

CITY OF SULPHUR SPRINGS, TEXAS

**REGULAR MEETING OF THE
CITY COUNCIL**

JANUARY 5, 2016

7:00 p.m.

Mayor Kayla Price called the regular meeting of the Sulphur Springs City Council to order at 6:02 p.m. Councilman Sellers moved to adjourn to executive session in accordance with Texas Government Code 551.074, personnel matters specifically relating to the Zoning Board of Adjustment. Mayor Pro Tem Glass seconded the motion. There was no one present to speak to the issue. The vote was unanimous. The following council members and staff were present:

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

Absent: None

Staff: Marc Maxwell, City Manager
Gale Roberts, City Secretary
Jim McLeroy, City Attorney
Peter Karstens, Finance Director – 7P
Shane Shepard, Director Community Development – 7P
Joey Baker, Airport & Tourism Director – 7P
Russ Nuss, Public Works Director – 7P
Seth McDaniel, Sulphur Springs Police Department – 7P

**MAYOR PRICE RECONVENED THE CITY COUNCIL MEETING INTO OPEN
SESSION AT 7PM**

PLEDGE AND INVOCATION

Mayor Price led in the pledge of allegiance to the United States Flag and the Pledge to the Texas Flag. City Attorney McLeroy led in the invocation

PRESENTATIONS, ANNOUNCEMENTS AND PROCLAMATIONS

None.

MANAGER'S REPORT

STREETS, WATER AND SEWER - The Rockdale Road reconstruction project is underway. Westbrook Concrete Contractors is forming and pouring the concrete street one segment at a time. Approximately 65% of the concrete is in place. Water utilities have been replaced. This project will finish Rockdale Road on the north side of Interstate 30.

Plano Street is underway. This \$268,000 project is a complete reconstruction of Plano Street from Texas Street westward to the cul-de-sac. It includes new water main, new sewer main and a new street. The sewer main and water main have been replaced. The Capital Construction Division is now replacing a few sections of curb and gutter before the street can be cement-stabilized and repaved.

Bill Bradford Road is next. The sewer pipe is on order. The water pipe is on the agenda for approval later tonight. Work will begin at the end of the month. At an estimated cost of \$1.4 million, this is a major project. It will include a new water main, a new sewer main, drainage improvements and a new asphalt street.

CLAIMS – We have three workers' compensation claims in December, two for electrical shock and one for a strained knee. All three were treated and released to duty without lost time.

We did not have any liability claims in December.

POLICE DEPARTMENT REMODEL – The project is nearing completion. Painters are onsite now.

WASTEWATER TREATMENT PLANT - Total suspended solids (TSS) came in at 5.20 mg/L, well within the limit of 15 mg/L.

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

Elsewhere around the city, employees:

- Installed a new weather siren at the police department.
- Repaired the fountain at the airport.
- Installed a payment kiosk at the water office.

- Repaired crosswalk lights at the post office.
- Performed preventative maintenance and repairs at the wastewater treatment plant and water treatment plant.
- Checked out 3,382 items from the library.
- Sold 1,205 gallons of AvGas and 4,020 gallons of JetA fuel.
- Fixed broken equipment at Kids Kingdom.
- Started removing underbrush at Coleman Park.
- Responded to 125 fire/rescue calls including 2 structure fires.
- Performed preventative maintenance on 83 fire hydrants.
- Repaired 5 water main ruptures and replaced 12 water meters.
- Unstopped 40 sewer mains and repaired 8 sewer mains.
- Washed 68,000 feet of sewer mains.
- Flushed 36 dead-end water mains.
- Opened Lake Sulphur Springs flood gates twice.
- Responded to 57 accidents, made 57 arrests, recorded 66 accidents and wrote 441 traffic citations.
- Made 9 felony arrests in the Special Crimes Unit.
- Responded to 212 animal control calls, and achieved a 45% adoption rate.
- Activated the weather sirens twice.
- Performed preventative maintenance on two water towers.
- Treated 118 million gallons of drinking water.
- Patched 1,060 potholes.
- Made 6 street repairs following utility repairs.
- Cleaned storm drains and catch basins.
- Removed fallen trees from the road.
- Excavated several drainage ditches to enable better run-off.
- Conducted 21 building inspections, 12 electrical inspections, 7 plumbing inspections, 1 mechanical inspection, and issued 17 building permits.

Finance Director Peter Karstens presented a year-end summary of revenues and expenditures.

DISCUSSION/ACTION ON THE CONSENT AGENDA

Consider for approval the regular City Council meeting minutes of December 1, 2015 and the Economic Development Corporation meeting minutes of November 23 and December 18, 2015. There was no one to speak to the issue. Councilman Sellers made a motion to approve the minutes as presented. Mayor Pro Tem Glass seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON PUBLIC HEARING FOR SECOND AND FINAL READING OF ORDINANCE NO. 2677, A REQUEST TO REZONE PROPERTY LOCATED AT 200 WEST SHANNON ROAD, BEING FURTHER DESCRIBED AS LOTS 33, 35, AND 35 OF BLOCK 212, FROM HEAVY COMMERCIAL TO LIGHT COMMERCIAL AND 1317 WEST AVENUE, BEING FURTHER DESCRIBED AS LOT 34 OF BLOCK 212, FROM PROFESSIONAL OFFICE TO LIGHT COMMERCIAL

The owner would like to rezone both contiguous properties to Light Commercial. Community Development Director Shepard was available to answer any questions. There was a brief discussion. There was no one else to speak to the issue. Councilman Johnson moved to adopt the ordinance on the second and final reading. Councilman Aguilar seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A MOTION TO AUTHORIZE CONSTRUCTION OF A 74 STALL PARKING FACILITY AT THE CORNER OF DAVIS STREET AND MAIN STREET

City Manager Maxwell presented the staff report. He stated that demands for parking will continue to increase as the improvements to downtown continue to bear fruit. There is an opportunity to create additional parking at the corner of main and Davis Streets. If one goes out to the existing parking area at the corner of Davis and Main Streets during the busy lunch hour and counts the vehicles, there are between 44 and 47 vehicles parked there. When it is full, it is apparent that a few vehicles will not be able to leave until someone else leaves first. This area can be converted into a new 74 stall parking facility at the estimated cost of \$312,000. Eight of the additional spaces would be reserved for Tesla charging which would yield 66 new public parking places. In addition to this concept, Hopkins County is also about to construct a parking lot with approximately 100 spaces at the corner of Rosemont and Jefferson Streets. There was a general discussion. There was no one else to speak to the issue. Councilman Sellers, with great enthusiasm, moved to authorize construction of the 74 stall parking facility. Mayor Pro Tem Glass seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A MOTION TO APPROVE A PROPOSED AGREEMENT WITH TESLA MOTORS INC. TO LOCATE A SUPERCHARGER IN THE 300 BLOCK OF TOMLINSON STREET

City Manager Maxwell presented the staff report stating that Tesla is building a nationwide network of Superchargers and Destination Chargers. A supercharger is a charging station that will charge a Tesla in 45 minutes and a destination charger is one

that will charge a Tesla overnight, and those are usually located at hotels. The nearest Superchargers are located in Denton and Corsicana. This means that any Tesla driving through town on Interstate 30 would be stopping downtown to connect to the Supercharger. This would be allocated in part of the larger parking project we just approved. As part of the agreement the City agrees to construct two concrete pads, a fence around the electrical service, and lay conduits to connect all of the electrical equipment. Tesla owners Rick Bollar, of Southlake, Jeff Goodman, of Mount Vernon, and Collen Hoover, of Saltillo, all spoke in favor of the agreement. Another man, not a Tesla owner, spoke in favor of the agreement. There was a brief discussion. There was no one else to speak to the issue. Councilman Taylor moved to approve the proposed agreement with Tesla. Mayor Pro Tem Glass seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1098, THE ANNUAL ADOPTION AND REVIEW OF THE INVESTMENT POLICY

Finance Director Karstens presented the staff report. The investment laws say we must adopt the investment policy annually by resolution or ordinance. This year we are proposing a few changes to the policy:

- 1) The state has changed the training requirement from 10 hours to 8 hours every 2 years.
- 2) Most banks are no longer willing to use Treasuries or Agencies to provide collateral which is our preference. The FHLB Line of Credit has become the collateral of choice for many of the banks and cities given the low interest rate environment.

We are going out for proposals for our depository bank during February. The lines of credits are accepted and approved collateral per state law. Staff needs the flexibility to try and get bonds as collateral but at the same time to be able to find a depository for the city funds (should no one want to offer them) so we recommend this change to the investment policy. As interest rates go up, perhaps bonds will become acceptable again. There was a brief discussion. There was no one else to speak to the issue. Councilman Sellers moved to approve the Invest Policy as presented. Councilman Taylor seconded and the vote was as follows:

Ayes: Sellers, Price, Glass, Taylor, Aguilar, Walker
Nays: Johnson
Abstain: None.

The motion carried.

DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACT FOR THE FUEL FARM SITE WORK FOR CONCRETE AND EARTHWORK

Finance Director Karstens and Airport Director Joey Baker were available to present the staff report and answer any questions. The following bids were received:

	Base Bid	Plus Alternate
AK Gillis	\$177,375.50	\$184,375.50
5W	\$175,740.10	\$175,440.10
Sulphur Springs Rental	\$130,383.13	\$133,383.13

The low bid is \$87,578.90 lower than the same categories on the previous low bid in September but still \$20,009 higher than the engineer's estimate. There was a general discussion. There was no one else to speak to the issue. Councilman Johnson moved to accept the bids and award the contract to Sulphur Springs Rental. Mayor Pro Tem Glass seconded and the vote was as follows:

Ayes: Johnson, Aguilar, Taylor, Price, Glass, Sellers
Nays: None
Abstain: Walker

The motion carried.

***Councilman Walker completed a Conflict of Interest form and left the room during the discussion and voting.*

DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACT FOR THE FUEL FARM SITE WORK FOR ELECTRICAL

Finance Director Karstens and Airport Director Joey Baker were available to present the staff report and answer any questions. The following bids were received:

Triple E Electric	\$47,788
GDC	\$49,635

The low bid is \$2,715 higher than the electrical category on the previous low bid in September and \$17,788 higher than the engineer's estimate. There was no one else to speak to the issue. Councilman Johnson moved to accept the bids and award the contract to Triple E Electric. Mayor Pro Tem Glass seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACT FOR THE WATER LINE FOR BILL BRADFORD ROAD

Public Works Director Nuss presented the staff report. The following bids were received:

Morrison Supply	\$83,698.73
H D Supply	\$86,808.47
Ferguson Supply	\$87,951.95
Underground Utility Supply	\$88,037.39
Hayes Pipe Supply	\$88,793.00

The staff recommendation is the low bidder, Morrison Supply. There was no one to speak to the issue. Councilman Taylor moved to accept the bids and award the contract to Morrison Supply. Councilman Walker seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON EXECUTIVE SESSION ITEM REGARDING BOARD APPOINTMENTS TO THE ZONING BOARD OF ADJUSTMENTS

Mayor Price moved to replace the vacancy on the board with Kevin Mohl and appoint Brad Burgin and Ben Spraggins to serve as alternates. Councilman Sellers seconded and the vote was unanimous.

The motion carried.

VISITORS AND PUBLIC FORUM

Charles Oxford stated he had taken of mowing around the north entrance sign to the city for 9 years using his own equipment. He suggested that the city use resources to provide a drainage grate and coarse fill the holes behind the sign.

ADJOURN

With all business complete the meeting was adjourned at 7:44 p.m.