

**CITY OF SULPHUR SPRINGS, TEXAS**

**REGULAR MEETING OF THE  
CITY COUNCIL**

**SEPTEMBER 5, 2017**

**7:00 p.m.**

Mayor John Sellers called the regular meeting of the Sulphur Springs City Council to order at 7:00 p.m. The following council members and staff were present:

Mayor John Sellers  
Councilman Craig Johnson  
Councilman Clay Walker  
Councilwoman Freddie Taylor  
Councilwoman Emily Glass  
Councilman Dan Froneberger

Absent: Mayor Pro Tem Oscar Aguilar

Staff: Marc Maxwell, City Manager  
Gale Roberts, City Secretary  
Jim McLeroy, City Attorney  
Peter Karstens, Finance Director  
Gordon Frazier, HR Director  
Tory Niewiadomski, Community Development Director  
Jay Sanders, Police Chief, SSPD  
Jason Ricketson, Captain, SSPD

**PLEDGE AND INVOCATION**

Mayor Sellers led in the pledge of allegiance to the United States Flag, the Pledge to the Texas Flag, and Councilwoman Glass led the invocation.

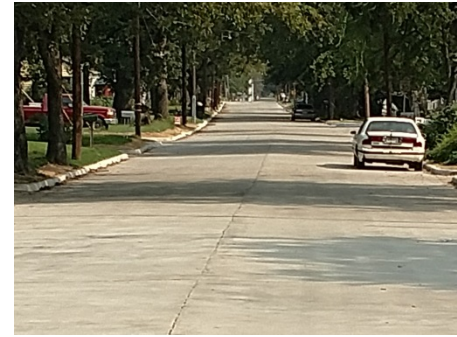
**PRESENTATIONS, ANNOUNCEMENTS AND PROCLAMATIONS**

None.

## **MANAGER'S REPORT**

**LOCUST STREET** – This project is completed.

**MOORE STREET.** - Utility work is completed, and street reconstruction has begun. The concrete contractor, Highway 19 Construction LLC, has begun soil stabilization. Expect concrete forms in the next few weeks.



**PAMPA STREET** – The reconstruction of Pampa Street has begun. The Capital Construction Division is currently replacing the sewer line. After that, the water line will be replaced, followed by cement stabilization and an asphalt overlay.

**WASTEWATER TREATMENT PLANT** – The work at the wastewater treatment plant is on schedule despite all the summer rains. The three primary clarifier basins have been constructed, and backfilling is about to begin. The building which will house all of the blower controllers has also been erected.



**CLAIMS** – We had one liability claim in August for a sewer overflow. We did not have any liability claims.

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

Elsewhere around the city, employees:

- Conducted 21 building inspections, 21 electrical inspections, 17 plumbing inspections, 5 mechanical inspections, and issued 31 building permits.
- Made 15 major street repairs following utility repairs.
- Patched 302 potholes.
- Cleaned storm drains twice.
- Replaced various street signs and stop signs.
- Sold 1,720 gallons of AvGas and 4,150 gallons of JetA fuel.
- Responded to 195 animal control calls and achieved a 41% adoption rate.
- Recorded 63 offenses, wrote 504 traffic citations, made 49 felony arrests and responded to 38 accidents.
- Made 10 felony arrests in the special crimes unit.
- Checked out 3,181 items from the library, and served 1,375 computer users.

- Achieved a Total Suspended Solids count at the wastewater treatment plant of 0.83 mg/L.
- Repaired 12 water main ruptures.
- Replaced 21 water meters.
- Unstopped 20 sewer mains.
- Repaired 13 sewer mains.
- Washed 80,000 feet of sewer mains.
- Treated 147 million gallons of potable water.
- Flushed 35 dead-end water mains.
- Made repairs to the spillway gates at Lake Sulphur Springs.
- Drained and disinfected Carter Street water tower.
- Repaired various items at the water treatment plant and wastewater treatment plant.
- Responded to 148 fire/rescue calls including 4 structure fires.
- Sent the swift water rescue team to Houston to assist with rescue efforts.
- Performed preventative maintenance on 85 fire hydrants.
- Suppressed 3 invasions of army worms at Buford Park.
- Removed dead trees at Buford Park.

**DISCUSSION/ACTION ON THE CONSENT AGENDA**

Consider for approval the regular City Council meeting minutes of August 1, 2017; the special City Council meeting minutes of August 8, 15, 25, and 29, 2017; the Downtown Revitalization Board meeting minutes of August 14, 2017; and the Economic Development Corporation meeting minutes of June 26, July 31, and August 7, 2017. There was no one to speak to the issue. Councilman Johnson made a motion to approve the minutes as presented. Councilwoman Glass seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON PUBLIC HEARING FOR SECOND AND FINAL READING OF ORDINANCE NO. 2709, THE FIRST AMENDMENT TO THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR THE TAX INCREMENT REINVESTMENT ZONE #1 TO AMEND THE PLAN TO REFLECT CURRENT NEEDS**

Community Development Director Niewiadomski presented the staff report. There was no one else to speak to the issue. Councilman Taylor moved to adopt the ordinance on the second and final reading. Councilman Johnson seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON PUBLIC HEARING FOR SECOND AND FINAL READING OF ORDINANCE NO. 2710, A REZONING REQUEST BY WAYNE COOPER FOR PROPERTY LOCATED AT 792 WILDCAT WAY, BEING FURTHER DESCRIBED AS LOT 5 OF BLOCK 232, FROM SINGLE FAMILY TO HEAVY COMMERCIAL**

Community Development Director Niewiadomski presented the staff report. The owner is requesting to rezone approximately 46 acres of vacant property located on the north side Of Wildcat Way between Majors Street and Vaughn Road from Single Family to Heavy Commercial. This request conforms to the Land Use Plan. Sewer and water utilities are present along Wildcat Way, but any future development would be required to meet City Standards for development. Staff recommends approval with the following stipulations:

- 1) That future development adhere to pro rata agreements 395 and 397 that were approved in January 2011 and remain in effect until January 2021.
- 2) At the time of development, certain infrastructure upgrades may be necessary to ensure that development can occur.

There was a brief discussion. Owner Wayne Cooper was available to answer any questions. There was no one else to speak to the issue. Councilman Taylor moved to adopt the ordinance on the second and final reading with the noted stipulations. Councilwoman Glass seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2712, SETTING FEES FOR THE COMMUNITY DEVELOPMENT DEPARTMENT**

Community Development Director Niewiadomski presented the staff report. There was no one else to speak to the issue. Councilman Taylor moved to approve the ordinance on the first reading. Mayor Sellers seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2713, THE APPROPRIATIONS ORDINANCE FOR THE CITY OF SULPHUR SPRINGS FOR FY 2017-2018**

Finance Director Karstens presented the staff report. 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. Mayor Sellers seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2714,  
SETTING THE TAX RATE FOR THE CITY OF SULPHUR SPRINGS**

Finance Director Karstens presented the staff report. There was a brief discussion. It was noted that the tax rate is the same as it has been for the last fourteen (14) years. Jay Julian spoke against the ordinance. There was no one else to speak to the issue. Councilman Johnson moved that the property tax rate be increased by the adoption of a tax rate of \$0.44, which is effectively a 2.66% increase in the tax rate and approving 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. 2715,  
SETTING THE WATER RATE FOR THE CITY OF SULPHUR SPRINGS**

Finance Director Karstens presented the staff report. 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. Councilwoman Glass seconded and the vote was as follows:

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

**The motion carried.**

**DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2716,  
SETTING THE SEWER RATE FOR THE CITY OF SULPHUR SPRINGS**

Finance Director Karstens 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 ordinance on the first reading. Councilman Walker seconded and the vote was as follows:

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

**The motion carried.**

**DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2717,  
SETTING THE SANITATION RATE FOR THE CITY OF SULPHUR SPRINGS**

Finance Director Karstens presented the staff report. 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. Councilman Johnson seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON FIRST READING OF ORDINANCE NO. 2718,  
AUTHORIZATION OF UPDATED SERVICE CREDITS**

Human Resources Director Frazier 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 ordinance on the first reading. Councilman Walker seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON ASSET FORFEITURE BUDGET**

Police Chief Sanders 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 budget as presented. Councilwoman Glass seconded and the vote was unanimous.

**The motion carried.**

**VISITORS AND PUBLIC FORUM**

None.

**ADJOURN**

With all business complete the meeting was adjourned at 7:24 p.m.