

**REGULAR MEETING OF THE
CITY COUNCIL**

MARCH 3, 2015

7:00 p.m.

Mayor Freddie Taylor called the regular meeting of the Sulphur Springs City Council to order at 7:02 p.m. The following council members and staff were present:

Mayor Freddie Taylor
Mayor Pro Tem Kayla Price
Councilman Craig Johnson
Councilman Clay Walker
Councilman Oscar Aguilar
Councilwoman Emily Glass
Councilman John Sellers

Absent: None

Staff: Marc Maxwell, City Manager
Gale Roberts, City Secretary
Jim McLeroy, City Attorney
Shane Shepard, Community Development Director
Gordon Frazier, Director Human Resources
Jason Ricketson, Sulphur Springs Police Captain
Joey Baker, Airport/Tourism Director
Russ Nuss, Public Works Director

PLEDGE AND INVOCATION

Mayor Taylor led in the pledge of allegiance to the United States Flag and the Pledge to the Texas Flag as well as the invocation.

PRESENTATIONS, ANNOUNCEMENTS AND PROCLAMATIONS

Councilman Sellers reminded everyone to attend the Rotary Spelling Bee being held the evening of March 5, 2015.

Mayor Pro Tem Price told about the upcoming presentation for the children on March 13th by the Sulphur Springs Symphony League at the Hopkins County Civic Center.

Mayor Taylor read the proclamation declaring March as Texas History Month in the City

of Sulphur Springs, Texas.

CITY OF SULPHUR SPRINGS, TEXAS

PROCLAMATION

WHEREAS, it is imperative that the citizens of the great State of Texas make every effort to preserve, protect, and promote the diversified and cultural history of our state; and

WHEREAS, Monday, March 2, 2015, the State of Texas will celebrate its 179th year since the signing of the Texas Declaration of Independence creating the Republic of Texas; and

WHEREAS, in February 1845 the Republic of Texas approved a resolution to enter the Union and part of that resolution, which came to be known as the Constitution of 1845, stated that Texas would retain its right to divide into four states in addition to the original Texas. The Republic of Texas existed for nine years before joining the Union as the 28th state on December 29, 1845; and

WHEREAS, the Texas Legislature purchased the land and buildings of the Alamo complex in the early part of the 20th century and designated the Alamo chapel as an official Texas State Shrine. Alamo Day is celebrated on March 6th of each year; and

WHEREAS, Texas is known as the Lone Star State and the flag displays a single five-point white star on a field of blue with an upper white horizontal stripe and a lower red horizontal stripe; and

WHEREAS, in 1826 the Texas Rangers, a unique group of lawmen used to track down outlaws, settle feuds, and reconcile land disputes, were established by Stephen F. Austin. In 1935, the Texas Rangers became a branch of the Texas Department of Public Safety and today the organization still works for law and order in the state; and

WHEREAS, Texas is the only state that was a Republic before joining the Union, the second largest state in land mass, and the second largest in population. It occupies about seven percent of the total land and water areas of the United States.

NOW, THEREFORE, I, Freddie Taylor, Mayor of the City of Sulphur Springs, Texas, do hereby proclaim the month of March 2015 as

“TEXAS HISTORY MONTH”

and urge all citizens to observe this month with appropriate ceremonies and activities.

It is so proclaimed this the 3rd day of March 2015.

Freddie Taylor, Mayor

MANAGER'S REPORT

STREETS, WATER AND SEWER - The Lamar Street reconstruction project is nearing completion. The water mains and sewer mains have been replaced. Curb and gutter sections are being replaced as needed. Cement stabilization of the base will occur next followed by a new asphalt surface. If Mother Nature cooperates, we will be finished before the next city council meeting. This ½ mile project will replace water main, sewer main and street at a cost of \$766,700.

On-deck is a water main replacement project on FM 2285. This project will replace 2.5 miles of undersized and dilapidated water main at a cost of \$862,800. The project will begin at S.H. 19 and extend past the lake Sulphur Springs dam. The existing water main generates more repairs than any other water main in the City.

We will also continue the Rockdale Road Reconstruction project in the next couple of months. You may recall that in the past five years we have replaced two out of four segments of Rockdale Road (on the north side of the interstate). This project will reconstruct another 1,000 feet of Rockdale Road and will include a new water line. One more project will remain to complete Rockdale Road. Staff is currently evaluating the possibility of going ahead and completing this final section as well. This project has a budget of 278,800.

CLAIMS – We had 5 workers' compensation claims in February. Two were serious enough to result in lost time. One was for a severely lacerated finger, and the other was for a back strain.

We also had one liability claim for a sewer overflow. In this case the overflow was caused by an obstruction in the property owner's own sewer lateral line and not in the sewer main. The problem was compounded by a toilet flapper valve stuck in the open position. I expect TML to deny the claim.

HOME PROGRAM: It has been awhile, but another applicant was approved for a new home under the HOME program. SHE will be required to move out of her existing home for a while so that her home can be demolished and a new one can be built in its place.

CITY BUSINESS OFFICE – Reconstruction is in full swing at the old city hall. The interior walls have been framed up and plumbers, electricians and HVAC mechanics are all plying their crafts.

WASTEWATER TREATMENT PLANT - Total suspended solids (TSS) came in at 3.17 mg/L for February which is well within our permitted limit of 15 mg/L.

REVENUES AND EXPENDITURES – Finance Director, Peter Karstens will present the year-to-date summary of revenues and expenditures.

Elsewhere around the city, employees:

- Transported our large emergency generator to the Cooper Lake pump station and ran the raw water pumps for 4 hours on emergency power while Oncor performed maintenance on their substation.
- Installed a new phosphate chemical feed system at the water treatment plant.
- Flushed 35 dead end water mains.
- Repaired 9 water main ruptures.
- Replaced 14 water meters.
- Unstopped 25 sewer mains and repaired 12 sewer mains.
- Responded to 100 fire/rescue calls including 2 structure fires.
- Performed preventative maintenance on 72 fire hydrants.
- Moved a metal building from Connally/T.J Alley to the maintenance yard at Coleman Park.
- Installed Cameras at Kids Kingdom.
- Replaced chlorine pump at wastewater treatment plant.
- Performed preventative maintenance on several items at wastewater treatment plant including weirs, pumps, lift station and bar screens.
- Sold 820 gallons of AvGas and 5,005 gallons of JetA fuel.
- Processed 637 cases through municipal court.
- Responded to 30 accidents, made 79 arrests, wrote 603 traffic citations and recorded 60 offenses.
- Responded to 212 animal control calls and achieved an adoption rate of 76%.
- Made 10 felony arrests in the special crimes unit.
- Checked out 2,175 materials from the library.
- Conducted 17 health inspections and initiated 89 code violation inspections.
- Conducted 17 building inspections, 9 electrical inspections, 11 plumbing inspections and issued 19 building permits.
- Patched 39 potholes.
- Performed 23 major street repairs following utility repairs.
- Swept 81 streets.
- Built retaining walls in the ditch alongside Veterans Drive.

DISCUSSION/ACTION ON THE CONSENT AGENDA

Consider for approval the regular City Council meeting minutes of February 3, 2015, the Downtown Revitalization Board meeting minutes of February 10, 2015, and the Economic Development Corporation meeting minutes of January 26, 2015. There was no one to speak to the issue. Councilman Sellers moved to approve the consent agenda as presented. Mayor Pro Tem Price seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON REMOVING ORDINANCE NO. 2650 FROM THE TABLE

This item was removed from the agenda.

DISCUSSION/ACTION ON PUBLIC HEARING FOR SECOND AND FINAL READING OF ORDINANCE NO. 2650 AMENDING THE CITY OF SULPHUR SPRINGS ZONING ORDINANCE NO. 2050 BY REPLACING IN ITS ENTIRETY SECTION 4.101 ENTITLED SIGNS AND IDENTIFICATION REGULATIONS, AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH

This item was removed from the agenda.

DISCUSSION/ACTION ON PUBLIC HEARING FOR SECOND AND FINAL READING OF ORDINANCE NO. 2661AMENDING THE SULPHUR SPRINGS ZONING ORDINANCE NO. 2050 REGARDING OFF PREMISE SIGNAGE

This item was removed from the agenda.

DISCUSSION/ACTION ON PUBLIC HEARING, AS REQUIRED BY CHAPTER 312 OF THE TEXAS TAX CODE, AND FOR THE SECOND AND FINAL READING OF ORDINANCE 2662 ESTABLISHING A REINVESTMENT ZONE FOR CMH MANUFACTURING

Mayor Taylor opened the public hearing. There was no one to speak to the issue. Mayor Taylor closed the public hearing.

Sulphur Springs/Hopkins County Economic Development Corporation Executive Director Roger Feagley presented the staff report. There was no one else to speak to the issue. Councilman Sellers moved to adopt the ordinance as presented on the second and final reading. Councilwoman Glass seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON PUBLIC HEARING, AS REQUIRED BY CHAPTER 312 OF THE TEXAS TAX CODE AND FOR THE SECOND AND FINAL READING OF ORDINANCE NO. 2663 ESTABLISHING A REINVESTMENT ZONE FOR OCEAN SPRAY

Mayor Taylor opened the public hearing. There was no one to speak to the issue. Mayor Taylor closed the public hearing.

Sulphur Springs/Hopkins County Economic Development Corporation Executive Director Roger Feagley presented the staff report. There was no one else to speak to the

issue. Councilman Sellers moved to adopt the ordinance as presented on the second and final reading. Councilwoman Glass seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1081 APPROVING A TAX ABATEMENT AGREEMENT WITH CMH MANUFACTURING

Executive Director of the Sulphur Springs/Hopkins County Economic Development Corporation presented the staff report. There was a brief discussion. There was no one else to speak to the issue. Councilman Johnson moved to approve the resolution as presented. Mayor Pro Tem Price seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1082 APPROVING A TAX ABATEMENT AGREEMENT WITH OCEAN SPRAY CRANBERRIES

Executive Director of the Sulphur Springs/Hopkins County Economic Development Corporation presented the staff report. There was a brief discussion. There was no one else to speak to the issue. Councilman Johnson moved to approve the resolution as presented. Mayor Pro Tem Price seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1079 APPROVING THE APPLICATION FOR A 2016 CRIMINAL JUSTICE GRANT

Police Captain Jason Ricketson presented the staff report. There was a brief discussion. There was no one else to speak to the issue. Councilman Johnson moved to approve the resolution as presented. Mayor Pro Tem Price seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1080 APPROVING THE LOCATION OF CELEBRATION FIELD – THE HOME OF BRIGHT STAR BASEBALL PROVIDED FUNDS ARE RAISED WITHIN THREE YEARS

Mayor Pro Tem Price explained that we needed to make this commitment for the fund raising efforts of the committee. There was a brief discussion. There was no one else to speak to the issue. Mayor Pro Tem Price moved to approve the resolution as presented. Councilman Johnson seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACT FOR THE HOME GRANT PROGRAM

Charles Edwards of Resource Management and Consulting Company presented the staff report. There were two bids received and the low bid was submitted by Whitaker Homes Construction (which included alternates). There was no one else to speak to the issue. Councilman Sellers moved to accept the bids and award the contract to Whitaker Homes Construction. Mayor Pro tem Price seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACT FOR THE PEERLESS HIGHWAY WATER LINE PROJECT

Director of Public Works Russ Nuss presented the staff report. There were two bids received and the low bid was submitted by RBIS, LLC. There was a brief discussion about the project. There was no one else to speak to the issue. Councilman Aguilar moved to accept the bids and award the contract to RBIS, LLC. Councilwoman Glass seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACT FOR THE BROADWAY SEWER LINE PROJECT

Director of Public Works Russ Nuss presented the staff report. The recommendation was to reject any and all bids as the project is not imminent. The one bid we received was well over the budget estimate for this project. There was a brief discussion about the project. There was no one else to speak to the issue. Councilman Johnson moved to reject the bid(s) and not award the contract. Mayor Pro Tem Price seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACT FOR THE MOBILE STAGE

City Manager Maxwell presented the staff report. Comments were also made by Airport and Tourism Director Joey Baker and Finance Director Karstens. There were two bids received but only StageLine met the minimal standards though they were not the lowest bid submitted. There was a brief discussion about the project. There was no one else to speak to the issue. Councilman Sellers moved to accept the bids and award the contract to StageLine. Councilwoman Glass seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2664 AUTHORIZING THE ISSUANCE ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF SULPHUR SPRINGS, TEXAS GENERAL OBLIGATION REFUNDING BOND, SERIES 2015, TO PROVIDE FUNDS FOR THE PURPOSE OF REFUNDING OUTSTANDING OBLIGATIONS OF THE CITY ISSUED FOR VARIOUS PUBLIC IMPROVEMENTS AND FOR PAYING COSTS OF ISSUANCE OF THE BONDS; BEARING INTEREST AT THE RATES HEREINAFTER SET FORTH; PRESCRIBING THE FORM OF BOND; LEVYING AD VALOREM TAXES FOR THE PAYMENT OF PRINCIPAL AND INTEREST ON THE BOND; MAKING CERTAIN OTHER COVENANTS OF THE CITY IN REFERENCE TO THE BOND AND THE FUNDS FROM WHICH SAID BOND IS TO BE PAID; AUTHORIZING EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND AGREEMENTS FOR MUNICIPAL ADVISORY AND BOND COUNSEL SERVICES; AWARDED SALE OF SAID BOND; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING THERETO

Mark McLiney of Samco Capital Markets Inc. presented the staff report. Finance Director Karstens was available to answer any questions. This ordinance authorizes the sale of new bonds to replace (refund) the 2005 bond issue. The interest rate of the Certificates of Obligation ranges between 3.7% and 4.0%. The total amount to be refunded would be \$1,110,000. At the time those were great rates but not so much now. If we get 1.7% interest we will save \$44,000 over the next five years in lower payments. There was a brief discussion. There was no one else to speak to the issue. Councilman Johnson moved to approve the ordinance on the first reading. Councilman Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSSION ONLY ON POLICY STANDARDS AND ENFORCEMENT PROCEDURES FOR SUBSTANDARD HOUSING

There were several points made during this discussion. City Attorney McLeroy stated the adoption of the 2012 International Property Maintenance Code was one of the best things the city has done. He also told about a recent event that had occurred due to the enforcement of the 2012 IPMC. There are several locations in the system, which is a process, due to the enforcement of the ordinance adopting the 2012 IPMC. Mayor Pro Tem Price thanked staff, particularly Shane, Jim, and Russ for all their hard work. Councilman Walker also acknowledged the Economic Development Corporation – Roger, Glenda, and Mitzi – for all their hard work and accomplishments. Though no action was taken everyone seemed pleased there is a code in place to take care of unsightly locations.

DISCUSSION ONLY ON POLICY STANDARDS AND ENFORCEMENT PROCEDURES FOR SUBSTANDARD HOUSING

There were several points made during this discussion. Councilman Johnson stated there are some areas where zoning includes sidewalks and suggested a policy should be in place to include sidewalks in new development. Sidewalks are great for children and there are not many bicycle lanes. It was also suggested that utilities in new developments be placed underground. Overhead wiring is unsightly and takes away from the ambience we are trying to achieve for Sulphur Springs. There were many good ideas for the future even though no action was taken.

VISITORS/PUBLIC FORUM

Councilman Johnson asked City Attorney McLeroy about state sales tax increase. Finance Director Karstens thinks it is completely false. City manager Maxwell asked City Attorney McLeroy to look into the issue.

ADJOURN

With all business complete the meeting was adjourned at 8:20 p.m.