

**CITY OF SULPHUR SPRINGS, TEXAS
REGULAR MEETING OF THE
CITY COUNCIL**

June 2, 2026

City Hall 201 N. Davis St

7:00 P.M.

An Executive Session will be held at 6:00 p.m. The City Council will recess from open session and convene in closed executive session pursuant to Chapter 551 of the Texas Government Code to deliberate the matters set out below. No final action, decision, or vote will be made in executive session. Upon conclusion of the executive session, the Council will reconvene in open session and may take such action on the matters considered in closed session as it deems appropriate.

E.1. Executive session under Texas Government Code § 551.071 (consultation with attorney concerning pending and contemplated litigation, settlement offers, and matters as to which the duty of the City Attorney to the City under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with Chapter 551); § 551.072 (deliberation regarding the purchase, exchange, lease, or value of real property where deliberation in open session would have a detrimental effect on the City's position in negotiations with a third person); and § 551.087 (deliberation regarding commercial or financial information received from a business prospect that the City seeks to have locate, stay, or expand in or near the City's territory and with which the City is conducting economic development negotiations, and deliberation regarding the offer of a financial or other incentive to such business prospect), regarding:

(a) The Letter of Intent dated December 19, 2024, between the City and MSB Global Services concerning the proposed hyperscale data center development known as the "Matrix Project" on portions of the former Luminant/Thermo site — including, without limitation, the legal rights, duties, obligations, and remedies of the City and the other party thereto; pending and contemplated litigation arising from or relating to said Letter of Intent; the City's potential ratification, reaffirmation, modification, or other action with respect thereto; commercial and financial information received from the business prospect; the offer of financial and other incentives to the business prospect; the purchase, exchange, lease, conveyance, or value of real property in connection therewith; and all related matters.

(b) The previously approved Chapter 380 Economic Development Agreement between the City and SSDC1, LLC concerning approximately 1,677 acres of the former Luminant/Thermo site — including, without limitation, the legal rights, duties, obligations, and remedies of the City and the other party thereto; pending and contemplated litigation arising from or relating to said Agreement; the City's potential ratification, reaffirmation, modification, or other action with respect thereto; commercial and financial information received from the business prospect; the offer of financial and other incentives to the business prospect; the purchase, exchange,

lease, conveyance, or value of real property in connection therewith; and all related matters.

(c) The previously approved Chapter 380 Economic Development Agreement between the City and SSDC1, LLC concerning approximately 72 acres of the former Luminant/Thermo site — including, without limitation, the legal rights, duties, obligations, and remedies of the City and the other party thereto; pending and contemplated litigation arising from or relating to said Agreement; the City's potential ratification, reaffirmation, modification, or other action with respect thereto; commercial and financial information received from the business prospect; the offer of financial and other incentives to the business prospect; the purchase, exchange, lease, conveyance, or value of real property in connection therewith; and all related matters.

E.2. Executive session under Texas Government Code § 551.071 (consultation with attorney concerning pending litigation, settlement offers, and matters as to which the duty of the City Attorney to the City under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with Chapter 551), regarding the pending litigation styled *City of Sulphur Springs v. Vistra Corp. and Luminant Generation Co.*, Cause No. CV45943, and *Jack Curtis v. City of Sulphur Springs, Texas, et al.*, Cause No. CV46082,; communications and advice protected by the attorney-client privilege and attorney work-product doctrine; and all related legal matters.

The regular meeting of the Sulphur Springs City Council will be held at 7:00 p.m. The following items will be discussed:

1. Reconvene in open session.
2. Pledge of Allegiance to the United States Flag, Texas Flag, and invocation.
3. Presentations, proclamations, and announcements.
 - a. Swearing in of Councilwoman Tiffany Gebel.
4. Discussion/Action on a motion to accept Harold Nash's resignation from Place 2 of the Sulphur Springs City Council.
5. Discussion/Action on a motion to appoint someone to fill the unexpired term of Sulphur Springs City Council Place 2.
6. Discussion/Action on Mayor and Mayor Pro Tem.
7. 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.
8. Discussion/Action on Consent Agenda.
9. Discussion/Action on Public hearing and second and final reading of Ordinance No. 2898 for a Zoning Ordinance Amendment regarding permitted zoning districts for "tattoo and body piercing parlors".

10. Discussion/Action on Public hearing and second and final Reading of Ordinance No. 2899 for a Zoning Ordinance Amendment for “mobile food units and mobile food vendor courts” to regulate the location and site development standards within certain areas or zoning districts consistent with state law.
11. Discussion/Action on Second Reading and final reading of Ordinance No. 2900 An Ordinance of the City Council of the City of Sulphur Springs, Texas, amending Ordinance No. 2885, the 2025-2026 Annual Budget Ordinance.
12. Discussion/Action on First Reading of Ordinance 2902 to amend the Subdivision Ordinance to update the approval procedure for minor plats and to designate administrative approval authority.
13. Discussion/Action on Resolution No. 1530 Granting an Easement to Oncor Electric Delivery Company, LLC at Thermo Property across Lot 1R-4 of the Thermo Addition.
14. Discussion/Action on Resolution No. 1531 authorizing a three-year agreement with Vertosoft, LLC for the purchase of OpenGov Financial software licensing through Texas DIR purchasing cooperative contract DIR-CPO-5327; authorizing the City Manager to execute appropriate agreements and provide for payment on the City’s behalf; and providing an effective date.
15. Discussion/Action on Resolution No. 1532 ratifying, reaffirming, modifying, or taking other related action regarding the previously approved Letter of Intent dated December 19, 2024, between the City and MSB Global Services concerning the proposed hyperscale data center development known as the “Matrix Project” on portions of the former Luminant/Thermo site, and all related issues.
16. Discussion/Action on Resolution No. 1533 ratifying, reaffirming, modifying, or taking other related action regarding the previously approved Chapter 380 Economic Development Agreement with SSDC1, LLC concerning approximately 1,677 acres of the former Luminant/Thermo site, and all related issues.
17. Discussion/Action on Resolution No. 1534 ratifying, reaffirming, modifying, or taking other related action regarding the previously approved Chapter 380 Economic Development Agreement with SSDC1, LLC concerning approximately 72 acres of the former Luminant/Thermo site, and all related issues.
18. Discussion/Action on Preliminary Plat Case PPL#260501 being a request by QT South, LLC for approval of a Preliminary Plat on a 1.923-acre tract of land into one commercial lot, generally located on the north side of I-30/Industrial Dr. E. and east side of S. Broadway.
19. Discussion/Action on award of Construction Administration (CA) services with BRW Architects for the City Hall expansion project.

20. Discussion/Action on award of a construction contract between the City of Sulphur Springs and SCI Construction, Ltd. For the City Hall Phase 2 expansion.
21. Discussion/Action on contract with RBC Construction utilizing The Interlocal Purchasing System (TIPS) for TPWD Grant #48-01277 Buford Park Field Project.
22. Discussion/Action on executive session item, if any.
23. Visitors and Public Forum.
24. Adjourn.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the website and 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 3 working days preceding the scheduled time of said meeting.


Natalie Burling, City Secretary
May 27, 2026

Consent Agenda

Consider for approval the City Council Regular meeting minutes of 05/05/2026; the City Council Special Retreat Meeting Minutes of 05/12/2026; the Planning and Zoning Meeting Minutes of 04/20/2026; and the Economic Development Corporation Meeting Minutes of 04/13/2026.

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, during Visitors and Public Forum, anyone may address the Council, but Council will not take official action.

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).