

**CITY OF SULPHUR SPRINGS, TEXAS**

**REGULAR MEETING OF THE  
CITY COUNCIL**

**JULY 5, 2016**

**7:00 p.m.**

Mayor Emily Glass called the regular meeting of the Sulphur Springs City Council to order at 7:01 p.m. The following council members and staff were present:

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

Absent: Councilman Craig Johnson

Staff: Marc Maxwell, City Manager  
Gale Roberts, City Secretary  
Shane Shepard, Community Development Director  
Peter Karstens, Director of Finance  
Donny Gaddis, SSPD

**PLEDGE AND INVOCATION**

Mayor Glass led in the pledge of allegiance to the United States Flag and the Pledge to the Texas Flag. Mayor Pro Tem Walker led the invocation.

**PRESENTATIONS, ANNOUNCEMENTS AND PROCLAMATIONS**

Councilwoman Price-Mitchell expressed her gratitude to the city workers, fire department and police department for all their help in making the 25<sup>th</sup> anniversary of the Sulphur Springs Symphony League Independence Day Celebration a fantastic event.

**MANAGER'S REPORT**

**STREETS, WATER AND SEWER** - The water line is installed on Bill Bradford Road all the way to Como Street. Construction will continue to the southeast until we tie into an existing line just beyond the Saputo employee parking driveway. That's about 300 more feet. The sewer main lacks 700 feet to be completed; 500 feet between Carter and Elm, and 200 feet at the far southeast end. We have completed the underground drainage

system which extends from Carter to Tennessee and then southward toward South Town Branch. Atmos is also replacing its gas main in the street.

**DAVIS/TOMLINSON PARKING LOT** – The Tesla charging station portion of the project is complete. Work will continue from south to north.

**JEFFERSON STREET PARKING LOT** – The weather has held this project up. This is a County project at the northeast corner of Jefferson and Rosemont. The new lot will have 77 spaces. The County is constructing the lot in concrete and the City is installing lights and landscaping per our earlier agreement at the time the tax increment reinvestment zone was created. When the County opted into the zone, the City committed to beautification of the lot when it was built.

**AIRPORT FUEL FARM** – We are in the process of removing the underground AvGas and JetA fuel tanks and replacing them with above ground tanks and associated pumps and controls. The total project cost is about \$630,000. You may recall that the original engineering estimate was \$1.2 million. By breaking the bid up into its component parts and acting as prime contractor, we were able to cut the cost in half. The AvGas tank has been removed and the concrete foundation for the new tank has been poured. There does not appear to have been any leakage from the tank. We are waiting for soil samples to confirm.

**CLAIMS** – We received one liability claim for a sewer back-up in June. There were no workers' compensation claims in June.

**WASTEWATER TREATMENT PLANT** - Total suspended solids (TSS) came in at 1.59 mg/L, well within the limit of 10 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:

- Repaired aerator at the wastewater treatment plant.
- Made electrical repairs to the Celebration Plaza fountain and landscape lighting.
- Repaired 2 air conditioners at city buildings and performed preventative maintenance on multiple units.
- Performed preventative maintenance on multiple items at the wastewater treatment plant.
- Checked out 4,909 items at the Library, up 19% from last year.
- Repaired 3 water line ruptures and replaced 11 water meters.
- Repaired 2 sewer mains and unstopped 19.
- Installed 3 water taps and one sewer tap.

- Flushed 36 dead end water mains.
- Made repairs on Cooper Lake raw water pumps.
- Opened flood gates at Lake Sulphur Springs once.
- Treated 117 million gallons of potable water.
- Responded to 209 animal control calls, and achieved a 51% adoption rate.
- Made 96 arrests including 10 in the Special Crimes Unit, recorded 76 offences, wrote 494 traffic citations, and responded to 37 accidents.
- Conducted 36 building inspections, 12 electrical inspections, 11 plumbing inspections, 3 mechanical inspections and issued 22 building permits.
- Responded to 127 fire/rescue calls including 4 structure fires.
- Performed preventative maintenance on 92 fire hydrants.
- Wrote 70 pre-fire plans.
- Conducted 70 fire safety inspections.
- Patched 494 potholes.
- Made 10 street repairs following utility work (including Atmos).
- Cleaned storm drains and catch basins.
- Cleaned the veterans' memorial fountain.
- Fertilized athletic fields.
- Cleaned T-Bone Alley.
- Mowed, mowed and mowed some more.

### **DISCUSSION/ACTION ON THE CONSENT AGENDA**

Consider for approval the regular City Council meeting minutes of June 7, 2016; the special City Council meeting minutes of June 13, 2016; and the Planning and Zoning meeting minutes of June 20, 2016. There was no one to speak to the issue. Councilman Sellers moved to approve the consent agenda as presented. Councilman Taylor seconded and the vote was unanimous.

**The motion carried.**

### **DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2683, A REQUEST TO REZONE PROPERTY LOCATED AT 1326 WEST AVENUE, BEING FURTHER DESCRIBED AS LOT 19 AND THE NORTH PART OF LOT 18 OF BLOCK 212, FROM SINGLE FAMILY TO LIGHT COMMERCIAL**

Community Development Director Shepard presented the staff report. The owner, Gregg Price, was available to answer any questions and made a presentation on behalf of the zone change. The location is directly behind Mr. Price's business at 1331 South Broadway. The Planning and Zoning Commission conducted a public hearing and recommended denial. Staff recommended denial based on the Land Use Plan. Judy Brown and Tim Kelty also spoke in favor of the zone change. There was a lengthy discussion about trends, revitalization, requirements, and the Land use Plan. There was no one else to speak to the issue. Councilwoman Price-Mitchell moved to approve the

ordinance on the first reading. Mayor Pro Tem Walker seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2684, AUTHORIZING THE EXECUTION OF THAT CERTAIN SPECIAL WARRANTY DEED CONVEYING CERTAIN PROPERTY OF THE CITY OF SULPHUR SPRINGS DESCRIBED THEREIN**

City Manager Maxwell presented the staff report. Bernard Beers desires to purchase the 0.23 acre parcel of land on Plano Street for market value. He owns property adjacent to the street and would like to combine all of the parcels together with the street. The city has no need for this segment of Plano Street and no desire to maintain it. There was a brief discussion. There was no one else to speak to the issue. Councilwoman Price-Mitchell moved to approve the ordinance on the first reading. Councilman Taylor seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2685, AUTHORIZING THE EXECUTION OF THAT CERTAIN SPECIAL WARRANTY DEED CONVEYING CERTAIN PROPERTY OF THE CITY OF SULPHUR SPRINGS DESCRIBED THEREIN**

City Manager Maxwell presented the staff report. Clay Price desires to purchase the 0.23 acre parcel of land on Plano Street for market value. He owns property adjacent to the street and would like to combine all of the parcels together with the street. The city has no need for this segment of Plano Street and no desire to maintain it. There was a brief discussion. There was no one else to speak to the issue. Mayor Pro Tem Walker moved to approve the ordinance on the first reading. Councilwoman Price-Mitchell seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION TO CONSIDER ADOPTION OF RESOLUTION NO. 1114 DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND SURPLUS REVENUE CERTIFICATES OF OBLIGATION**

Finance Director Karstens presented the staff report and was available to answer any questions. This is the beginning of the process to issue Certificate of Obligations to redo the Wastewater Plant as presented in the last two budget processes. There was a brief discussion. There was no one else to speak to the issue. Mayor Pro Tem Walker moved to pass and approve the resolution as presented. Councilwoman Price-Mitchell seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACT FOR TWO ONE-TON TRUCKS**

Public Works Director Russ Nuss presented the staff report and was available to answer any questions. We received three bids but only one completely met the required specifications. The bids were as follows:

Texas Country Ford	\$69,119.80
Jay Hodge Chevrolet	\$73,690.00
Brian Toliver Ford	\$74,598.00

**Specification:**

Delivery of New Trucks must be within 75 days of awarded bid and a formal order placed.

Texas Country Ford	90 – 120 days
Jay Hodge Chevrolet	Approximately 42 – 70 days
Brian Toliver Ford	5 days

4:10 gear ratio

Texas Country Ford	Yes
Jay Hodge Chevrolet	No, they bid a 3:73 gear ratio
Brian Toliver Ford	Yes

Staff included these in the budget amendment because we need the trucks now, during our busy season. The old ones are in bad shape. Waiting 3 – 6 months will not work. Staff greatly prefers 5 days to 70 days.

The 4:10 gear ratio, as specified, makes the trucks have a better gear ratio for pulling the heavy truck and trailer. The trucks will always be loaded down with tools and supplies, not to mention the trucks pulling a trailer about 98% of the time. While the 3:73 gear ratio is still good for pulling, it is mainly designed for driving highway speeds. The lower gear ratio of the 4:10 will go through the gears quicker, while not allowing the driver to go too fast. It will also keep the motor from bogging down as much as which will impact the longevity of the trucks. With all the starting and stopping, and the fact these trucks rarely go over 30 mph, the 4:10 is the correct gear ratio for the intended application.

Staff recommends the Brian Toliver Ford bid in the amount of \$78,598.00. There was a brief discussion. There was no one to speak to the issue. Councilman Taylor moved to accept the bids and award the contract to Brian Toliver Ford. Mayor Pro Tem Walker seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON A BOARD APPOINTMENTS FOR THE LIBRARY AND REVOLVING LOAN FUND COMMITTEE**

Linda Mabe resigned from the Library Board after the appointments were made in June. Carol Gee is willing to serve on the Library Board.

At our regular meeting in June the following members were appointed: Jeff Fisher, Craig Johnson, Emily Glass, John Sellers and Marc Maxwell. This is perfectly correct but the agenda did not list the Revolving Loan Fund Committee and this should be done to make it official. There was no one to speak to the issue. Councilwoman Price-Mitchell moved to approve the board appointments. Councilman Taylor seconded and the vote was unanimous.

**The motion carried.**

**VISITORS/PUBLIC FORUM**

Tim Kelty said there were issues with the ditches on Holiday Drive regarding erosion, drainage and mowing.

**ADJOURN**

With all business complete the meeting was adjourned at 7:53p.m.