

**CITY OF AMES
304 MARTIN DR. – AMES, TEXAS
REGULAR CITY COUNCIL MEETING MINUTES
JUNE 09, 2025
6:00 PM**

The City Council for the City of Ames, Texas held a meeting at the Ames City Hall at 6:00 p.m. Mayor Domain called the meeting to order at this time. Mayor Domain conducted the roll call the members of the City Council who were present were: Councilman Michael Trahan, Councilwoman Elizabeth "Liz" Hardy, Councilman Eddie White, Councilman Alfred Freeman Jr., and Councilwoman Tiffany Burgos was present. Councilman Eddie White led the prayer, and the Pledge of Allegiance was recited.

CITIZEN APPREARANCE

There was no public participation. Mayor Domain used this time to introduce Arlene Carrington who is the new Code Enforcer for the city.

APPROVAL OF MINUTES FOR MAY 13, 2025, REGULAR MEETING.

The council took a few minutes to look over the minutes. Mayor Domain asked for a motion to approve the minutes. A motion was made. All were in favor. Passed unanimously.

**Motion made by: Councilman Michael Trahan
Seconded by: Councilman Eddie White
All in favor: 5 Opposed: 0 Abstained: 0**

DISCUSS FINANCIALS

The Mayor and the Council agreed to wait for Sabrina Woods, the city's financial consultant, to join the meeting before proceeding with the audit review.

Historical Audit Findings

The city had recurring audit findings from 2019 to 2023, which was a major concern for Sabrina. These findings indicated that the city's internal financial records and accounting were not accurate, leading to issues with the annual audits. Ms. Sabrina emphasized the importance of addressing these findings to improve the city's financial standing and compliance.

Cleanup and Reconciliation of Financial Records

Ms. Sabrina was engaged to clean up the city's financial records from 2019 to 2023, which involved reconciling the books and addressing the audit findings. This process was challenging, as the general fund and utility fund were previously combined in a single QuickBooks file, leading to a disconnect between the financial records and the audit reports. Sabrina worked closely with the city staff to ensure the proper separation and reconciliation of the funds.

Audit Preparation for 2024

Ms. Sabrina has completed the cleanup of the 2024 books in preparation for the upcoming audit. This includes ensuring that the liabilities for the USDA loans are properly recorded in the correct funds and addressing any other discrepancies between the financial records and the audit reports. Sabrina

emphasized the importance of submitting the audit report to the state of Texas in a timely manner, which will be the first time the city has achieved this.

Potential IRS Penalties and Interest

Sabrina identified that the city may face approximately \$60,000 in late filing fees, penalties, and interest from the IRS due to the failure to file quarterly 941 forms in 2022. She offered to represent the city before the IRS to try to mitigate or abate these penalties but noted that this is the city's decision.

REGULAR AGENDA ITEMS:

1. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO REVIEW AND APPROVE PRELIMINARY 2024 AUDIT.

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: Councilwoman Elizabeth Hardy

All in favor: 5 Opposed: 0 Abstained: 0

2. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO APPROVE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF DAISSETTA AND THE CITY OF AMES TO USE THE SEWER JETTER.

Mayor Domain explained that the City of Daisetta and the City of Ames have been working together to help each other out. She suggests that we enter into the agreement at no cost. The agreement does stipulate that the City of Daisetta will be responsible for any damage or mechanical failures while using the city's equipment. Marivious Allen suggested that we maintain a logbook to document when the City of Daisetta uses 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 Eddie White

Seconded by: Councilman Alfred Freeman Jr.

All in favor: 5 Opposed: 0 Abstained: 0

3. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO APPROVE THE PURCHASE OF A CULVERT CLEANER ATTACHEMENT FOR THE EXCAVATOR IN THE AMOUNT OF \$5,124.39.

Mayor Domain explained that the attachment will be used to clean out debris and improve water flow in the city's drainage system. She noticed that in the past 2 – 3 weeks when it rained heavy, that the water was sitting in the ditches because the culverts were not cleaned after the ditches were dug out. Currently the city must use a chain and a tire to pull through the culvert to clean it. This is not the safest option, and it is not the most cost effective because we are using all our manpower to complete the process. Mayor Domain stated that she did search for the best pricing, and she found that there are not many places that carry this type of 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: 5 Opposed: 0 Abstained: 0

4. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO APPROVE BROOKS CONCRETE SERVICES TO REMOVE AND REPLACE THE CULVERT AND HEADER WALL LOCATED AT 750 CR 154 IN THE AMOUNT OF \$8,800.00.

Mayor Domain explained that this project is part of FEMA's Hazard Mitigation program to replace the culvert at 750 CR 154. Once approved, the FEMA will reimburse 75% of the cost for the replacement. Councilwoman Hardy asked if this project should be the responsibility of the drainage district. Mayor Domain explained that the city is responsible for anything that runs north and south on CR 154, and it would be our responsibility. She also explained that the area around the culvert has been crumbling due to the excessive flooding causing debris to get lodged into the culvert which impedes the drainage. 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 Tiffany Burgos
Seconded by: Councilman Alfred Freeman Jr.
All in favor: 5 Opposed: 0 Abstained: 0

5. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO APPROVE SUBMISSION OF AN APPLICATION TO CENTERPOINT ENERGY'S 2025 COMMUNITY SAFETY GRANTS PROGRAM FOR FUNDING UP TO \$2,500 FOR SAFETY EQUIPMENT OR SAFETY RELATED PROJECTS.

Kimberly Judge, President of the EDC explained that there was a citizen who attended a previous meeting who was very concerned about not being notified of various things. This prompted her to think about how we would notify citizens if there was an emergency. The EDC came up with the idea to look at purchasing a marquee sign to keep the citizens updated. CenterPoint Energy sent an email to apply for a grant. It is a part of their 2025 Community Safety Grants Program. The grant would provide up to \$2,500 for safety equipment or safety-related projects. Ms. Judge would like to apply for this grant to help with purchasing the marquee for the city. 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 Michael Trahan
Seconded by: Councilwoman Elizabeth "Liz" Hardy
All in favor: 5 Opposed: 0 Abstained: 0

6. DISCUSS AND IF APPROPRIATE, TAKE ACTION TO APPROVE DEMOLITION OF DILIPIDATED STRUCTURE LOCATED AT 203 MARTIN DR, AMES TEXAS, 77575
LEAGAL DESCRIPTION: COMPTON, SEC 1, LOT 2 3, TRACT 71, ACRES 0.12.

Mayor Domain explained that the reason this item is on the agenda is because we have made several attempts to reach the owner of the property to provide the opportunity to make repairs to the property. We have not received any form of communication from the owners. Currently, we need to make a decision to move forward with the demolition of the property. 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: 5 Opposed: 0 Abstained: 0

7. **CONSIDER AND IF APPROPRIATE, TAKE ACTION TO ACCEPT BIDS TO CONDUCT DEMO AND DISPOSAL OF THE FOLLOWING PROPERTIES.**

Mayor Domain explained that she obtained 3 different quotes from vendors to demolish the 3 properties at 331 Martin Street, 203 Martin Dr, and 131 Wickliff. Of the 3 bids obtained, Dwayne Johnson Trucking and equipment came in with the lowest bid. The bid amount for 331 Martin Dr \$3600.00, the bid amount for 203 Martin DR \$5,800.00 and the bid for 131 Wickliff St was \$5,200.00. Councilman Trahan asked how long it would take to have the lien put against the properties once they are demolished. Mayor Domain stated that as soon as the work is completed and approved, then we can file all our administrative legal fees and contract disputes and then send it in to have the lien processed. Councilman Trahan stated that the process needs to be quick so that we don't have issues with the property being sold before we can process the lien. Marivious stated that he made sure to cover that in the order. So regardless of who the owner is, the lien will be attached to the property. When they come in now or later, they'll be responsible for paying the lien. 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
Seconded by: Councilman Eddie White
All in favor: 5 Opposed: 0 Abstained: 0

8. EDC REPORT

Ms. Judge, the EDC President discussed their efforts to obtain grants and fundraise for the marquee. She also presented a draft brochure to attract new businesses to the city. The brochure includes information about the city's census data and potential incentives, such as tax abatements and expedited permitting. The council provided feedback and requested further details on the proposed incentives.

9. MAYOR'S REPORT

C&A Construction is still working steadily on the sewer system repairs. Spectra Shield is currently out spraying the manholes with the coating to prevent infiltration into the sewer system. The lights are on at the food distribution center. Installation of the bathroom will begin next week.

10. RECESS

Mayor Domain called for recess at 7:01 PM. Meeting resumed at 7:18 PM. The council will now discuss the financials and the 2024 audit findings.

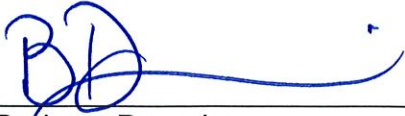
11. EXECUTIVE SESSION

Executive session began at 7:35 PM and ended at 8:20 PM

12. ADJOURNMENT

Mayor Domain asked for a motion to adjourn the meeting at 8:21 PM.

Motion made by: Councilman Eddie White
Seconded by: Councilman Alfred Freeman
All in favor: 5 Opposed: 0 Abstained: 0

A handwritten signature in blue ink, appearing to be 'BD' followed by a long horizontal flourish.

Barbara Domain
Mayor

A handwritten signature in blue ink, appearing to be 'Wellona Godfrey' in a cursive script.

Wellona Godfrey
City Secretary