weather operations and worked the winter weather event by applying 25 loads of sand/ice melt mixture.

Utilities — Water

Water breaks repaired (by size): $\frac{3}{4}$ "-2; 1"-1; 6"-5; 12"-2.

Water meters replaced: $\frac{3}{4}$ "-13 (with 3 meter boxes replaced). Dead meters: 0.

Located over 8,600 feet of water mains and services for contractors and installed one new 1-inch tap.

Utilities — Sewer (City Lines Only)

Sewer calls answered: 39 city calls (private 26 and grease 13 excluded from totals).

Sewer mains and services repaired: 4"-1; 6"-2.

Washed over 80,000 feet of city sewer mains under the F.O.G. program, plus over 8,600 feet while locating mains for contractors.

Located 8,600 feet of city sewer mains and services and made one 4-inch tap and one 6-inch tap.

Wastewater Treatment Plant

Monthly average effluent TSS = 2.87 mg/L.

Hauled 245.75 tons of sludge to Maloy Landfill (0 tons to Pleasant Oaks).

Completed multiple maintenance items, including belt press bearing replacement, PLC troubleshooting and repair, filter media cleaning, and replacement of a VFD drive on sludge pump #2.

Community Development — Inspections & Permits

Inspections: 68 building; 9 electrical; 12 plumbing; 11 mechanical.

Permits: 23 building; 36 trade.

Planning & Zoning approved a replat request (PL#260101) for Rock Creek Addition to create two lots (Approved).

No Planning & Zoning or Zoning Board of Adjustment applications were received for February.

Engineering handled 27 development inquiries in January involving multiple corridors and infill locations. Staff continued work on the Coalmine project utility revisions and master planning, ongoing water main installation along Trinity Parkway, and final inspections and mapping updates for Stonewood Phase I and Stonecreek Phase 2.

Fire Department

Responded to 210 total calls; conducted 38 inspections; maintained 76 hydrants; and logged 178 CE training hours.

Incident detail: 3 structure fires; 4 vehicle fires; 12 fires not in structure; 14 alarms; 1 county mutual aid.

Library

Recorded 3,973 visitors, 3,497 checkouts, and 233 public computer sessions.

Served 214 eBook users with 854 eBook checkouts.

Parks & Recreation

Downtown / Plaza

Completed daily maintenance and cleaning, changed banners to Celebration Plaza, cleaned leaves, top-dressed beds with mulch, cleaned the Plaza fountain wet vault 2 times, removed Christmas décor, applied deicer to sidewalks, and mowed downtown areas multiple times.

City Park Areas

Completed work at Pacific Park where the new pavilion has been finished, prepared parks for freezing temperatures, trimmed trees in Buford Park, performed preventative equipment maintenance, and mowed the airport terminal area 1 time.

Grays Building & Senior Center

Made repairs at Grays Building (oven and water heater) and prepared the facility for 13 rentals.

Assisted with 82 senior activities and hosted a New Year's Eve party (75 attendees) and Silver Saturday Night (50 attendees).

Continued SECO grant work for LED light replacement at Coleman Fields and coordination with architects and TPWD on Miracle League Field design revisions.

Police Department

Personnel: Silas Whaley was promoted to Investigator.

Recorded 1,625 total calls; investigated 36 accidents resulting in 5 injuries and 1 fatality; issued 373 citations; recorded 49 offenses; and made 45 arrests.

Animal Control

Responded to 132 complaint calls.

Picked up 20 dogs and cats and accepted 2 owner drop-offs.
Released 7 animals to owners and facilitated 6 adoptions, resulting in an 87% adoption rate.

Issued 3 citations, responded to 2 bite reports, and euthanized 2 animals. Animals in shelter at month end: 14.

Airport & Tourism

Sold 2,912 gallons of AvGas and 5,647 gallons of Jet-A fuel.

Recorded 2,173 operations (average 70/day).

Tourism staff continued distributing local information and assisted local organizations with event planning and execution.

Out-of-State Travel

None.

Finance Director/Assistant City Manager Smith presented the finance report through December 31, 2025.

Councilman Julian asked that additional information be added to the Manager's report with publicly available information in reference to the MSB data center project.

DISCUSSION/ACTION ON CONSENT AGENDA

City Secretary Burling presented the staff report. Consider for approval the City Council Regular meeting minutes of 01/06/2026; Planning and Zoning meeting minutes of 11/17/2025; and 380 agreements for 315 Ardis Street, 319 Ardis Street, and 602 Fuller Street.

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

The motion carried.

DISCUSSION/ACTION ON SECOND AND FINAL READING OF ORDINANCE NO. 2897 AMENDING THE SANITATION RATE ORDINANCE SETTING NEW SANITATION RATES

Finance Director/Assistant City Manager Smith presented the staff report. Sanitation rates were not changed in September so that more accurate rates could be set based on the actual CPI-W that our contract rates will increase at. The proposed rates bring the ordinance into alignment with the contractor's current charges and ensure the City recovers its cost.

The two sanitation contracts have different methods used for calculation of the allowed increase. The landfill contract is based on the CPI-W for October. The federal government is not releasing CPI-W for October because of the federal government shutdown during that period because all data was not collected. For the increase, we will use September's CPI-W of 2.9% because it is the most recently published data.

The collection contract uses a rolling 12-month CPI-W average increase for October 2024-September 2025. That increase came in at 2.56%.

Landfill expenses represent approximately 40% of the City's sanitation costs, and collection services represent approximately 60%. Applying these proportions results in a weighted average increase of 2.69%. Staff is proposing a 2.69% increase in sanitation rates to match these contractual cost increases.

$$(0.40 \times 2.9\%) + (0.60 \times 2.56\%) = 2.69\%$$

Staff has rounded rates to the nearest five cents for simplicity and consistency in billing. Councilman Spraggins made a motion to approve the Ordinance as presented. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1512 CALLING FOR A GENERAL ELECTION FOR CITY COUNCIL PLACES 6 AND 7, NAMING ELECTION JUDGES, AND SETTING DATES FOR EARLY VOTING. (LA DISCUSIÓN/ACCIÓN EN LA RESOLUCIÓN EL NUMERO 1512(S) PIDIENDO LA ELECCIÓN COLOCA 6 Y 7, LLAMANDO A JUECES DE ELECCIÓN, Y PONIENDO FECHAS PARA LA VOTACIÓN TEMPRANA)

City Secretary Burling presented the staff report. Resolution No. 1512 calls for a City Council election for Places 6 and 7 to be held Saturday, May 2, 2026. The resolution also sets the dates for making application for place on ballot, for early voting and for mail ballot deadlines, as well as naming the Early Voting Election clerk and voting judge. Councilman Spraggins made a motion to approve the resolution as presented. Mayor Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1515 AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF SULPHUR SPRINGS AND ARK-TEX COUNCIL OF GOVERNMENTS FOR TXCDBG PROGRAM 2026 CDV FOR GRANT ADMINISTRATION SERVICES

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. Discussion/action on Resolution No. 1515 authorizing an interlocal agreement between the City of Sulphur Springs and Ark-Tex Council of Governments for TxCDBG Program 2026 CDV for grant administration services.

City Council authorized resolution 1446 to apply for the TxCDBG program in November, 2024. The Community Development Fund provides funding for a variety of community priorities to support low- to moderate-income persons. Although most funds are used for public facilities (water/wastewater infrastructure, street and drainage improvements and housing activities), there are numerous other activities for which these funds may be used for. City staff was recently notified in January, 2026 that we are likely to be funded this year.

The next steps are to hold public hearings, procure grant administration services and select an eligible project. The maximum grant award is \$750,000 and the City would match that with cash and/or force account labor in the amount of \$112,500 if awarded the grant. Staff would like to authorize ATCOG to assist with grant administration to ensure compliance with the program requirements and objectives and are allowed to do so by an interlocal agreement. If officially funded, ATCOG can assist the city with grant administration services. Councilman Harrison made a motion to approve the resolution as presented. Councilman Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RACIAL PROFILING REPORT SUBMISSION TO THE TEXAS COMMISSION ON LAW ENFORCEMENT

Chief of Police Ricketson presented the staff report. This is the annual submission of statistical information to TCOLE for Racial Profiling Report needing approval. Councilman Julian made a motion to approve submitting the report as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON CONTRACT WITH MUSCO SPORTS LIGHTING, LLC UTILIZING BUYBOARD CONTRACT NO. 779-25 FOR SECO RETROFIT GRANT #CM24115

Director of Parks Maynard presented the staff report. Staff reached out to several other light manufacturers that have contracts available through Sourcewell and BuyBoard and requested quotes for the LED Retrofit. Because of the BABA requirements from SECO, (the Build America, Buy America (BABA) Act requires that all iron, steel, manufactured products, and construction materials used in federally funded infrastructure projects be produced in the United States.) This has really limited the number of manufactures and contractors we can use. Staff recommends accepting the contract with Musco at a cost of \$265,000.00 Sealed bids were not requested as this is recommended to be purchased using a BuyBoard Contract. 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 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 from Musco Sport Lighting as presented. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION FINAL PLAT CASE PL#260101 BEING A REQUEST BY WAYNE COOPER FOR A FINAL PLAT ON 1.75 ACRES OF LAND INTO 2 RESIDENTIAL LOTS BEING A REPLAT OF LOT 44, BLOCK 1, ROCK CREEK

ADDITION, GENERALLY LOCATED ON THE NORTH SIDE OF MCGAHEE RD

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. Applicant is proposing subdivision of the property into 2 residential lots. Applicant has submitted a completed final plat for approval. All necessary utility infrastructure is currently available to serve the proposed lots. The reason this is being brought to city council is authorize lot 44R-2 to be created as having frontage to a dedicated and approved place other than a public street. The proposed Lot 44R-2 fronts along a private road that is outside city limits. This road is not eligible to be accepted and maintained by the City due to its condition and location outside of the city limits. The applicant has obtained an easement for use of McGahee Road and is displayed on the plat. The subdivision ordinance has multiple references regarding provisions for adequate street access to proposed lots with specific references provided below. The proposed subdivision is being presented to the P&Z & City Council specifically to approve the above-described road condition all other aspects of the proposed subdivision are in conformance with applicable provisions of the City Subdivision Ordinance.

Councilman Spraggins made a motion to approve the final plat as presented. Councilman Julian seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON EXECUTIVE SESSION ITEM, IF ANY

None.

VISITORS AND PUBLIC FORUM

Rebecca Wix of County Road 3235 spoke of the integrity of keeping contracts as signed.

Marion Cox of County Road 2321 spoke of lack of Council transparency but thanked Councilman Julian for his as well as the negative effects of a data center.

Phil Smith of Plano spoke of AI taking over for attorneys and congratulated the council for having the foresight and integrity for approving the data center project.

Dakota Cortez of Turtle Creek questioned zoning decisions for tattoo studios. He requested that the council consider different zoning considerations.

ADJOURN

With all business concluded, Mayor Law closed the meeting at 7:32 p.m.