

**CITY OF SULPHUR SPRINGS, TEXAS  
SPECIAL MEETING OF THE  
CITY COUNCIL  
NOVEMBER 12,  
2021  
11:35 A.M.**

Mayor Sellers called the special meeting of the Sulphur Springs City Council to order at 11:35 a.m. Councilman Moore moved to adjourn into executive session. Councilman Julian seconded and the vote was unanimous. An executive session was held at 11:35 a.m. in accordance with Texas Government Code, Title 5, Chapter 551, Section 551.087, Economic Development, Project Superman.

The following council members and staff were present:

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

Absent:                   None

Marc Maxwell, City Manager  
Gale Roberts, City Secretary  
Natalie Darrow, Executive Administrative Assistant  
Lesa Smith, Asst. City Manager/Finance Director  
Tory Niewiadomski, Asst. City Manager/ Community  
Development Director  
Jim McLeroy, City Attorney  
Roger Feagley, Executive Director of EDC  
Nate Smith, Attorney Smith & Smith

**RECONVENE**

Mayor Sellers reconvened the special meeting to order at 12:12 p.m.

**PLEDGE AND INVOCATION**

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

**DISCUSSION/ACTION ON RESOLUTION NO. 1272 AMENDING THE CONTRACT WITH REES (RESOLUTION NO. 1195) FOR EXPANSION OF BASE SERVICES TO THE CONTRACT FOR THE SULPHUR SPRINGS SENIOR CITIZENS ACTIVITY CENTER PROJECT**

Assistant City Manager/Finance Director Lesa Smith and Assistant City Manager/Community Development Director Tory Niewiasdomski presented the staff report. On July 13, 2020 the City entered into a contract with REES Associates for the design of a new Senior Citizen Activity Center. Since that time, staff has been working with the architectural firm on the complete construction set and drawings. Those plans are almost complete with some minor clean up being done. With a budget of \$1,500,000 for the new center, the center was designed at 8,961 square feet with the south end of the building being designed in a way that could open up for a possible future addition/expansion if necessary or when funds were available. Last month the City was notified of a grant opportunity through the Texas Department of Housing and Community Affairs. This grant can be used to construct a senior activity center and 40% of the score places emphasis on shovel ready projects. The minimum amount that can be requested is \$500,000 and the maximum is \$5,000,000. In an effort to maximize the funds we have available for the project, City staff would like to apply for the grant based on a fully expanded building. The additional 2,140 sq. ft. expansion would need to be designed prior to the grant submission deadline in January. REES has proposed a cost of \$45,700 for the design of the expansion. The 2,140 sq. ft. expansion would make the large event space more accommodating to annual events in which the Senior Center currently coordinates. It would also provide opportunities for more meeting space, activity space and storage. There was a lengthy discussion. There was no one else to speak to the issue. Councilman Julian moved to approve the resolution as presented. Councilman Spraggins seconded and the vote was unanimous.

**Motion carried.**

**DISCUSSION/ACTION, IF ANY, ON EXECUTIVE SESSION ITEM**

None.

**ADJOURN**

With no further business to address the meeting was adjourned by Mayor Sellers at 12:20 p.m.