

**MINUTES
CITY OF AMES
304 MARTIN DR. – AMES, TEXAS
REGULAR CITY COUNCIL MEETING
APRIL 15, 2025
6:00 PM**

The City Council for the City of Ames, Texas held a meeting at the Ames City Hall at 6:01 p.m. Mayor Domain called the meeting to order at that time. Mayor Domain conducted the roll call, at this time the members of the City Council who were present were: Councilman Michael Trahan, Councilman Eddie White, Councilman Alfred Freeman Jr., and Councilwoman Audrey Harrison. Councilwoman Elizabeth "Liz" Hardy was absent.

Councilman Eddie White led the prayer, and the Pledge of Allegiance was recited.

CITIZEN APPEARANCE

APPROVAL OF MINUTES FOR MARCH 10, 2025 REGULAR MEETING AND MARCH 24, 2025 SPECIAL MEETING.

The council took a few minutes to look over the minutes. Mayor Domain requested corrections to the agenda to change the March 24, 2025, Emergency Meeting to March 24, 2025, Special Meeting. There was no further discussion. Mayor Domain asked for a motion to approve the minutes. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilwoman Audrey Harrison

Seconded by: Councilman Eddie White

All in favor: 4 Opposed: 0 Abstained: 0

DISCUSS FINANCIALS

There was no discussion of the Financials.

REGULAR AGENDA ITEMS:

1. CONSIDER AND, IF APPROPRIATE, TAKE ACTION TO APPROVE RESOLUTION NO. 2025-012 AUTHORIZING THE MAYOR TO APPROVE AND EXECUTE SPI INVOICES NOS. 13 THROUGH 18 AND TO APPROVE AND SIGN FUTURE INVOICES RELATED TO THE INTERLOCAL AGREEMENT WITH LIBERTY COUNTY FOR ARPA-FUNDED IMPROVEMENTS TO THE CITY'S SANITARY SEWER SYSTEM.

Mayor Domain explained that she would normally receive an email from Melinda Soliday to sign and submit for payment. Liberty County Commissioners' Court has now requested that we submit the minutes approving the mayor to sign and submit the invoices. Mayor Domain stated that she felt things would be easier if the City Council would grant her the authority to sign off on the invoices so that we can keep the flow of everything moving and get the contractor paid in a timely manner. There was no discussion. Mayor Domain asked for a motion. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilman Michael Trahan
Seconded by: Councilwoman Audrey Harrison
All in favor: 4 Opposed: 0 Abstained: 0

2. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO APPROVE INSTALLING ELECTRICITY TO THE FOOD DISTRIBUTION BUILDING IN THE AMOUNT OF \$1200.

Mayor Domain explained that we are going to need electricity in the food distribution building for storage of the food and to have light when we're sorting out the items that we get from the food bank. Mr. Milton Browne submitted his quote to install all the electrical needs in the amount of \$1,200, which includes materials and labor. He will put a breaker on our panel and run the weather head, He will install three or four lights in there and maybe about eight wall plugs. He's also going to put a motion sensor light outside so when someone passes by the light will come on. He will also install electrical connections for a mini split to be installed later. Mayor Domain explained also that Brian Tippins has a commercial refrigerator that he is donating to the city for the building. Councilman Trahan asked if Mr. Browne specified what type of service he would be installing and if it would be enough to run the commercial equipment? Mayor Domain explained that Mr. Browne was aware of the type of equipment that would be in the building and that what he will install will be enough to run the equipment. There was no further discussion. Mayor Domain asked for a motion. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilman Alfred Freeman, Jr.
Seconded by: Councilman Eddie White
All in favor: 4 Opposed: 0 Abstained: 0

3. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO APPROVE INSTALLING A BATHROOM TO THE FOOD DISTRIBUTION BUILDING IN THE AMOUNT OF \$1,900.

Mayor Domain explained that she would like to install a bathroom in the food distribution center so that people will not have to leave and go somewhere else to use the bathroom. There will be one bathroom that is handicapped accessible. There was no further discussion. Mayor Domain asked for a motion. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilwoman Audry Harrison
Seconded by: Councilman Alfred Freeman Jr.
All in favor: 4 Opposed: 0 Abstained: 0

4. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO APPROVE RESOLUTION NO. 2025-013 APPOINTING KIMBERLY JUDGE AS PRESIDENT FOR THE CITY OF AMES ECONOMIC DEVELOPMENT CORPORATION.

Mayor Domain introduced Kim Judge to the council members. Ms. Judge has worked with the City of Dayton and has done amazing things for them and helped them move forward on a lot of things. Mayor Domain has also explained that Emmett has had to step down as President of the EDC due to a conflict of interest involving separation of powers, diluted focus, and potential participation of bias. There was no further discussion. Mayor Domain asked for a motion. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilman Eddie White
Seconded by: Councilwoman Audry Harrison
All in favor: 4 Opposed: 0 Abstained: 0

5. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO APPROVE THE "HARM REDUCTION RESOURCE FAIR" SCHEDULED FOR JUNE 5TH, 2025 AT OUR MOTHER OF MERCY HALL.

Emmet explained that the Harm Reduction Resource Fair is planned to take place on June 5th from 11 to 3. There will be a variety of different companies that offer services that will have their booths at Our Mother Mercy Catholic Hall. There will be about 20 vendors at the event to offer resources to the community. There was no further discussion. Mayor Domain asked for a motion. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilman Eddie White
Seconded by: Councilman Alfred Freeman Jr.
All in favor: 4 Opposed: 0 Abstained: 0

6. PUBLIC HEARINGS ON DANGEROUS BUILDINGS

Marivious provided background information about details that have led to this Public Hearing. In 2024, an Ordinance No. 2024-011 (Substandard Structures), was approved by the city council. We recognized that some buildings had become unattended and dilapidated. The purpose of the ordinance was to try to, at the very most, get those buildings repaired or demolished. Today we're having hearings on several properties in which the city contracted Bureau Veritas to come out and inspect the properties. Once the public hearing is open, Ms. Jennifer will come up on behalf of the code enforcement for the city and provide step-by-step details of what was done to notify them and the reports as such. Today the city council is being asked to declare whether these properties are substandard, unsafe, dangerous, or nuisance. Marivious explained that if the properties can't be repaired, they will need to be demolished. If the property is found to be a nuisance there are 2 options, the council can take. You can, on your own initiative, declare that the property is a nuisance and then have it repaired or have it demolished. If owners are present and they can't afford to demolish the property, they can waive any liability to the city and the city will have the building demolished. The owner would be made aware that the city will file a lien on the property for the cost to demolish the property. Lastly, Marivious explained that since the city does not have a separate board of adjustments in the fields, the city council is going to be acting as the board of adjustments in this regard.

Public Hearing for 331 Martin St., Ames, Texas 77575; Legal Description: 000073 JAMES MARTIN, TRACT 500, ACRES .642 started at 6:30 PM and ended at 6:33 PM. The owner of the property was not present.

Ms. Jennifer provided the following as order of business for this property.

Residential Permit Application, Inspection report with pictures, official notice of violation, certified mail, RRR, and Liberty CAD property search. According to Ms. Jennifer, the City of Ames has tried on numerous occasions to get in touch with the owner(s) of this property. The CMRRR has only been picked up once. The mail has been going to Tammy Rollins as the Houston address that we have on file for her. She has called in before, about two (2) years ago, stating that her brother did not want her on the property and that he acts crazy when anyone steps on the property. There is a small travel trailer on the property where her brother is living. The inspection report for this particular property shows an unsecured building that is built on a pier and beam foundation and has 70% failure of the foundation. The roof structure is in the process of collapsing due to the rain intrusion and lack of maintenance and the building easily meets the definition of a dangerous building. The property is in substandard condition and Ms. Jennifer's recommendation is demolition. The owner of

the property was not present for the hearing. There was no further discussion. Mayor Domain moved that the City Council find that the structure located at **331 Martin St., Ames, Texas 77575; Legal Description: 000073 JAMES MARTIN, TRACT 500, ACRES .642** is a dangerous building as defined by Ordinance No. 2024-011 and Chapter 214 of the Texas Local Government Code. Mayor Domain asked for a motion that the Council would **require the owner to demolish** the structure within **30 days**, and that a written order be issued reflecting the Council's findings and directive. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilman Michael Trahan
Seconded by: Councilman Eddie White
All in favor: 4 Opposed: 0 Abstained: 0

Public Hearing for 203 Martin Dr., Ames, Texas 77575; Legal Description: COMPTON, SEC 1, LOT 2 3, TRACT 71, ACRES 0.12 started at 6:35 PM and ended at 6:38 PM. The owner of the property was not present.

Ms. Jennifer provided the following as an order of business for this property:

Residential Permit Application, Inspection report with pictures, official notice of violation, certified mail, RRR, and Liberty CAD property search. According to Ms. Jennifer, the City of Ames has mailed several letters to the address listed on the CAD property search report and there has not been any response. An inspection was conducted at the listed location; it did not show any unsecured building allowance for occupations by an unauthorized person. The roof of both buildings has failed, allowing for rain intrusion into several areas of both buildings. The rain intrusion does speed up the failure of the roof, framing, and decking materials. In the current condition, the roof and supporting walls will collapse. Ms. Jennifer's recommendation is demolition. The owner of the property was not present for the hearing. It was advised by Marivious to possibly try to contact the owners of the church again before moving forward with demolition. Mayor Domain stated that we will try to contact the owner again, and if we don't hear from them by the next council meeting, we'll move forward with demolishing. If they call us back, we'll give them the opportunity to prepare to keep it in the community. And as a written order to be issued. There was no further discussion. Mayor Domain moved that the City Council find that the structure located at 203 Martin Dr., Ames, Texas 77575; Legal Description: COMPTON, SEC 1, LOT 2 3, TRACT 71, ACRES 0.12 is a dangerous building as defined by Ordinance No. 2024-011 and Chapter 214 of the Texas Local Government Code. Mayor Domain asked for a motion that the Council would **require the owner to repair** the structure within **30 days**, and if not repaired, then the city will move forward with demolishing. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilman Michael Trahan
Seconded by: Councilman Alfred Freeman Jr.
All in favor: 4 Opposed: 0 Abstained: 0

Public Hearing for 221 Tebo St., Ames, Texas 77575; Legal Description: AMESWOOD, SEC 1, BLOCK 1, LOT 5, ACRES 0.4379 started at 6:43 PM and ended at 6:48 PM. The owner of the property was not present.

Ms. Jennifer provided the following as an order of business for this property:

Residential Permit Application, Inspection report with pictures, note for Elenor Garza giving permission to go on property to do an inspection, Official notice of violation, Certified Mail, RRR, mailed to owner, email from Eleanor Garza stating that the workers have been working on the roof and

cannot make it to the meeting, cease and desist order to stop work immediately, and renovation permit No. 25-018-COA. Ms. Jennifer stated that the owner is Eleanor Garza and she really wants to repair this property. She had started rehabbing it and I had to issue a cease-and-desist order to stop the work immediately. The order was put on the door. The contractors eventually came in and got a permit to continue the renovations. The inspection report shows the residence is unlivable due to numerous openings in the roofing and decking, there has been rain intrusion in about 70% of the building, with the ceiling collapsing. The electrical distribution panel is illegally installed, and the building is unsecured. Ms. Jennifer's recommendation on this property is to go ahead and let the owner repair it. There was no further discussion. Mayor Domain moved that the City Council find that the structure located at 221 Tebo St., Ames, Texas 77575; Legal Description: AMESWOOD, SEC 1, BLOCK 1, LOT 5, ACRES 0.4379 is a dangerous building as defined by Ordinance No. 2024-011 and Chapter 214 of the Texas Local Government Code. Mayor Domain asked for a motion that the city council **require the owner to repair the structure within 30 days**, and to provide a status report of the progress by the next city council meeting. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilman Michael Trahan
Seconded by: Councilman Alfred Freeman Jr.
All in favor: 4 Opposed: 0 Abstained: 0

Public Hearing for 510 HWY 90, Ames, Texas 77575; Legal Description: MARTIN, BLOCK I, LOT 12 13, ACRES .2525 started at 6:49 PM and ended at 6:52 PM. The owner of the property was not present.

Ms. Jennifer provided the following as order of business for this property.

Residential Permit Application, Inspection report with pictures, official notice of violation, certified mail, RRR, and Liberty CAD property search. According to Ms. Jennifer, The City of Ames mailed out CMRRR to the 510 HWY 90 and Warren St address, and the mail came back as undeliverable. She was able to locate an address to Ms. Siner in Baytown and mailed the Official Notice of Violation to that address. The city has not received any communication regarding this property. The inspection report shows a severely damaged building with the rear of the building severely fire damaged. The building is unsecure allowing for occupation by unauthorized persons, with garbage and trash in the building, which allows for harborage of rodents and vermin creating an unhealthy atmosphere. Ms. Jennifer's recommendation is to have the property demolished. The owner was not present for the hearing.

Mayor Domain moved that the City Council find that the structure located at 510 HWY 90, Ames, Texas 77575; Legal Description: MARTIN, BLOCK I, LOT 12 13, ACRES .2525 is a dangerous building as defined by Ordinance No. 2024-011 and Chapter 214 of the Texas Local Government Code. Mayor Domain asked for a motion that the Council would **require the owner to demolish** the structure within **30 days**, and that a written order be issued reflecting the Council's findings and directive. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilman Michael Trahan
Seconded by: Councilman Eddie White
All in favor: 4 Opposed: 0 Abstained: 0

The **Public Hearing** for 514 E. Main St., Liberty, Texas 77575; Legal Description: 000073 JAMES MARTIN, TRACT 237, ACRES .25 **was postponed**.

Public Hearing for 0 Miles and Wickliff, Ames, Texas 7757, Legal description: Martin, Block D, Lot 16, Acres 0.1722 **started at 6:55 PM and ended at 6:59 PM. The owner of the property was not present.**

Ms. Jennifer provided the following as order of business for this property.

Residential Permit Application, Inspection report with pictures, official notice of violation, certified mail, RRR, and Liberty CAD property search. According to Ms. Jennifer, Mr. James Goudeau spoke to Wellona and stated that he did not realize that this property was in such horrible condition. He also stated that he did not know that squatters were living on the property. The property owner stated that his plan is to tear the house down. The inspection report did find an individual residing in the residence without electrical service or water/sewer service. The roof appears to be intact without any obvious leaks. There is damaged siding and lack of siding on the front of the building. According to the inspection, any building without electrical and water/sewer service is classified as uninhabitable. The owner of the property was not present. Mayor Domain asked if it was the intention of the property owner to agree to the demolition of the property. Ms. Jennifer stated that he is in agreement but would like to demolish the property himself. Mayor Domain stated that we need to tell the property owner that he needs to come in and get a demolition permit.

Mayor Domain moved that the city council find that the structure located at 0 Miles and Wickliff, Ames, Texas 7757, Legal description: Martin, Block D, Lot 16, Acres 0.1722 is a dangerous building as defined by ordinance number 20-24-011 and chapter 214 of the Texas Local Government Code. Mayor Domain asked for a motion that the Council would **require the owner to demolish** the structure within **30 days**, and that a written order be issued reflecting the Council's findings and directive. A motion was made. All were in favor. Passed unanimously

Motion made by: Councilman Eddie White
Seconded by: Councilwoman Audrey Harrison
All in favor: 4 Opposed: 0 Abstained: 0

7. MAYOR'S REPORT

Sewer line rehabilitation is still moving forward. We hope to have the food distribution building up and running after the Easter Holiday. She spoke with Mr. John Bennett who is present today and he has agreed to be our Houston Food Bank connection to get us set up for distribution. The community garden is a work in progress. Mayor Domain provided a status report on what the maintenance department is doing throughout the city. She also explained that we have had quite a few people that are trying to move into the city. She met with someone today who is talking about putting mobile homes on the corner of Martin Street. It will be more of a mobile home park which will make it a commercial piece of property. The Community Garden is at the back of the city hall, and we have most of everything planted. We had donations of seeds and plants from Ms. Jennifer and Mr. Browne. Lastly, we are in the final stages of approval for the grants to repair Martin St, Berotte St, Bakers Subdivision, and Ames Wood Subdivision. The next step will be to figure out how to go about getting the funding to be able to cover the required match. Hopefully with the expertise of Ms. Judge,

she might be able to assist us in getting the funding that we will need. Mayor Domain also stated that we have not been approved for the mitigation grant yet. We are still trying to get approved for the lift stations, which would get us some new generators at all the lift stations.

8. EDC REPORT

Emmett did not have any updates for the council at this time. Kimberly Judge was present, and she added that she was excited to get started on helping the city to grow and that if she is willing to help in any way that she can.

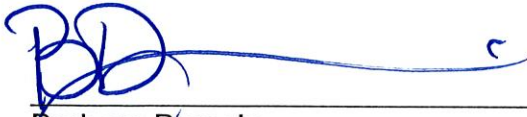
9. ADJOURNMENT.

Mayor Domain asked for a motion to adjourn the meeting at 7:18 PM.

Motion made by: Councilman Eddie White

Seconded by: Councilwoman Audrey Harrison

All in favor: 4 Opposed: 0 Abstained: 0



Barbara Domain
Mayor



Wellona Godfrey
City Secretary

