

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

JANUARY 5, 2021

7:00 p.m.

Mayor John A. Sellers called the regular meeting of the Sulphur Springs City Council to order at 7:00 p.m. The following council members and staff were present:

Public link: <https://www.youtube.com/channel/UC8CxjG8pt3Cn8DDMgg0xr8g>

Present: Mayor John A. Sellers
Mayor Pro Tem Freddie Taylor
Councilman Doug Moore
Councilman Harold Nash Sr.
Councilman Oscar Aguilar
Councilman Gary Spraggins
Councilman Jay W. Julian

Absent: None

Staff: Marc Maxwell, City Manager
Gale Roberts, City Secretary
Jim McLeroy, City Attorney
Lesa Smith, Finance Director
Tory Niewiadomski, Community Development Director
Roger Feagley, Executive Director/Economic Development

CALL TO ORDER

Mayor John A. Sellers called the regular meeting of the Sulphur Springs City Council to order at 7:00 p.m.

PLEDGE AND INVOCATION

Mayor Sellers led in the pledge of allegiance to the United States Flag and the Pledge to the Texas Flag, and the invocation was led by Councilman Nash.

PRESENTATIONS, PROCLAMATIONS, AND ANNOUNCEMENTS

WHEREAS, all children in the City of Sulphur Springs should have access to the highest quality education possible; and

WHEREAS, the City of Sulphur Springs recognizes the important role that an effective education plays in preparing all students in the City of Sulphur Springs to be successful adults; and

WHEREAS, quality education is critically important to the economic vitality of the City of Sulphur Springs; and

WHEREAS, the City of Sulphur Springs is home to a multitude of high-quality public and nonpublic schools from which parents can choose for their children, in addition to families who educate their children in the home; and

WHEREAS, educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and

WHEREAS, the City of Sulphur Springs has many high-quality teaching professionals in all types of school settings who are committed to educating our children; and

WHEREAS, School Choice Week is celebrated across the country by millions of students, parents, educators, schools, and organizations to raise awareness of the need for effective educational options.

NOW, THEREFORE I, JOHN A. SELLERS, by virtue of the authority vested in me as Mayor, and on behalf of the City Council of the City of Sulphur Springs, Texas, do hereby proclaim the week of January 24 – January 30, 2021 as

“SCHOOL CHOICE WEEK”

in the City of Sulphur Springs and urge all citizens to join with me in recognizing this observance.

MANAGER’S REPORT

COVID-19 RESPONSE – The number of active cases in Hopkins County decreased 11% since our last meeting with a total of 150 active cases as of January 04, 2021. The state has tested a total of 7,197 people at the Hopkins County testing site since this whole thing began. We have had 2,095 cumulative recoveries and 70 cumulative fatalities (40% increase from last month) in Hopkins County. The hospital has 30 patients in the COVID-19 unit as of today which is up 30% from last month.

As a part of the City's response to Covid-19 the City suspended the practice of cutting off water service for non-payment. Some of the balances are growing quite high. The total arrearage is \$152,037.68 with 584 accounts (8.71% of all accounts) in arrears. We now have a vaccine available on a limited basis. As it begins to become more widely available, we will have to decide how to bring the delinquent accounts up to a current status. I will likely propose requiring residents to pay their current bill along with 1/6th or 1/12th of their arrearage to avoid being cut off. In this way their accounts would be brought current in either 6 months or 12 months.

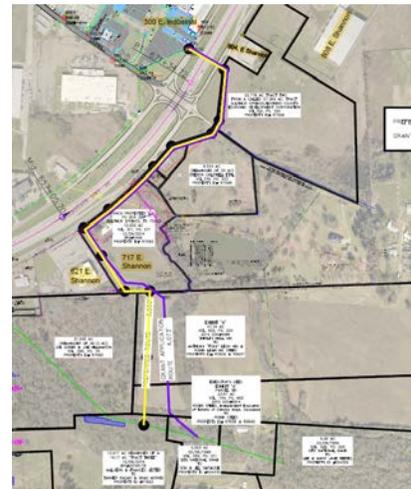
GRAYS BUILDING –The steel work is completed, and wooden framing has begun. You can now walk through the building and get a real sense of what it is going to look like.

SENIOR CITIZENS BUILDING – Construction drawings are still being prepared by REES Associates. We have hired Tandem Consulting to oversee the construction just like the Grays Building.

MCCANN STREET –Texana Land and Asphalt paved McCann Street in December. This project is now complete.

WOODLAWN STREET –The Capital Construction Division has completed the sewer main and the water main. They are now replacing portions of curb and gutter. Texana Land and Asphalt will then cement-stabilize the road base and pave the street with asphalt.

SAPUTO SEWER MAIN – This is the next capital improvement project. This \$750,000 sewer project is funded entirely by a grant from the Texas Department of Agriculture. The new main will supplement an older undersized main. The path of the new main begins at Saputo and continues under the interstate. It then continues South for 3,500 feet before connecting to an existing trunk line. The new main has a 15-inch inch diameter. This grant is made possible because of a \$50 million plant upgrade at Saputo and their cooperation with the Texas Department of Agriculture. Without their cooperation this project would not have been possible.



COLLEGE STREET – This will be the next project after the Saputo Sewer Line Project.

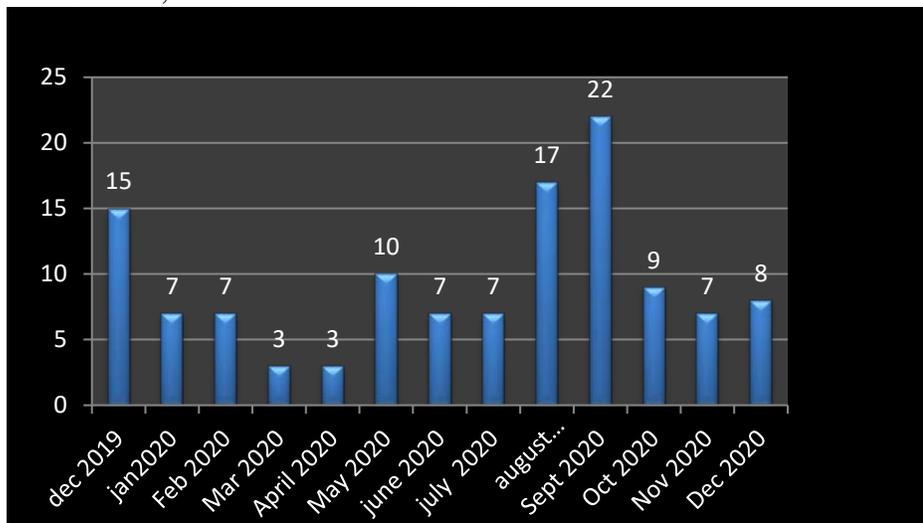
CLAIMS – We did not have any workers compensation claims in December. We did have one liability claim for a sewer back up. We have submitted the claim to the TML risk pool. We recently began paying an extra premium for supplemental sewage backup coverage, so I expect this claim to be paid.

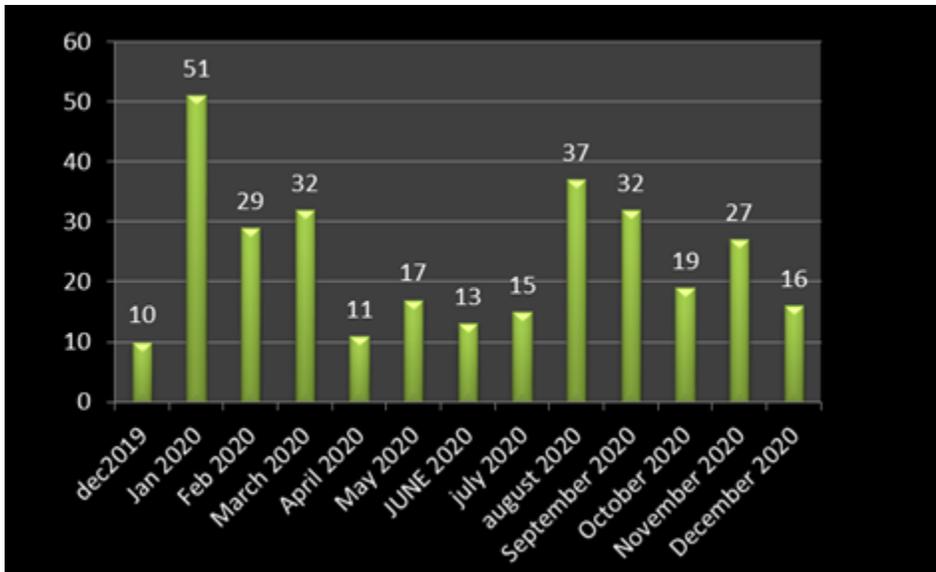
REVENUES AND EXPENDITURES – Finance Director Lesa Smith will present a report of revenues and expenditures.

Elsewhere around the city, employees:

- Made 12 extensive street repairs following utility repairs.
- Repaired 726 Potholes at various locations.
- Replaced 3 stop signs and 3 street signs.
- Hauled off concrete from buildings that were removed at the Airport.
- Put out barricades for a power pole that had been knocked down on Texas St.
- Put out barricades in flood areas for storms.
- Finished hauling street sweeper material to the Republic/Malloy Landfill.
- Installed curbs on Davis Street, in place of the approach for the old Ashcroft St, as well as a driveway next to it.
- Cleaned out storm drains 4 times.
- Repaired and replaced sidewalks at various locations around Coleman Park.
- Began installing new sidewalks at 2 locations at the Airport.
- Replaced 2 sections of the Cross-Town Trail to comply with the Americans With Disabilities Act.
- Responded to 277 fire/rescue calls including 4 structure fires, 3 vehicle fires and 10 grass fires.
- Performed 5 fire inspections and reviewed 78 pre-fire plans.
- Performed preventative maintenance on 78 fire hydrants.
- Responded to 183 animal control calls.
- Achieved a 72% adoption rate at the animal shelter.
- Made 2 felony arrests in the Special Crimes Unit.
- Seized 4 pounds of marijuana and over \$15,000.
- Responded to 33 accidents, wrote 493 citations, recorded 56 offenses, made 36 arrests, and responded to 2,125 calls for police service.
- Conducted 30 building inspections, 7 electrical inspections, 5 plumbing inspections, 6 mechanical inspections, and issued 19 building permits.
- Installed retrofit LED in Coleman Water Tower office.
- Installed retrofit LED in soccer field concession, bathrooms and storage facility building.
- Maintenance on Christmas lights on several streetlights and buildings.
- Installed new flow meter at the wastewater treatment plant.

- Installed fire extinguishers at the airport, hanger #27.
- Began installation on electrical service and powers for newly refurbished hanger at the airport.
- Installed light at the police department under awning in the back lot.
- Replaced lights at animal shelter dog kennels with LED.
- Replaced water valve and flush valve in women’s restroom at the Library.
- Maintenance work in restroom at Imagination Mountain.
- Maintenance work on locks for the Parks and Recreation Department.
- Maintenance work on central heat at the wastewater plant.
- Delivered door frames to Grays Building.
- Maintenance work on pad locks at the service center.
- Routine inspection and checks on central heat and air units at city hall.
- Meeting with East Texas Compost regarding compost operations on needed structural repairs to composting facility.
- Completed 4th quarter Bio-Monitoring DMR.
- Replaced Chlorinator auto switch over on one-ton cylinder.
- Ordered and installed flush valve on final clarifier #2.
- Changed bearings in Bar-Screen “B”.
- Assisted GraCon installing flow meter on north aeration train #1.
- Ordered replacement pump for effluent sampler.
- Completed recall work on service vehicles 70-951, 70-958, and 70-970.
- Treated wastewater to a daily average total suspended solids count of .56 mg/L
- Repaired 8 water main ruptures and replaced 13 water meters.
- Unstopped 14 sewer mains and repaired 2 sewer mains.
- Washed 70,000 feet of sewer mains.





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- Collected three sets of bacteriological samples in the distribution system.
- Collected TOC samples delivered to AEL in Tyler and received results.
- Collected distribution chlorite samples, shipped to lab, and received results.
- Flushed 36 dead end water mains.
- Representative from Imaging Atoms performed Annual Cathodic Protection Inspection.
- Pumped 2,847 gallons of AvGas.
- Pumped 6,767 gallons of JetA.
- Normal call-out procedures apply for after-hours at the airport.
- Checked out 2,537 items from the library and 719 eBooks.

DISCUSSION/ACTION ON THE CONSENT AGENDA

Consider for approval the regular City Council meeting minutes of December 1, 2020 and the City Council Special meeting minutes of December 17, 2020. There was no one to speak to the issue. Councilman Moore made a motion to approve the minutes as presented. Mayor Pro Tem Taylor seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1217 APPROVING A 380 AGREEMENT FOR PROPERTY LOCATED AT 306 SOUTH MOORE

Community Development Director Niewiadomski presented the staff report. The City of Sulphur Springs considers the use of economic development incentives to promote new development and redevelopment where it can be demonstrated that an increase in tax revenue can be reasonably expected and the overall quality of life of the people who live or work in the City can be improved. The City’s policy is to promote projects that can do any one of the following: improve the City’s infrastructure, increase ad valorem or sales

tax revenue, ensure high quality, well planned developments, and job creation. It appears that the merits of this request meet a number of goals listed in the 380 policy as it is expected to increase ad valorem tax revenue and will provide momentum in revitalization efforts by improving the quality of life in the area. There was a brief discussion. No calls were received. Councilman Moore moved to approve the resolution as presented. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1218 APPROVING A 380 AGREEMENT FOR PROPERTY LOCATED AT 222 CRAIG STREET

Community Development Director Niewiadomski presented the staff report. The City of Sulphur Springs considers the use of economic development incentives to promote new development and redevelopment where it can be demonstrated that an increase in tax revenue can be reasonably expected and the overall quality of life of the people who live or work in the City can be improved. The City's policy is to promote projects that can do any one of the following: improve the City's infrastructure, increase ad valorem or sales tax revenue, ensure high quality, well planned developments, and job creation. It appears that the merits of this request meet a number of goals listed in the 380 policy as it is expected to increase ad valorem tax revenue and will provide momentum in revitalization efforts by improving the quality of life in the area. There was a brief discussion. No calls were received. Mayor Pro Tem Taylor moved to approve the resolution as presented. Councilman Julian seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1219 APPROVING A 380 AGREEMENT FOR PROPERTY LOCATED AT 832 ALABAMA STREET

Community Development Director Niewiadomski presented the staff report. The City of Sulphur Springs considers the use of economic development incentives to promote new development and redevelopment where it can be demonstrated that an increase in tax revenue can be reasonably expected and the overall quality of life of the people who live or work in the City can be improved. The City's policy is to promote projects that can do any one of the following: improve the City's infrastructure, increase ad valorem or sales tax revenue, ensure high quality, well planned developments, and job creation. It appears that the merits of this request meet a number of goals listed in the 380 policy as it is expected to increase ad valorem tax revenue and will provide momentum in revitalization efforts by improving the quality of life in the area. There was a brief discussion. No calls were received. Councilman Julian moved to approve the resolution as presented. Councilman Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A COMMUNITY FACILITIES CONTRACT (CFC) WITH JOE ARDIS FOR PROPERTY LOCATED AT THE CORNER OF COLLEGE AND LUNDY

Community Development Director Niewiadomski presented the staff report. In order to implement the project, public water and a utility easement will need to be extended further into the site to serve the development and requires a Community Facilities Contract. It will require submittal and approval of the engineering plans for public water and sewer improvements including easements. Once the plans are approved a bond or irrevocable letter of credit for the cost of the public improvements is needed along with an inspection fee of 1.75% of those costs. The approved engineering plans, letter of credit or bond, will become part of the contract. Once the CFC is fully executed, the building permit process can continue. There was a general discussion. No calls were received. There was no one else to speak to the issue. Councilman Moore moved to approve the contract. Councilman Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON APPROVAL OF A PLAT REQUEST BY KENNETH DORITY FOR PROPERTY LOCATED AT THE CORNER OF FISHER AND SPENCE STREETS

Community Development Director Niewiadomski presented the staff report. The applicant is proposing to subdivide the property into 35 lots for a residential duplex development. In October of 2020, the property was rezoned from Heavy Commercial to Single Family Attached Zoning which permits duplexes as an approved use of the property. The lot dimensions satisfy the minimum zoning requirements. The applicant has provided a reduced setback per this plat at the corner of Fisher and Spence for Lot 1. The Planning Commission can approve a setback of 10' via plat which is what is being proposed by this plat request for that lot only. All other lots meet the standard 25-foot setback requirement. There will be a new public street (Twin Oaks Street) that is proposed with a 24' street width with laydown curb and standard 50 feet of right-of-way running through the development connecting between Fisher Street and Village Drive. There will be dedication of new public water (4" and 6") and sewer main (8" and 12") to serve the development within 25' wide easements where they are not located within the road right-of-way. There will be surface drainage that runs between lots within easement areas that are directed to a detention pond to accommodate run-off for the project. Staff recommends approval of the plat and to authorize the City Manager to execute a Community Facilities Contract with the following conditions:

1. The applicant revises the plat to include drainage easements for lots 12-25 and 27-35.
2. The applicant revises the plat to add maintenance responsibility for the detention pond area to Lot 35.

3. The applicant revises the plat to increase the front building setback line from 25' to 32' feet for lots 12-35 to accommodate off-street parking.
4. Twin Oaks Street prohibits on-street parking due to the decreased street width.

There was a general discussion. No calls were received. There was no one else to speak to the issue. Mayor Pro Tem Taylor moved to approve the plat and a community facilities contract provided the revisions recommended by the Planning and Zoning Commission are completed. Councilman Nash seconded and the vote was unanimous.

The motion carried.

VISITORS AND PUBLIC FORUM

Mayor Sellers welcomed Councilman Jay W. Julian to the City Council stating we now have all seven places filled and active. He is hopeful we can meet in person in 2021. Mayor Sellers also reminded everyone to be careful and mindful about COVID-19 -19.

Councilman Aguilar stated he had received the shot but suffered a little setback.

Councilman Julian stated he was looking forward to serving on the City Council.

ADJOURN

With all business complete the meeting was adjourned at 7:52 p.m.