

**CITY OF SULPHUR SPRINGS, TEXAS**

**REGULAR MEETING OF THE  
CITY COUNCIL**

**JULY 1, 2014**

**7:00 p.m.**

Mayor Freddie Taylor called the regular meeting of the Sulphur Springs City Council to order at 7:04 p.m. The following council members and staff were present:

Mayor Freddie Taylor  
Mayor Pro Tem Kayla Price  
Councilman Craig Johnson  
Councilman Oscar Aguilar  
Councilwoman Emily Glass  
Councilman John Sellers

Absent: Councilman Clay Walker

Staff: Marc Maxwell, City Manager  
Gale Roberts, City Secretary  
Jim McLeroy, City Attorney  
Peter Karstens – Finance Director  
Shane Shepard, Community Development Director  
Gordon Frazier, Director Human Resources  
Jason Ricketson, Lt. SSPD

**PLEDGE AND INVOCATION**

Mayor Taylor led in the pledge of allegiance to the United States Flag and the Pledge to the Texas Flag as well as the invocation.

**PRESENTATIONS, ANNOUNCEMENTS AND PROCLAMATIONS**

The Oath of Office for Mayor was given to Freddie Taylor.

Mayor Pro Tem Price thanked the city and staff for their assistance in the preparation of the 4<sup>th</sup> of July Celebration held June 28 at the Celebration Plaza.

Councilman Aguilar thanked the Northeast Texas Symphony/Orchestra for their concert presentation. It was an excellent event for everyone.

## **MANAGER'S REPORT**

**WATER** - The dredging operation at Cooper Lake has proceeded out of the intake channel and into the main body of the lake.

Cooper Lake is 8 feet low.

**STREETS** – Davis Street is nearly completed. We plan to re-open the street Wednesday, July 2<sup>nd</sup>. This marks the end of road construction downtown.

For the month of July, the Streets Division and Capital Construction Division will focus exclusively on potholes and utility street repairs. Motorists will see crews repairing streets all over town. I ask all motorists to slow down and give street workers a wide berth. They have a dangerous job.

In August, the Capital Construction Division will rebuild Rogers Street from Connally to Van Sickle. This is part of a USDA grant that is paying to rebuild Rogers and Mulberry. Mulberry is already completed.

**CLAIMS** – We did not have any Workers' Compensation claims in July. We did have two liability claims. One claim sought reimbursement for damages to a sprinkler system allegedly caused by the City. That claim was denied. Another claim seeks damages for a child that was struck on the head by a fence brace in a dugout. Apparently another child was hanging from the brace when it fell. That claim is being reviewed by TML.

**WASTEWATER TREATMENT PLANT** - As promised the new filter at the wastewater treatment plant has dramatically improved its numbers with regard to total suspended solids (TSS). June's TSS number came in at 3.75 mg/L, which is well within our permit limit of 12 mg/L. I expect next month to be even better since the filter did not come online until the second week of the month.

In other respects the plant did not fare so well. We exceeded our permit limit on ammonia levels, and we continue to struggle with low levels of dissolved oxygen in the waste stream.

Oxygen is critical to the operation of the plant. The wastewater treatment plant utilizes a biological treatment process. Microorganisms perform most of the work. Without sufficient oxygen the microorganisms die, and the plant simply stops working.

Over the decades the volume and strength of the industrial waste stream from food processors has grown to the point that it has overpowered the plant. The old methods of



USGS 07342495 Jim L. Chapman Lk nr Cooper, TX



introducing oxygen into the mix are insufficient. Staff will soon come to you with a plan to retrofit the wastewater treatment plant with new aeration technologies, and other improvements that will bring the plant back into compliance with TCEQ regulations.

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

Elsewhere around the city, employees:

- Repaired 15 water main ruptures.
- Replaced 22 water meters.
- Unstopped 10 sewer mains and repaired 18.
- Washed 85,000 feet of sewer mains and mowed/shredded 10,000 feet of sewer main easements.
- Flushed 35 dead-end water mains.
- Drained and cleaned all 5 water clarifiers at the water treatment plant.
- Responded to 264 animal control calls, and achieved an adoption rate of 62%.
- Checked out 3,787 items at the library.
- Hosted 1 adult softball tournament, 5 district tournaments and one FASA tournament.
- Sprayed soccer fields for summer weeds.
- Fertilized all athletic fields.
- Sold 1,285 gallons of AvGas and 3,509 gallons of JetA fuel.
- Responded to 149 fire/rescue calls including 1 structure fire.
- Performed preventative maintenance on 88 fire hydrants.
- Replaced 24 street signs.
- Patched 67 potholes and made 31 street repairs following utility repairs.
- Swept 12 streets.
- Installed 4 “STOP” signs and two “Children Playing” signs.
- Build stages for 4 events.
- Fertilized grass and flowers on Celebration Plaza.
- Processed 800 tickets through Municipal Court.
- Responded to 23 accidents, made 96 arrests, wrote 740 traffic citations and recorded 72 offences.
- Conducted 4 health inspections and investigated 12 code enforcement complaints.
- Made 5 sewer repairs following camera inspections.

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

Consider for approval the regular City Council meeting minutes of June 3, 2014; the minutes of the Special City Council Workshop Session of June 16, 2014; the Planning and Zoning meeting minutes of June 16, 2014; and the Economic Development Corporation meeting minutes of May 19, 2014. There was no one to speak to the issue. Councilman Sellers moved to approve the consent agenda as presented. Mayor Pro Tem Price seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON PUBLIC HEARING FOR SECOND AND FINAL READING OF ORDINANCE NO. 2649 FOR A ZONE CHANGE REQUEST BY OWNERS JONATHAN AND JOE DAN KENNEDY TO REZONE PROPERTY LOCATED AT 1317 WEST AVENUE, BEING FURTHER DESCRIBED AS LOT 34 OF BLOCK 212-1, FROM MULTI-FAMILY TO PROFESSIONAL OFFICE**

Community Development Director Shane Shepard presented the staff report and was available to answer any questions. This property is located across from and next to Heavy Commercial zoning. There was no one else to speak to the issue. Mayor Pro Tem Price 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 FIRST READING OF ORDINANCE NO. 2648 AMENDING THE CODE OF ORDINANCES OF THE CITY OF SULPHUR SPRINGS, TEXAS, CHAPTER 15, BY ADDING ARTICLE VI, ADOPTING THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE**

This item was postponed from the previous agenda to allow the City Council to conduct a workshop. City Attorney Jim McLeroy presented the staff report. The International Property Maintenance Code (IPMC) is a model code that regulates the minimum maintenance requirements for existing buildings. The IPMC is maintenance document that intends to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety. The IPMC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community. There was a general discussion. There was no one else to speak to the issue. Councilman Sellers moved to approve the ordinance on the first reading. Mayor Pro Tem Price seconded and the vote was unanimous.

**The motion carried.**

**DISCUSSION/ACTION ON THE FIRST READING OF ORDINANCE NO. 2650 AMENDING THE CITY OF SULPHUR SPRINGS ZONING ORDINANCE BY REPLACING IN ITS ENTIRETY SECTION 4.101 ENTITLED SIGNS AND IDENTIFICATION REGULATIONS, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH**

This item was postponed from the previous agenda to allow the City Council to conduct a workshop. City Attorney Jim McLeroy presented the staff report. Tim Kelty addressed the City Council stating this ordinance is an infringement of property owners' rights and will eliminate billboards. City Manager Maxwell agreed it would limit the number of billboards inside the city limits. Councilman Sellers reminded the City Council that he

would like to see the changes discussed during the workshop to make the ordinance something that all the City Council can approve. Billie Ruth Standbridge addressed the City Council about how the ordinance would affect way-finding signs and was informed by the City Attorney the ordinance does not address such signage. City Manager Maxwell stated the ordinance would be reworded prior to the second reading so that it does not limit pole signs. There was a general discussion. There was no one else to speak to the issue. Councilman Aguilar moved to approve the ordinance on first reading. Councilman Sellers seconded and the vote was as follows:

Ayes: Aguilar, Taylor, Price, Sellers  
Nays: Glass  
Abstain: Johnson

**The motion carried.**

**DISCUSSION/ACTION ON REQUEST BY OWNER TIM KELTY TO PLAT PROPERTY LOCATED AT 478 WILDCAT WAY, BEING FURTHER DESCRIBED AS PART OF LOT 12 OF BLOCK 208-1-2 AND LOT 13 OF BLOCK 208-200, INTO THREE LOTS**

Community Development Director Shane Shepard presented the staff report and was available to answer any questions. This Plat, if approved, would contain three (3) lots on eight (8) acres of land. Two of the lots are reserved “not for development”. Lot 1 is a 4.9-acre lot proposed for development with proposed water and sewer extensions to and across the property frontage. The water and sewer extensions will require engineering plans and a Community Facilities Contract before the plat can be finalized. The City will take ownership and maintenance of the proposed water sewer extensions after a one-year warranty period. There was no one else to speak to the issue. Councilman Johnson moved to approve the plat contingent on the execution of a Community Facilities Contract. Mayor Pro tem Price seconded and the vote was unanimous.

**The motion carried.**

**VISITORS/PUBLIC FORUM**

Councilman Sellers told Mayor Taylor that he was happy and excited for him and wished the newly appointed Mayor a great year.

**ADJOURN**

With all business complete the meeting was adjourned at 7:26 p.m.