CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL
April 7, 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
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
Hope Cain, Library Director
James Jordan, Director of Utilities
Jerry Maynard, Director of Parks

An Executive Session was to be held at 6:30 p.m. in accordance with Texas Government Code, Title 5, Chapter 551 - §551.071 – consultation with attorney regarding pending or contemplated litigation - *City of Sulphur Springs v. Luminant Mining Company, LLC, Luminant Generation Company, LLC, and Vistra Corp.*; and §551.087 Discussion and Deliberations Regarding Economic Development Status and negotiations-Thermo. This session was cancelled.

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 Nash led the invocation.

PRESENTATIONS, PROCLAMATIONS, AND ANNOUNCEMENTS

FAIR HOUSING PROCLAMATION

WHEREAS, Title III of the Civil Rights Act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States; and

WHEREAS, The principle of Fair Housing is not only national law and national policy, but a fundamental human concept and entitlement for all Americans; and

WHEREAS, The National Fair Housing Law, during the month of April, provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

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

Fair Housing Month

in the City of Sulphur Springs and urge all citizens of this locality to become aware of and support the Fair Housing Law.

It is so proclaimed this the 7th day of April 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

There was one workers' compensation claim in March involving a Capital Construction employee who struck his foot with a sledgehammer while driving a concrete form stake, resulting in a crush injury. The employee was treated and returned to limited duty.

A liability claim related to Frontier facilities near Rose Lane and Highway 11 was denied by TMLIRP and referred to the contractor. The City also filed a supplemental claim for a first responder wage gap. One property claim was filed involving damage resulting from a minor motor vehicle accident.

Thermo

18" Water Line - BAC-T testing has been completed and passed. Concrete pads were installed at all valve locations, markers were installed, and the line is now fully in service. Crews also completed grading and cleanup along the alignment.

21″ Sewer Line - crews continued clearing and mulching the alignment in preparation for installation. The bore contractor completed a pilot hole but is currently addressing equipment issues before proceeding. Additional work included staging pipe, installing spacers, and evaluating fill times for future manhole installation to ensure system capacity.

Street Improvement Program (SIP) – 2026

There wasn't much progress on the SIP in March. The contractor, Area Wide Paving expects to get busy in April and complete all of the work by the end of May.

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**

Departmental Activity

Public Works

• Repaired 173 potholes and cleaned storm drains two times.
• Repaired streets following 10 water or sewer repairs.
• Began curb installation on South Davis Street and completed curb and gutter work on Hodge Street for the SIP program.
• Repaired or replaced 8 stop signs and 17 street signs and consolidated signage at 36 locations.
• Performed drainage maintenance, mulching, and cleanup work at the airport and lake areas.
• Completed demolition of 962 College Street and performed miscellaneous drainage and roadway repairs.

Utilities — Water

• Water breaks repaired: ¾″–1; 1.5″–1; 2″–2; 3″–1; 4″–1; 6″–1; 8″–1.
• Replaced 19 (¾″), 2 (1″), and 1 (2″) meters and 3 meter boxes.

• Located over 4,500 feet of water mains and installed new services and one meter set.
• Repaired one fire hydrant.

Utilities — Sewer Lines

• Responded to 20 city sewer calls.
• Repaired two 4-inch and one 6-inch sewer lines.
• Washed over 80,000 feet of sewer mains.
• Installed six new 4-inch sewer taps and located over 4,500 feet of mains.

Wastewater Treatment Plant

• Monthly average effluent TSS was 1.4 mg/L.
• Hauled 347.43 tons of sludge to the Republic-Maloy landfill.
• Completed major maintenance including installation of a new drive unit on sludge holding basin and electrical repairs.

Community Development

• Conducted 113 building inspections, 24 electrical inspections, 21 plumbing inspections, and 11 mechanical inspections.
• Issued 23 building permits and 54 trade permits.
• Reviewed zoning cases and development inquiries and continued planning for City Hall addition and SIP coordination.

Fire Department

• Responded to 177 calls, conducted 38 inspections, maintained 76 hydrants, and completed 178 training hours.
• Incident activity included 3 vehicle fires, 10 alarms, and 5 non-structure fires.

Police Department

• Responded to 1,938 calls, investigated 34 accidents (8 injuries, 2 fatalities), issued 554 citations, recorded 50 offenses, and made 52 arrests.

Animal Control

• Responded to 137 calls, picked up 22 animals, and accepted 5 owner drop-offs.
• Completed 6 adoptions with a 94% adoption rate and returned 9 animals to owners.
• Issued 7 citations and responded to 4 bite reports.

Library

• Recorded 5,406 visitors, 3,625 checkouts, and 306 computer sessions.
• Served 200 eBook users with 838 checkouts.
• Continued community programming including AARP tax services and youth programs.

Parks & Recreation

Staff continued routine maintenance across downtown and park facilities while preparing for increased spring activity. Downtown work included seasonal banner changes, landscaping treatments, and continued plaza upkeep.

At Coleman and Buford Parks, crews performed field preparation, weed control, tree trimming, and general maintenance improvements. Additional work included rebuilding picnic tables and preparing facilities for upcoming events and rentals. Grays Building was prepared for 16 rentals during the month. Senior Center staff facilitated 107 activities and hosted community events supporting ongoing participation and engagement.

Airport & Tourism
• Sold 3,956 gallons of AvGas and 12,711 gallons of Jet-A fuel.
• Recorded 1,998 aircraft operations.
• Continued tourism outreach and event support.
Out-of-State Travel – None

Finance Director/ACM Smith presented the finance report.

<u>DISCUSSION/ACTION ON CONSENT AGENDA</u>
City Secretary Burling presented the staff report. Consider for approval the City Council Regular meeting minutes of 02/03/2026; the Special City Council Meeting Minutes of 3/20/2026**;** the Planning and Zoning Meeting Minutes of 01/20/2026; the Economic Development Corporation Meeting Minutes of 2/9/2026 and a 380 agreement for 876 South Davis Street. Councilman Sellers made a motion to approve the consent agenda. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION ON RESOLUTION NO. 1519 APPROVING THE SUBMISSION OF A GRANT APPLICATION TO OFFICE OF THE GOVERNOR - HOMELAND SECURITY DIVISION TO PURCHASE A DRONE</u>
Chief of Police Ricketson presented the staff report. The drone will used in a manner to assist Law Enforcement in the search and recovery of missing persons. The drone is equipped with a camera that enables officers to use it for crash scene photos when handling fatal crashes. Large scale crime scene investigations can be made more efficient with the use of the drone in matters that involve a larger ground area. Being equipped with thermal, the drone can assist in locating fleeing subjects as well. Furthermore, the drone will be used in high-risk tactical operations involving the joint Special Response Team by enabling officers to observe the area in real time making for safer approaches in dangerous environments. The drone can even be used in assisting Fire Department in a large-scale fire by flying over the scene and identifying hot spots using the thermal which can save time versus walking entire fire scenes. There was no one else to speak to the issue. Councilman Julian made a motion to approve the resolution as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

<u>DISCUSSION/ACTION ON RESOLUTION 1521 AUTHORIZING SIGNATORIES FOR CITY REPRESENTATIVES IN MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT (TXCDBG) PROGRAM WITH THE TEXAS DEPARTMENT OF AGRICULTURE (TDA)</u>

Councilman Harrison recused himself for a possible conflict of interest. Community Development Director/ACM Niewiadomski presented the staff report. The city received notice in mid-February for an invitation to move onto the 2nd phase of TDA's two-phase process of project selection for the TxCDBG program. TDA is reserving $750,000 for our 2026 CDV grant application. As part of the approval process, and as with other grants, the City is required to authorize signatories for contracts and to request funds for reimbursement. This is a requirement in order to receive funds for the grant. This resolution essentially designates who can sign documents on behalf of the city and request for funds authorized under the grant contract. There was a brief discussion. Councilman Sellers made a motion to approve the resolution as presented. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH GARVER, LLC FOR ENGINEERING SERVICES RELATED TO WATER TREATMENT PLANT REDUNDANCY, EXPANSION, AND RESILIENCY IMPROVEMENTS IN COORDINATION WITH THE TEXAS WATER DEVELOPMENT BOARD WATER SUPPLY AND INFRASTRUCTURE GRANT (WSIG)

Community Development Director/ACM Niewiadomski presented the staff report. Last year, HB 500 from the 89th Texas Legislative Session appropriated over $1 billion from the TWDB for water infrastructure and supply grants to Texas cities. Since that time, TWDB has prepared guidance on how the funds will be disbursed. For cities of our population size between 10,000-150,000 are eligible up to $15 million in 100% grant funding. $142 million has been allocated to cities our size, so this will be a very competitive grant and is a one-time only funding opportunity. The scoring criteria gives 10 additional points for projects that are deemed ready to proceed. In March the solicitation of applications will open for 120 days and applications will be due July 2026 with a date to be determined. Garver has indicated to staff that they can have engineering completed and be ready to proceed with projects within 120 days to prepare a scope of services to fall within the $10-15 million range of improvements to the Water Treatment Plant. Garver will perform the evaluation, design, and implementation of improvements to the City's Water Treatment Plant (WTP) intended to expand capacity, increase operational redundancy, and enhance system resiliency in support of the Texas Water Supply and Infrastructure Grant (WSIG) application. Garver, LLC currently serves under a Professional Services Agreement executed in 2022 following a qualifications-based selection process. Garver has provided engineering services for multiple water and wastewater infrastructure projects including the recent Water Treatment Plant capacity expansion to 12.5 MGD. Because the proposed improvements represent a continuation and expansion of work previously considered by Garver at the city's Water Treatment Plant, staff believes continuity of engineering services is critical to maintaining project efficiency, avoiding duplication of engineering analysis, and meeting the accelerated timeline associated with the WSIG grant program. Garver has detailed institutional knowledge of the City's treatment processes, hydraulic limitations, design criteria, regulatory requirements, and historical system data due to their involvement in prior planning, design, and permitting activities for the city's utility infrastructure. This familiarity allows them to efficiently evaluate additional system improvements and coordinate with the Texas Commission on Environmental Quality (TCEQ) and other agencies as needed. Professional engineering services are procured under the Texas Professional Services Procurement Act (Texas Government Code Chapter 2254), which requires selection based on qualifications rather than competitive bidding. Because the proposed improvements represent a continuation and expansion of engineering services previously performed by Garver, LLC for the city's Water Treatment Plant, staff has determined that maintaining continuity with the original design engineer is in the City's best interest. Garver possesses detailed knowledge of the facility's design, hydraulic limitations, operational considerations, and regulatory coordination developed through prior engineering work for the city. Utilizing a different engineering firm would require duplication of engineering analysis, review of prior design assumptions, and redevelopment of system modeling already completed, which could increase project costs and delay the city's ability to pursue the time-sensitive WSIG grant opportunity. Staff recommends negotiating a contract amendment for the professional services agreement for engineering services with Garver, LLC based on the following factors: 1. Continuity of Professional Engineering Services Garver designed the recent WTP upgrades and has extensive familiarity with the plant's design, hydraulic profile, and operational constraints. The proposed project represents a continuation of engineering services associated with these improvements. Utilizing the same engineer reduces risk, avoids duplication of engineering analysis, and allows the project to proceed immediately. 2. Time Sensitivity of Grant Opportunity The WSIG grant application timeline requires the city to quickly develop a technically sound project scope and preliminary engineering information. Issuing a new qualifications solicitation would require a new engineering firm to recreate system modeling, review prior design assumptions, and evaluate existing plant constraints already analyzed by Garver, which would increase project cost and delay the City's ability to pursue the WSIG grant opportunity. 3. Institutional Knowledge and Regulatory Coordination Garver has been directly involved in prior treatment plant upgrades, permit coordination, and system evaluations for the city, allowing them to rapidly assess capacity constraints and identify viable expansion and resiliency alternatives. 4. Cost Efficiency Using the engineer already familiar with the facility eliminates the need for extensive background analysis, plant modeling, and system evaluation that would be required for a new firm. Director of Utilities Jordan presented a slide presentation on the details of the project and the grant application process. A Garver representative was present for questions. Councilman Julian posed questions regarding the plan. He questioned the timing of using taxpayer funds for engineering. Finance Director/ACM Smith assured him that the funds are not being used from the tax fund, it is from the water and sewer enterprise fund. Councilman Nash asked if this upgrade is in connection with the data center project since he believed he may be asked. Director Jordan explained that this has nothing to do with that project. There was a lengthy discussion. Councilman Spraggins made a motion to approve the City Manager to negotiate and execute an agreement with Garver. Councilman Harrison seconded and the vote was as follows:

AYES: NASH, AGUILAR, HARRISON, SPRAGGINS, LAW, SELLERS
NOES: JULIAN

Motion carried.

DISCUSSION/ACTION ON NAMING THE SMALL PAVILION AT THE NORTHWEST CORNER OF PACIFIC PARK, PRINCE BEECHUM PAVILION

City Manager Maxwell presented the staff report. This is the second time in recent years that local residents have asked to name the pavilion at Pacific Park, so staff placed it on the agenda. Ken Taylor of East Beckham Street addressed the council requesting the naming of the pavilion to be Prince Beachum Pavilion. Councilman Harrison and Councilman Nash spoke in favor this request, correcting the spelling of the last name from the agenda posting. Councilman Nash made a motion to approve naming the pavilion in Pacific Park, Prince Beachum Pavilion. Councilman Law seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON INTERIOR CONSTRUCTION WITHIN THE LIBRARY

Library Director Cain presented the staff report. The Friends of the Library Foundation has proposed a construction project to enhance the use and functionality of the library building for the community. The project will be funded entirely by the Friends of the Library Foundation and will not require any financial contribution from the City of Sulphur Springs. In 2018, Mary Howell and Patsy Myers generously named the Friends of the Library as a beneficiary in their wills. That money has been invested and we have been able to update some library areas over the years, and now we would like to make some structural additions with those monies.

The proposed improvements include modifications to the interior structure of the building to better support library programming and community use by adding three glass enclosed study rooms that will seat up to four persons, and a multi-purpose room with a moveable glass wall that will provide an enclosed space for programs, meetings and training or open seating for everyday use. Councilman Sellers reiterated that Mary Howell and Patsy Myers named the Friends of the Library as beneficiary in their wills and how it benefits the library and the citizens greatly. There was a brief discussion. Councilman Spraggins made a motion to approve the construction as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACT FOR WATER TOWER REHABILITATION

Director of Utilities Jordan presented the staff report. On January 6, 2026, City Council approved a Capital Improvement Plan (CIP) amendment authorizing up to $1,000,000 for water tower rehabilitations. The recommended bid of $485,731 falls within the approved CIP amount as well as the FY 2026 water projects budget of $1,200,000. The city advertised for bids on to rehabilitate College and Coleman water towers. The city received 15 bids. Staff recommends accepting low bid. There was a brief discussion. Councilman Julian made a motion to approve the low bid. Councilman Harrison seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON CONTRACT WITH MUSCO SPORTS LIGHTING, LLC UTILIZING BUYBOARD PURCHASE CONTRACT NO. 779-25 FOR TPWD GRANT #48-01277 BUFORD PARK FIELD PROJECT

Parks Director Maynard presented the staff report. In August 2025, City Council rejected bids received for the project due to cost. Since August, staff has worked with Kimley-Horn on changes to plans as well as methods for reducing the cost of the project. Rather than hiring a general contractor, staff has been working to secure proposals for different components of the project. This proposal is for the field lighting. The TPWD grant requires compliance with Build America, Buy America (BABA). There are a limited number of lighting manufacturers that can meet BABA requirements and staff recommends utilizing the BuyBoard contract to ensure compliance and efficiency. 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. Staff recommends that we accept the contract with Musco Lighting LLC. To install lights poles with LED lights Utilizing the BuyBoard contract No. 779-25 for $62,200.00. A total of $1,169,185.00 is budgeted for the Buford Park Field Project utilizing the TPWD Grant Funding, donations from Brightstar Baseball as well City Match Funds. There was a brief discussion. Councilman Sellers made a motion to approve the bid as presented. Councilman Spraggins seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON CONTRACT WITH SYMMETRY SPORTS CONSTRUCTION UTILIZING BUYBOARD PURCHASE CONTRACT NO. 737-

24 FOR TPWD GRANT #48-01277 BUFORD PARK FIELD PROJECT

Parks Director Maynard presented the staff report. In August 2025, City Council rejected bids received for the project due to cost. Since August, staff has worked with Kimley-Horn on changes to plans as well as methods for reducing the cost of the project. Rather than hiring a general contractor, staff has been working to secure proposals for different components of the project. This proposal is for the actual field construction with sidewalks, and scoreboard. The TPWD grant requires compliance with Build America, Buy America (BABA). There are a limited number of lighting manufacturers that can meet BABA requirements and staff recommends utilizing the BuyBoard contract to ensure compliance and efficiency. 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.

Cost Comparison for Buford Park Field Project

	Suggested Vendor	**Original Low Bidder**
	Symmetry Sports Construction	TCMC Commercial, LP
Ball Field Surface Construction w/site work	$684,836	$721,226
Cost savings	$36,390	

There was a brief discussion. Councilman Spraggins made a motion to approve the bid as presented. Councilman Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION COMMUNITY FACILITIES CONTRACT FOR A REPLAT OF PHASE 1A LOT 1X (LOTS 1R-1 AND 1R-2) AS MODEL LOTS BEING A REQUEST BY OAK NATIONAL DEVELOPMENT CONTAINING 0.561 ACRES CONSISTING OF 2 RESIDENTIAL LOTS LOCATED ON THE NORTH OF STONECREEK JUST OFF HIGHWAY 11 W

Director of Community Development/ACM presented staff report. In October, 2024 the City Council approved the preliminary plat for the Stonecreek Addition that consisted of 929 residential lots on 281.644 acres of land. The proposed replat of Phase 1A Lot 1X (lots 1R-1 & 1R-2) of the Stonecreek layout is consistent with what was approved during the preliminary plat process in October, 2024. In this case, we have construction plans for the sewer improvements that will work for this lot layout and configuration. Sanitary sewer will be extended to serve these lots and will be stubbed for future extensions to provide sewer to future phases of the project. The plans have been reviewed by the City Engineer and the contract has been prepared for City Council approval. The developer is responsible for the cost of installing the utilities to serve the development. There was a brief discussion. Councilman Julian made a motion to approve the community facilities contact permit the City Manager to execute it. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON EXECUTIVE SESSION ITEM, IF ANY

None.

VISITORS AND PUBLIC FORUM

Cale McClure of County Road 3341 requested the city livestream the council and board meetings.

Rebecca Wix of County Road 2425 questioned the city's legal fees and budget.

ADJOURN

With all business concluded, Mayor Law closed the meeting at 7:59 p.m.