

**MINUTES
CITY OF AMES, TEXAS
304 MARTIN DR. – AMES, TEXAS
SPECIAL CITY COUNCIL MEETING
OCTOBER 30, 2023
6:00 p.m.**

The City Council for the City of Ames, Texas met in a special meeting in council chambers at the Ames City Hall at 6:00 p.m. Mayor Barbara Domain called the meeting to order at that time. Councilman Eddie White led the prayer, and the Pledge of Allegiance was recited. Mayor Domain conducted the roll call, at that time the members of the City Council who were present were: Mayor Barbara Domain, Michael Trahan, Elizabeth (Liz) Hardy, Eddie White, Alfred Freeman Jr. (arrived late at 6:04 PM), and Audrey Harrison.

CITIZEN APPEARANCE

Mayor Domain thanked the citizens for being present, asked them to silence their phones, and if any of the citizens would like to take three (3) minutes to speak to the council. A list of attending citizens is attached.

APPROVAL OF MINUTES FOR OCTOBER 16, 2023, REGULAR CALLED MEETING

The council took a few minutes to look over the minutes. Councilwoman Elizabeth Hardy noted that there was a correction to the spelling of the Mayor's name in item #6 and in the Mayor's report. A motion was made to approve minutes for October 16, 2023. Passed unanimously.

Motion made by: Councilman Alfred Freeman Jr.

Seconded by: Councilman: Michael Trahan

All in favor: 5 Opposed: 0 Abstained: 0

Regular Agenda Items

1. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO APPROVE CONTRACT FOR RECLAIM ENVIRONMENTAL SERVICES LLC.

The council took a few minutes to look over the contract. Councilman Trahan asked Marivious Allen (City Attorney) if he has an opportunity to look over the contract. Marivious stated that he drew up the contract. He also stated that the terms of the agreement reflect what the council agreed upon at the last meeting. He added protection for the city as well as outlined when the owner would be working for the LLC and when he would be working for the city. Councilman Trahan then asked if any progress was made on the lift stations and if the pump had been removed. Mayor Domain explained that all the lift stations have been cleaned out and that the pump had not been removed yet. Mayor Domain stated that Erwin had contacted the company to remove the pump, but we had not received a response yet. A motion was made to approve the contract for Reclaim Environmental Services. Passed unanimously.

Motion made by: Councilman Michael Trahan

Seconded by: Councilman: Eddie White

All in favor: 5 Opposed: 0 Abstained: 0

2. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO ADOPT ORDINANCE NO. 2023-004 OF THE CITY COUNCIL OF THE CITY OF AMES, TEXAS, ADOPTING CERTAIN INTERNATIONAL CODES AND STANDARDS; ESTABLISHING CERTAIN BUILDING REGULATIONS AND REQUIREMENTS; ESTABLISHING PENALTIES; THEREFORE, REPEALING CONFLICTING PROVISIONS AND ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

Mayor Domain explained that the purpose of the ordinance would be to help the City of Ames issue permits and enforce the ordinances that are in place for the safety of the city. Councilman Trahan asked if we had anyone in place to conduct the inspections. Mayor Domain explained that she had reached out to Jarvis Booker to see if he would be available on an as needed basis to conduct the inspections. Councilman Trahan stated that the permit fee should cover the inspection fee and what the city would get in return is a safe city that would also provide the residents a safe structure. Councilwoman Hardy asked if the price list for the permits should be revised to reflect the inspection cost as well. Councilman Trahan stated that there would need to be an agreement with whoever the inspector would be. Mayor Domain explained that an agreement would be made with the potential inspector. She also explained that the list of permit fees was submitted by Emmit Albro based on comparisons made to the City of Dayton, the City of Liberty, and Liberty County permit fees. Councilman Trahan highlighted the permits that would and would not require an inspection. He also stated that if Erwin Semien has the proper credentials, that he could perform the plumbing inspections. Marivious Allen (City Attorney) explained that the codes are updated every 3 years by the International Code Council. When drafting this ordinance, he discovered that some of the codes had been updated for 2024 and that other ones still reflect 2021. He also explained that the National Electrical code is not a part of the International Code Council, it is a part of the Architecture Association and that is what all the cities in Liberty County uses. Marivious explained that conducting inspections and enforcing them are separate. Inspections are conducted to issue the permits. If the inspection determines that things are out of compliance, then the code enforcement officer notifies the individual that they are not in compliance and that they have a set amount of time to correct things before a fine is issued. He also explained that the ordinance is separate from the permits. The ordinance is what we base our permit application and code enforcement on. Also, he explained that we are type A general law city and that we can do anything that is lawful under the guidelines of the Legislation of Austin, TX. Legislation recommends that the cities use the International and National codes for permits and inspections. Marivious concluded by explaining that it is important to have whoever is conducting the inspections to be trained and certified prior to the city issuing permits. He stated that smaller cities sometimes have a Memorandum of Understanding interlocal agreement with the county to have their code enforcer perform the inspections. Also, Marivious shed light on the fact that there are some existing buildings in the city that need to be addressed because they are unsafe, and people's lives are at risk. Councilman Trahan asked for clarification on what the council would be voting to adopt at this time. Mayor Domain explained that the council is voting to adopt the ordinance to be able to issue permits. Councilman Freeman asked if we should table the discussion or go ahead and adopt it. Mayor Domain explained that we should move forward with adopting the ordinance because we still need to run it in the paper and find the inspector and code enforcer. A motion was made to approve the contract for Reclaim Environmental Services. Passed unanimously.

MAYOR'S REPORT.

Mayor Domain informed the council members that she spoke with the owner of the property on Mac Lan. She gave him 2 weeks to produce the documentation for the home to determine if he could stay or if he would have to move the home from the property. She also explained to him

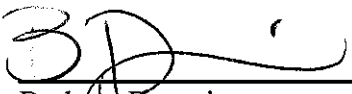
that out of respect for the residents who live there we would not like to have a game room or anything commercial on the property. In the last two weeks, there have been two mobile homes moved onto 173 N MLK that are out of compliance with the mobile home ordinance. Mayor Domain has set up a meeting with the owner to explain to him that he will have 10 days to move the trailer home off the property before he is fined. Mayor Domain expressed concern for repairs to Malcom Street, Johnson Street, and Sylpheme Road. On Johnson St., the culvert has caved in and the on Sylpheme Road, the road is deteriorating. The road was supposed to be repaired, however the vendor that was scheduled to do the work has not returned and has not responded to the messages. Lawrence Morris has provided quotes on repairing Malcom and Johnson Street and has provided details on how to best repair Sylpheme Road. Mayor Domain explained that she planned to reach out to the Drainage District to inquire about getting a corrugated plastic culvert at a discount and have the maintenance department install it. Work on Donatto Street will begin soon, and the street will be shut down for at least 30 days. The newly purchased computers will be delivered on Tuesday. The intern is interested in purchasing the truck that is currently used for the mosquito sprayer. Councilwoman Harrison stated that the truck will have to be auctioned off. Councilman Trahan asked about the status of the progress on the sewer. Mayor Domain explained that all caps have been replaced. The smoke machine has been purchased and we are just waiting for it to be available for pickup. We are also waiting on reports from SPI detailing the plan of action for repairs or replacement of the manhole covers. Mayor Domain explained that Erwin had located 2 more caps that were broken. At this time Mayor Domain asked what the council recommended to get control of the removal and damage to the caps. Mayor Domain stated that we will start to enforce the ordinance that is in place for cap removal and damage. The first time for repair the city will pick up the cost; however, any time after that, the cost will fall back on the resident. Standard cap covers will cost \$25 and Schedule 40 caps cover will cost \$35. Mayor Domain came back to the discussion about the progress on the sewer and explained that we have done all that we can do without the smoke tester to determine where the leaks are. Councilman Trahan stated that it seems as if our main issues are in the Baker Subdivision. Mayor Domain agreed and stated that she wanted to use the drop meters from HydroPro to put at Cook and Baker Circle to determine the location. It was also brought to Mayor Domain's attention that Mr. Sifuentes had removed the manhole cover near his home. It was open for over a year before anyone knew about it. Moving forward if residents remove or damage a manhole cover, they will be liable, and once all the manhole covers have been repaired or replaced, they will be inspected monthly.

7. ADJOURNMENT.

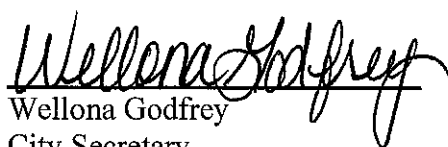
A motion was made to adjourn the regular meeting at 6:36 PM.

Motioned was made by: Councilwoman Audrey Harrison

Seconded by: Councilwoman Elizabeth Hardy



Barbara Domain
Mayor



Wellona Godfrey
City Secretary