

CITY OF SULPHUR SPRINGS, TEXAS

**REGULAR MEETING OF THE
CITY COUNCIL**

AUGUST 7, 2018

7:00 p.m.

Mayor John A. Sellers 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 John A. Sellers
Mayor Pro Tem Emily Glass
Councilwoman Erica Armstrong
Councilman Jimmy D. Lucas
Councilman Norman Sanders
Councilman Freddie Taylor

Absent: Councilman Doug Moore

Staff: Marc Maxwell, City Manager
Gale Roberts, City Secretary
Jim McLeroy, City Attorney
Tory Niewiadomski, Community Development Director
Lesa Smith, Finance Director
Gordon Frazier, HR Director
Jason Ricketson, Captain, SS Police Department

PLEDGE AND INVOCATION

Mayor Sellers led in the pledge of allegiance to the United States Flag, the Pledge to the Texas Flag, and Councilman Freddie Taylor led the invocation.

PRESENTATIONS, PROCLAMATIONS, AND ANNOUNCEMENTS

City Attorney Jim McLeroy made a presentation regarding Roberts Rules of Order and the Open Meetings Act.

MANAGER'S REPORT

CROSSTOWN TRAIL –The railroad crossing is complete. The Capital Construction Division is now constructing the portion of the trail from the KCS railroad tracks to Coleman Park. When finished, this grant-funded project will connect Buford Park to

Coleman Park and the high school/civic center complex. It will also replace the sidewalk on the north side of Connally Street.

CANTEX FORCE MAIN – This project is about 50% completed. The Capital Construction division began on the east end of the project and they are now progressing north on Jackson Street toward the hospital. This is the final capital improvement project in the 2013-2017 C.I.P. It replaces 2,400 linear feet of aging sewer force main and 2,900 feet of gravity main. Currently the main passes through the middle of the hospital complex. The new route passes around the hospital complex. One-third of the city's sewage passes through this line.

SUNSET STREET – We have designed the Sunset Street improvements, and the design has been approved. The project will include new water mains, new sewer mains and a new concrete street from Connally to Houston. The \$275,000 CDBG grant is matched with \$132,000 of city funding. We have submitted construction drawings for approval. Work will begin in the fall.

WASTEWATER TREATMENT PLANT – Phase 2 has begun with the demolition of the secondary clarifiers. This will make way for the new diffused air aeration units. This project is on time and under budget.

CLAIMS – We had 3 workers compensation claims in July, and 2 of those were serious enough to require time off. We did not receive any liability claims in July.

REVENUES AND EXPENDITURES – Finance Director Lesa Smith will not give a year-to-date report of revenues and expenditures since she will be presenting the budget.

Elsewhere around the city, employees:

- Graded Pipeline and Wiesenbaker Lane twice.
- Removed 4 dead trees from roadways.
- Repaired 255 potholes.
- Made one street repair following utility repairs.
- Demolished a home on Live Oak.
- Checked out 4,441 items from the library and 561 e-books.
- Top-dressed soccer fields.
- Fertilized athletic fields.
- Hosted a state softball tournament.
- Mowed Coleman Lake Dam.
- Conducted 31 building inspections, 25 electrical inspections, 31 plumbing inspections, 4 mechanical inspections, and issued 24 building permits.
- Treated wastewater effluent to an average total suspended solids reading of 2.07 mg/L.

- Repaired 14 water main ruptures.
- Replaced 29 water meters.
- Unstopped 8 sewer mains.
- Repaired 4 sewer mains.
- Washed 80,000 feet of sewer mains.
- Flushed 35 dead end water mains.
- Performed preventative maintenance on the flood gates at Lake Sulphur Springs.
- Treated 182 million gallons of potable water.
- Sold 2,295 gallons of AvGas and 7,542 gallons of JetA fuel.
- Made 6 felony arrests in the special crimes unit.
- Recorded 80 offenses, wrote 826 citations, made 87 arrests, and responded to 34 accidents in the patrol division.
- Responded to 207 Animal control calls and achieved a 32% adoption rate.
- Responded to 196 fire/rescue calls including 1 structure fire.
- Performed 51 fire inspections, and reviewed 51 pre-fire plans.
- Performed preventative maintenance on 82 fire hydrants.

DISCUSSION/ACTION ON THE CONSENT AGENDA

Consider for approval the regular City Council meeting minutes of July 10, 2018; the Downtown Revitalization Board meeting minutes of July 17, 2018; and the Economic Development Corporation meeting minutes of June 25, 2018. There was no one to speak to the issue. Mayor Pro Tem Glass made a motion to approve the minutes as presented. Councilman Taylor seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON PUBLIC HEARING FOR SECOND AND FINAL READING OF ORDINANCE NO. 2725, A REZONING REQUEST BY FRANCES MEARS TO REZONE A 0.47 ACRE PARCEL LOCATED AT 601 SOUTH JACKSON STREET, BEING FURTHER DESCRIBED AS LOTS 32 AND 33 OF BLOCK 49, FROM LIGHT INDUSTRIAL TO MULTI-FAMILY

Community Development Director Niewiadomski presented the staff report. Staff sent out 25 certified letters to the surrounding property owners within 200' and received two responses in favor of this request. Staff recommends approval as this request is an appropriate designation in the area considering the surrounding land uses and existing zoning districts in the area. The Planning and Zoning Commission conducted a Public Hearing and recommends approval as well. There was no one to speak to the issue. Councilman Taylor moved to adopt the ordinance on the second and final reading. Mayor Pro Tem Glass seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2726, A BUDGET AMENDMENT FOR FY 2017-2018

Finance Director Smith presented the staff report. The City's 2016-2017 fiscal year ended September 30, 2017. At that time, there was a contract for the purchase of a fire engine that was approved and budgeted in fiscal year 2016-2017, but the actual expenditure was incurred in the 2017-2018 fiscal year. The carry over for that expenditure is being requested, and that the budget for that item to be reestablished in this fiscal year. The carry over item will be funded from available balances as of 09/30/2017. The process for such carryovers is a normal and regular process moving from one fiscal year to into the next. There is also an additional request for the authorization to increase revenue and expenses related to the Airport Fund that are a result from the combination of rising fuel costs and increased fuel sales. The budget amendment will increase the overall expenditure limit by \$562,727.00. There was a brief discussion. There was no one else to speak to the issue. Councilman Taylor moved to approve the ordinance on the first reading as presented. Councilwoman Armstrong seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON BIDS AND AWARD OF CONTRACT FOR REINSURANCE FOR THE CITY OF SULPHUR SPRINGS EMPLOYEE INSURANCE PLAN

Human Resources Director Frazier presented the staff report. The City of Sulphur Springs continues a partially self-funded program of health insurance for its employees. The City received proposals from five insurance carriers and three letters from insurance carriers declining to submit a proposal. Staff asked for proposals for a Specific Stop Loss Attachment Point of \$80,000.00. Our current carrier, Highmark, is able to propose a plan on a 60/12 contract term. This means they will cover claims back 48 months, and forward the next 12 months. Staff recommends choosing the Highmark proposal at \$80,000.00 level specific stop loss for \$313,260 fixed costs with no changes in the internal rates. Fixed costs under this plan decrease by 0.8% while alleviating some of the risk associated with a partially self-funded health insurance program. There was a brief discussion. There was no one else to speak to the issue. Councilman Taylor move to approve Highmark on a 60/12 contract term. Councilman Sanders seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A MOTION TO APPOINT THE CHARTER REVIEW COMMITTEE

Mayor Sellers moved to propose a workshop before appointing anyone to the charter review committee. Mayor Pro Tem Glass seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A COMMUNITY FACILITIES AGREEMENT FOR THE ROY LEE BEEZLEY ADDITION

Community Development Director Niewiadomski presented the staff report. The City approved a subdivision called Roy Lee Beezley Addition to create 16 residential lots at the end of Oak Grove Street that was recorded in December 1988. As part of the platting approval process the City executed a Facilities Contract in September 1988 with John Beezley who was the owner/developer of the lots at the time. The Roy Lee Beezley Addition was never fully improved to create buildable residential lots. In July 2018 J2 Property Development, LLC, acquired the property and has requested to implement the subdivision. Due to the extended period of time since the plat was approved, staff recommended the Community Facilities Contract be updated with the new owners and have new utilities installed to meet current specifications. In addition, the applicant has requested several provisions for implementing the subdivision that would be incorporated into the Community Facilities Contract. Staff recommends approval with the following conditions:

1. The Engineering of the proposed public improvements be reviewed and approved by the City Engineer.
2. Authorize City Manager to execute the Community Facilities Contract for the proposed public improvements.
3. That all public improvements be inspected and accepted prior to the issuance of building permits for the 16 lots.

There was a brief discussion. Jim Helfferich, Tracey Helfferich, Rhonda Underwood, and Floyd Underwood, owners of J2 Property Development, LLC were also available to speak to the issue. There was no one else to speak to the issue. Councilman Taylor moved to approve the amendment and execution of the Community Facilities Contract. Councilman Sanders seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1152 AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE CITY OF SULPHUR SPRINGS, TEXAS, AND SAPUTO DAIRY FOODS, LLC FOR TEXAS CAPITAL INFRASTRUCTURE PROJECT – SAPUTO FOODS, LLC

Community Development Director Niewiadomski presented the staff report. At the June City Council meeting Resolution No. 1151 was approved to authorize the submission of a

Texas Capital Fund Grant application in the amount of \$700,000 for infrastructure and \$50,000 for grant administration. The City Manager was designated as the City's authorized representative to act in matters in connection with the application, Ark-Tex Council of Governments will be administering the grant on the City's behalf. Last month representatives from the City of Sulphur Springs and Saputo met with the Texas Department of Agriculture and were notified that we have been selected to be awarded the grant. As a result, the City will need to enter into an interlocal agreement with Saputo and at a later date the City will enter into an agreement with the Texas Department of Agriculture and be issued a contract for the Texas Community Development Block Grant (TxCDBG). The agreement will be reviewed and approved by the Texas Department of Agriculture. There was a brief discussion. There was no one else to speak to the issue. Councilman Taylor moved to approve the Resolution as presented. Mayor Pro Tem Glass seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON A MOTION TO AMEND THE CASE MANAGEMENT SOFTWARE CONTRACT WITH GHS

City Manager Maxwell presented the staff report. We presently have a contract with GHS for Municipal Court Case management software and ancillary services. The fee for this contract is currently \$17,500.00 per year. The proposed amendment would reduce the fee to \$0 in exchange for rack space in the City's I.T. room. The additional power usage should be about \$1,100.00 per year. The City has another contract with GHS for collection services. That contract period will be extended to match the termination date of the case management software contract. Both agreements will expire in July 2018. Dave Graves, president of GHS, address the City Council. There was a general discussion. There was no one else to speak to the issue. Councilman Taylor moved to approve the contract amendment. Mayor Pro Tem Glass seconded and the vote was unanimous.

The motion carried.

VISITORS AND PUBLIC FORUM

Councilman Lucas introduced four young ladies from Texas A&M Commerce. Lauren Ausmus, Courtney Holt, Lacie Palmer and Meagen Nordin each spoke on a topic for which they were graded.

Jay Julian addressed the City Council praising the CIP and the tax rate.

ADJOURN

With all business complete the meeting was adjourned at 7:50 p.m.

John A. Seller, Mayor