

CITY OF SULPHUR SPRINGS, TEXAS

REGULAR MEETING OF THE

CITY COUNCIL

AUGUST 1, 2006

7:00 p.m.

Mayor Freddie Taylor 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 Freddie Taylor
Mayor Pro Tem Yolanda Williams
Councilman Clay Walker
Councilman Oscar Aguilar
Councilman Larry Powers
Councilman Chris Brown

Absent: Councilman Garry Jordan

Staff: Marc Maxwell, City Manager
Sharon Ricketson, Acting City Secretary
James Litzler, City Attorney
Johnny Vance, Dir. Community Development
Peter Karstens, Director of Finance
Craig Vaughn, Director of Utilities
Gordon Frazier, Director Human Resources
Roger Feagley, EDC Director

OPEN SESSION

Mayor Taylor called the meeting to order at 7:00 p.m.

PLEDGE AND INVOCATION

Mayor Taylor led in the pledge to the flag and Councilman Brown led the invocation.

MANAGER'S REPORT

City Manager Marc Maxwell informed the City Council that the consent agenda had been expanded to include second readings of uncontested ordinances.

WATERLINE RUPTURES – We are experiencing 8 or 9 waterline ruptures each day. The ground is just so dry that the older waterlines cannot withstand the lateral forces placed upon them by the shifting earth. Our Water and Sewer Distribution Division is working overtime just to keep up with the major ruptures. The minor leaks are on the back burner until we can get to them. I ask for the public’s patience when it seems that City crews are not responding to reports of waterline ruptures in a timely fashion. The crews are working diligently to catch up, but the end is not in sight.

BASEBALL / SOFTBALL TOURNAMENTS - Sulphur Springs hosted 2 statewide baseball/softball tournaments in July. The 2 tournaments brought a combined 34 teams to Sulphur Springs including players, coaches, parents and grandparents. Local hotels were booked, and restaurants were crowded.

One of the tournaments, the Dixie Boys 7 and 8 year-olds, was brought here by the local Dixie boys association; the other was the product of a City of Sulphur Springs bid. As an experiment, we bid \$4,450 on the Dixie statewide 14 year-old boy’s tournament, and we got it. We estimated that we would make a small profit on the event, and we did. Preliminary numbers indicate a net profit of \$3,004 on revenue of \$15,935.

It is important to mention profit was not the motive for bidding on the tournament. The primary purpose was to meet one of the intended purposes for Coleman Park, to bring more tournaments, (tourism) to Sulphur Springs. This little experiment demonstrated that the City can bid on and host tournaments at no additional cost to the taxpayers. I expect that we will bid on more tournaments next year.

GLOVER STREET - This water/sewer/street reconstruction project is progressing well. The Capital Construction Division has installed 850’ of water line and 850’ of sewer line. The Capital Construction Division is now reconstructing Glover Street with reinforced concrete from Davis westward to the dead-end.

CHURCH TO JACKSON SEWER – The Capital Construction Division installed 980’ of sewer main, completing this project. The project replaced an old deteriorating sewer line between the one thousand blocks of Jackson and Church. The project was budgeted at \$29,200. I expect it to come in within budget.

COLLEGE STREET WATER TOWER – This rehabilitation project is finished, and the tower is now online. Utility Services Company sandblasted the tower inside and out, and then repainted the tower at a cost of \$299,200.

FINANCIAL REPORT - Finance Director, Peter Karstens will offer present a year-to-date summary of revenues and expenditures.

CLAIMS AND ACCIDENTS – I have one minor Workers’ Compensation claim to report. A meter reader was treated for heat exhaustion. He returned to work the next day.

We also received a claim from a motorist who claims to have ruptured 2 tires after striking a street-cut for utility repairs. TML is evaluating the claim.

MISCELLANEOUS – Elsewhere around the City, employees:

- Repaired utility street-cut repairs at numerous locations.
- Conducted 41 building inspections, 30 electrical inspections, 41 plumbing inspections, 24 mechanical inspections, and issued 14 building permits.
- Unstopped 26 sewer mains.
- Repaired 6 sewer mains.
- Installed 1 new sewer service.
- Made 7 street repairs and patched 2 potholes.
- Swept 56 streets.
- Set 4 new water services.
- Repaired bar screen at wastewater plant.
- Repaired lights at Coleman and Buford Parks.
- Cleaned 39,600 feet of sewer mains.
- Replaced 22 water meters.
- Performed general fix-up/paint-up/clean-up at wastewater plant.
- Re-designed and modified grit removal system at wastewater plant to enhance performance.
- Made repairs to #2 sludge basin.
- Cleaned Cooper Lake pump station.
- Flushed 44 dead-end water mains.
- Awarded \$2,200 in Crime Stopper rewards, apprehending 2 fugitives.
- Made 4 felony arrests in new Special Crimes Unit, seizing illegal drugs and 1 vehicle.
- Updated emergency management plan.
- Began formation of Volunteer on Patrol program (VOP).
- Responded to 275 animal control calls.
- Received 30 dogs and cats at animal shelter, and found homes for 7.
- Made 128 arrests, wrote 528 citations, recorded 77 offenses and worked 45 accidents.
- Answered 402 emergency 911 calls.
- Dispatched officers to 1,670 calls.
- Responded to 132 calls for fire/rescue service including 2 structure fires.
- Conducted 50 fire inspections

- Installed cathodic protection on Carter Street water tower.
- Assisted volunteers planting trees at animal shelter.
- Seized 6 pounds of marijuana and seized 1 vehicle.
- Set grades in preparation of the North Church Street sewer project.
- Inspected utility work in the Rock Creek addition on Arbala Road.
- Checked out 5,705 books, tapes, etc.
- Distributed 2,450 meals to senior citizens.

VISITORS/PUBLIC FORUM

Mayor Taylor moved the “Visitors/Public Forum” item to this section of the agenda due to the number of visitors present. The Mayor explained that anyone wishing to address the City Council should state their name and address at the start of the presentation; limit comments or presentation to three minutes or less; have presentation items organized; and since no action can be taken by the City Council the response to public comments is limited to: 1) A statement of fact or policy; 2) Direction to take the issue to a city staff member; or 3) An offer to place the item on a future agenda.

Mr. Ronald Layton, 314 Radio Road, spoke against changing the name of Radio Road to Bill Bradford Road.

Mr. Jackie Blount, 219 Radio Road, spoke against changing the name of Radio Road to Bill Bradford Road. He stated that he had a petition with approximately eighty-eight signatures supporting retaining the name Radio Road. Mr. Blount compared the City Council to Adolph Hitler and stated he would not accept the name change of Radio Road.

CONSENT AGENDA

Discussion/action on consent agenda:

- a) Regular City Council minutes of July 11, 2006.
- b) Planning and Zoning Commission minutes of July 17, 2006.
- c) Zoning Board of Adjustment meeting minutes of July 18, 2006.
- d) Tourism and Promotion Board meeting minutes of May 10, 2006 and June 14, 2006.
- e) Economic Development Corporation meeting minutes of June 28, 2006.
- f) Discussion/action on the 2007 Adopted Hopkins County Appraisal District Budget.

- g) Discussion/action on Public Hearing for second and final reading of Ordinance No. 2443 rezoning property located on the north side of Maxwell and the east side of Oak Ave., being further described as Lots 23-22, 23F, 24B, 24F, 23A, 23C, 24A and 25 of Block 40-1, from multiple zonings to Professional Office (PO).
- h) Discussion/action on Public Hearing for second and final reading of Ordinance No. 2444 rezoning property located at 329 League Street, being further described as Lot 5C of Block 24-2, from Single Family 6,000 (SF-6) to Heavy Commercial (HC).

There was no one to speak to any of these issues. Councilman Powers moved to approve the consent agenda as presented. Councilman Walker seconded the motion and the vote was unanimous.

DISCUSSION/ACTION ON PUBLIC HEARING OF FIRST READING OF ORDINANCE NO. 2445 REZONING PROPERTY LOCATED IN THE “Y” OF GILMER AND OAK AVENUE, BEING FURTHER DESCRIBED AS LOTS 4A, 4B, AND 4C OF BLOCK 40-2 FROM MULTIPLE FAMILY (MF) TO HEAVY COMMERCIAL (HC)

Director of Community Development Johnny Vance presented the staff report. The owner, Tim Kelty, would like to rezone the property to accommodate a video store. David Farhat, 3115 West 5th Street, of Fort Worth, Texas and Lance French, 1312 Armagh, Sun Prairie, Wisconsin, were present to answer any questions the City Council might have regarding the Family Video store. Councilman Brown asked if they planned to use the existing structure. They said the existing structure would be demolished and a new building would be erected. There was no one else to speak to the issue. Councilman Powers moved to approve the ordinance on first reading. Councilman Walker seconded. Director of Community Development pointed out that the Planning and Zoning Commission had recommended Light Commercial (LC) zoning. Councilman Powers amended his motion to approve the zone change from Multiple Family (MF) to Light Commercial (LC). Councilman Walker seconded and the vote was unanimous.

DISCUSSION/ACTION ON REPLAT OF PROPERTY LOCATED IN THE “Y” OF GILMER AND OAK AVENUE, BEING FURTHER DESCRIBED AS LOTS 4A, 4B, AND 4C OF BLOCK 40-2

Director of Community Development Johnny Vance presented the staff report stating the owner desires to replat the lots into one lot to build a video store. There was no one else to speak to the issue. Councilman Powers moved to approve the replat. Councilman Brown seconded and the vote was unanimous.

DISCUSSION/ACTION ON PUBLIC HEARING OF FIRST READING OF ORDINANCE NO. 2446 REZONING PROPERTY LOCATED ON THE NORTHEAST CORNER OF SPENCE AND FISHER STREETS, BEING FURTHER DESCRIBED AS LOTS 3, 4, AND 5 OF BLOCK 36-3, STARR ADDITION, FROM SINGLE FAMILY 6,000 (SF-6) TO TWO FAMILY (2F)

Director of Community Development Johnny Vance presented the staff report stating that the owner, Layton Carpenter, would like to rezone the property so that he may build duplexes. There was no one else to speak to the issue. Councilman Brown moved to approve the ordinance on the first reading. Councilman Powers seconded and the vote was unanimous.

DISCUSSION/ACTION ON REPLAT OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF SPENCE AND FISHER STREETS, BEING FURTHER DESCRIBED AS LOTS 3, 4, AND 5 OF BLOCK 36-3, STARR ADDITION INTO TWO LOTS

Director of Community Development Johnny Vance presented the staff report stating that the owner would like to replat these three lots into two lots for the purpose of building duplexes. There was no one else to speak to the issue. Councilman Powers moved to approve the replat. Councilman Brown seconded and the vote was unanimous.

DISCUSSION/ACTION ON PUBLIC HEARING OF FIRST READING OF ORDINANCE NO. 2447 ESTABLISHING A REINVESTMENT ZONE FOR JELD-WEN, INC.

Jeld-Wen, Inc. is in the process of expanding its operation in Sulphur Springs. The current expansion is 11 million dollars and will add 31 new jobs. EDC Director Roger Feagley was available to answer questions. There was no one else to speak to the issue. Councilman Brown moved to approve the ordinance on first reading. Councilman Powers seconded and the vote was unanimous.

DISCUSSION/ACTION ON BOARD APPOINTMENTS TO THE SULPHUR SPRINGS INDUSTRIAL DEVELOPMENT CORPORATION

The Sulphur Springs Industrial Development Board sole purpose is to issue tax exempt financing. The board was organized in 1980 and the by-laws call for a nine-member board of directors. There was no one else to speak to the issue. Councilman Powers moved to appoint Clay Walker, Carl Bryan, Tom Sellers, Bobby Gillis, Gene Watson, Joe Moore, Bill Bradford, David Brewer, and Craig Roberts to the Sulphur Springs Industrial Development Corporation. Councilman Aguilar seconded and the vote was unanimous.

DISCUSSION/ACTION ON CAPITAL IMPROVEMENTS PLAN FUNDING

City Manager Marc Maxwell presented a power point presentation for the City Council. The Capital Improvement Plan has been half-funded for years but this budget year we have the opportunity to take a major step toward full funding without a tax increase. The

City of Sulphur Springs has some options for funding its Capital Improvements Plan. Option I, "Pay As You Go", simply increases Capital spending for streets by \$300,000 to \$400,000 per year. The main advantage is that it avoids additional debt but the disadvantage is that it prevents us from tackling larger projects. Options II, "Bond For Larger Projects", involves selling a \$4 million, 30-year bond increasing the total annual streets funding to 1.8 million for 5 years. The advantage is that it allows us to tackle some larger projects and focus on reconstruction but the disadvantage is that we would incur long-term debt. Option III, "Combination", shortens the term of the bond and reduces the size of the bond. The advantage is incurring less debt and funding the streets program to a higher level than if we incur no debt. The disadvantage is incurring debt and larger projects are still more difficult to perform. There was no one else to speak to the issue. Councilman Powers moved to approve utilizing Option III, "Combination" to fund the Capital Improvements Plan. Councilman Brown seconded and the vote was unanimous.

DISCUSSION/ACTION ON BOARD APPOINTMENT TO THE PLANNING AND ZONING COMMISSION

Gina Synder had been approached about serving in the Library Board but was, appointed to serve on the Planning and Zoning Commission. Ms. Synder respectfully declines this appointment as she has a previous Monday night engagement. There was no one else to speak to the issue. Councilman Brown moved to appoint Craig Johnson to the Planning and Zoning Commission. Councilman Walker seconded and the vote was unanimous.

DISCUSSION/ACTION ON CONTRACT WITH NORTH HOPKINS WATER SUPPLY CORPORATION

This item was withdrawn from the agenda and will be on the September 5, 2006 City Council meeting agenda.

DISCUSSION /ACTION ON BID FOR HEALTH INSURANCE FOR CITY EMPLOYEES

Director of Finance Peter Karstens presented the staff report. The staff recommendation is to stay with Trustmark at the \$45,000 specific level, with a fixed cost of \$211,880 which is the lowest of all responsive bids with a maximum plan cost of \$752,186. There was no one else to speak to the issue. Councilman Powers moved to approve staff recommendation to stay with Trustmark. Mayor Pro Tem Williams seconded and the vote was unanimous.

DISCUSSION/ACTION ON BID FOR LIFE INSURANCE FOR CITY EMPLOYEES

Director of Finance Peter Karstens presented the staff report. The City received three bids from the following:

Met Life	Trustmark	Dearborn
\$8,306	\$8,665	\$6,904

The staff recommendation is to stay with Dearborn at \$6,904. There was no one else to speak to the issue. Councilman Walker moved to approve the staff recommendation. Councilman Brown seconded and the vote was unanimous.

ADJOURN

With all business complete the meeting adjourned at 7:49 p.m.