

CITY OF SULPHUR SPRINGS, TEXAS

**REGULAR MEETING OF THE
CITY COUNCIL**

MAY 3, 2011

7:00 p.m.

Mayor Spraggins called the regular meeting of the Sulphur Springs City Council to order at 7:06 p.m. The following council members and staff were present:

Mayor Gary Spraggins
Mayor Pro Tem Craig Johnson
Councilman Clay Walker
Councilman Freddie Taylor
Councilwoman Kayla Price
Councilman Charles Oxford

Absent: Councilman Oscar Aguilar

Staff:

Marc Maxwell, City Manager
Gale Roberts, City Secretary
Jim McLeroy, City Attorney
Peter Karstens, Director of Finance
Gordon Frazier, Director of Human Resources

PLEDGE AND INVOCATION

Mayor Spraggins led in the pledge of allegiance and Councilman Oxford led in the invocation.

MANAGER'S REPORT

HOUSTON STREET - Phase 3 is progressing well. The Capital Construction Division is now installing water, sewer and drainage utilities all the way to Church. Progress continues to the west. Concrete street construction has also begun starting at Jackson Street and progressing to the west. The concrete crews are now working west of the rail spur.

THRU-TRUCK ROUTES - The signs have been installed that direct thru truck traffic around Sulphur Springs. The police department is vigorously enforcing the new ordinance. They can't catch all of the thru trucks, but they are catching many of them.

CLAIMS - We had one worker's compensation claim for a Parks and Recreation employee that got into some poison ivy.

We had one liability claim for sewer flooding in a home on Church Street that occurred while City crews were cleaning the sewer main. The claim has been submitted to TML.

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

T-BALL FIELD – The field is complete, and the boys are now playing on it.

MISCELLANEOUS – Elsewhere around the City, employees:

- Treated 118 million gallons of drinking water.
- Responded to 53 accidents, made 104 arrests, wrote 642 tickets and recorded 80 offenses.
- Received police training in the areas of telecommunications, emergency management, drug interdiction, crisis intervention, and homicide investigation.
- Made 3 felony arrests in the Special Crimes Unit.
- Responded to 164 fire/rescue calls including 1 structure fire.
- Conducted 34 fire inspections.
- Performed preventative maintenance on 112 fire hydrants.
- Replaced 16 Street Signs.
- Sold 1,459 gallons of AvGas and 7,227 Gallons of Jet-A.
- Achieved a 52% adoption rate at the animal shelter.
- Repaired 9 water main ruptures.
- Installed 9 water taps.
- Replaced 14 water meters.
- Unstopped 21 sewer mains.
- Repaired 14 sewer mains.
- Washed 47,000 feet of sewer mains.
- Checked out 3,424 books from the Library.
- Performed preventative maintenance on Cooper Lake raw water pumps.
- Performed preventative maintenance and repairs on multiple items at the water treatment plant.
- Repaired school zone lights.
- Repaired lights at airport.
- Performed preventative maintenance and repairs on multiple items at the wastewater treatment plant.
- Hauled 420 cubic yards of sludge to the landfill.

- Achieved a daily average total suspended solids (TSS) reading of 7.76 mg/L
- Repaired 22 potholes at various locations.
- Made 9 utility/street repairs.
- Conducted spring-up.
- Conducted 37 health inspections and 43 public nuisance inspections.
- Conducted 43 building inspections, 42 electrical inspections, 46 plumbing inspections, 25 mechanical inspections, and 32 miscellaneous inspections.
- Issued 29 building permits.
- Abated 1 substandard structure, bringing the total to 459 since the program's inception.
- Processed 748 tickets through municipal court.

CONSENT AGENDA

The following items on the Consent Agenda were reviewed: Consider for approval the regular City Council meeting minutes of April 5, 2011; the Planning and Zoning meeting minutes of March 21, and April 18, 2011; the Zoning Board of Adjustments meeting minutes of April 19, 2011; and the Economic Development Corporation meeting minutes of March 28, 2011 and the Economic Development Corporation Emergency meeting minutes of April 1, 2011. There was no one to speak to the issue. Councilman Taylor moved to approve the consent agenda as presented. Councilman Oxford seconded the motion and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON PUBLIC HEARING FOR SECOND AND FINAL READING OF ORDINANCE NO. 2592, A REQUEST BY OWNER, HOLT TEXAS LTD., TO REZONE PROPERTY LOCATED AT 1109 WEST INDUSTRIAL BLVD., BEING FURTHER DESCRIBED AS LOT 1R, LUMSDEN 24.75 ACRE LOT SPLIT, FROM HEAVY COMMERCIAL (HC) AND LIGHT COMMERCIAL (LC) TO ALL LIGHT COMMERCIAL (LC)

Holt Texas, LTD has replatted three lots into one lot. Consequently, only one zoning classification can be allowed. They are requesting Light Commercial. This is the previous site of Bailey's Tractor Company. Holt intends to construct a new facility for its equipment dealership. Councilman Oxford spoke in opposition of the zone change. Holt representative Mike Puryear explained that the use of the property will be the same as it was when the property was purchased. There was a general discussion. There was no one else to speak to the issue. Councilman Taylor moved to adopt the ordinance on the second and final reading. Councilman Walker seconded and the vote was as follows:

Ayes: Taylor, Walker, Johnson, Spraggins, Price
 Nays: Oxford

Abstain: None

The motion carried.

DISCUSSION/ACTION ON INDUSTRIAL LEASE AND SLUDGE TREATMENT AGREEMENT

The City Council previously approved a lease agreement with Texas Microbial Applications (TMA) at the Wastewater Treatment Plant. As a result of the agreement TMA was able to obtain a permit from TCEQ for the composting of municipal sludge at our facility. This agreement is for the treatment of municipal sludge. Under the agreement we would pay \$9,500 per month to TMA to compost 316 wet tons of municipal sludge each month and \$30 for each ton thereafter. The cost is approximately the same as our current cost of sending the sludge to the landfill. TMA would bear all of the capital costs and operating costs associated with the composting operation. There are a few blanks in the contract and needed corrections. The first three words were left out of Section 6 and it should read "*Lessee shall not*". Section 8B should read "*During the term of this lease, and not more than once every five(5) years, Lessor herein reserves the right to adjust or increase the liability insurance amounts required of the Lessee, and to require any additional rider, provisions, or certificates of insurance, and lessee hereby agrees to provide any such insurance requirements as may be required by Lessor.*" The first sentence in Section 11A had three words omitted and should read "*Lessee shall vacate the premises*". There was no one else to speak to the issue. Mayor Pro Tem Johnson moved to give the authority to the City Manager to execute the agreement and the latitude, as needed, to negotiate the contract including the noted corrections. Councilman Taylor seconded and the vote was unanimous.

The motion carried.

VISITORS/PUBLIC FORUM

Harold Nash presented the City Council with a petition signed by concerned residents of Lamar, Jackson, and Carter Streets. The streets around Pacific Park are in poor condition and need maintenance. The streets contain large potholes, no asphalt in some areas and they are very difficult to drive on.

City Manager Maxwell stated that the City Engineer had recommended that Carter Street be on of the first streets addressed during the summer paving program.

ADJOURN

With all business complete the meeting was adjourned at 7:32 p.m.