

**CITY OF AMES
304 MARTIN DR. – AMES, TEXAS
REGULAR CITY COUNCIL MEETING MINUTES
September 08, 2025
6:00 PM**

The City Council for the City of Ames, Texas held a meeting at the Ames City Hall at 6:00 pm. 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., and Councilwoman Tiffany Burgos were present. Councilman Alfred Freeman Jr. came in late at 6:36 pm. The prayer was led by Councilman Eddie White, and the Pledge of Allegiance was recited.

CITIZEN APPEARANCE:

- Resident Martha Wickliff raised concerns about a notice she received regarding a property cleanup requirement. She was advised to contact the code enforcement officer to request an extension.
- Resident Erwin Semien discussed concerns about perceived discrimination against men in the workplace, and issues with his contract for city property maintenance services. The council agreed to review the contract details and job descriptions and to investigate his concerns about discrimination.
- State Representative Janice Holtz introduced herself and offered assistance to constituents with state-level issues.
- Resident Luis Ringo expressed frustration about not being able to place a mobile home on his property, while others were able to do so. The council clarified the city's ordinances around mobile homes versus modular homes.

APPROVAL OF MINUTES FOR AUGUST 11, 2025, REGULAR MEETING AND AUGUST 26TH WORKSHOP MEETING.

The council took a few minutes to look over the minutes. There was no discussion. Mayor Domain asked for a motion to approve the minutes. Councilman Trahan asked if the spray foam had been completed. Mayor Domain explained that the process had been delayed due to a death in the contractor's family. There was no further discussion. A motion was made. All were in favor. Passed unanimously.

**Motion made by: Councilwoman Tiffany Burgos
Seconded by: Councilman Eddie White
All in favor: 4 Opposed: 0 Abstained: 0**

DISCUSS FINANCIALS:

Councilwoman Hardy had questions about specific line items and payments that have cleared the bank. Specifically, she wanted to know why payroll was processed at the end of August instead of in September. Mayor Domain explained that payroll had to be processed early because September 1st was a holiday. She also explained that there would only be one payroll transaction that will be processed through the bank for September. Councilwoman Hardy asked if we could move the transactions to September. At this time the City Secretary explained that the way the transactions clear the bank is the way that they must be reconciled to keep the books accurate. Councilwoman Hardy insisted that we contact the CPA to ask if the transactions could be moved. Councilwoman Hardy asked about the multiple payments made to the CPA. Mayor Domain explained that our CPA is currently taking care of multiple projects for the city. These projects are invoiced separately so that we

can have a better breakdown of how much we have paid for each project. Her last question was about purchases made at the Home Depot. Mayor Domain explained that we have a credit account with Home Depot and whenever we need supplies to install taps and sewer lines, we use that credit account to purchase the materials and pay it back in increments as opposed to a lump sum payment. At this time, there was no further discussion.

REGULAR AGENDA ITEMS:

1. CONSIDER AND, IF APPROPRIATE, ADOPT RESOLUTION 2025-022, APPROVING THE PROPOSED 2025 TAX RATE.

Mayor Domain stated that with the proposed tax rate there will be an increase this year of 0.07 cents. At this time, Mayor Domain gave the floor to Marivious so that he could elaborate more on the tax rate. Marivious explained that the 0.07 cents increase is because the no new revenue rate has seen an increase. The no new revenue rate essentially means that it is the baseline it's not going to be below that, and it maintains the same amount of property taxes that were raised last year. The total voter approval rate is 0.6222. This is the maximum amount that can be adopted as the tax rate without having an election. And there's also an increase in the no new-revenue rate for (M&O) which is maintenance and operations which are used to keep the city running. The debt rate saw an increase as well, 0.1503. So combining the no new revenue rate of the M&O and the debt rate comes to 0.5721, which is how we got to the proposed tax rate. Marivious stated that he believes that in the past the tax rate has been around 0.5, but due to the increased debt, costs, inflation, and other potential factors, it seems like there's a need to increase the tax rate to 0.5721 which is just the minimum for us to raise enough revenue to sustain the maintenance & operations and debt expenses from last year. Marivious stated that he did not recall, but he believes it's about the same. Due to there being additional new values on the tax roll, which is over \$2 million being prepared for the new values of the tax roll. The average homestead will see an increase of around \$100 in property taxes. Before the roll call vote, Marivious explained that we're not adopting the tax rate today; this is just approving the proposed tax rate. The public hearing on the tax rate will be on September 29th and the budget public hearing coming up next will be done the previous Monday, which is on September 21st. He explained that this is just the process of getting the ball rolling, so when we get to the point of having a public hearing, we will have everything set in with the tax rate and budget. The deadlines are just coming into effect, so we've got to meet the deadlines for us to have an appropriate budget and tax rate in place. And the tax rate and budget are tied in together because of the tax levy, and the property tax revenue is the largest revenue 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: Councilman Alfred Freeman Jr.

All in favor: 5 Opposed: 0 Abstained: 0

A roll call vote was conducted at this time:

- **Councilman Trahan: Yes**
- **Councilwoman Hardy: Yes**
- **Councilman White: Yes**
- **Councilman Freeman: Yes**
- **Councilwoman Burgos: Yes**

2. CONSIDER, AND IF APPROPRIATE, ADOPT RESOLUTION 2025-023, SETTING PUBLIC HEARING ON THE PROPOSED 2026 CITY BUDGET

Mayor Domain explained that Marivious has already elaborated on this item. The hearing date will be held on September 22nd and after the hearing there will be a vote to approve the budget. The budget

is available for review on the website would. 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 Tiffany Burgos
All in favor: 5 Opposed: 0 Abstained: 0

3. CONSIDER, AND IF APPROPRIATE, ADOPT RESOLUTION 2025-024, SETTING PUBLIC HEARING ON THE 2025 TAX RATE.

Mayor Domain explained that this public hearing will be held to approve the 0.07 cents tax rate. 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 Elizabeth "Liz" Hardy
Seconded by: Councilman Alfred Freeman
All in favor: 5 Opposed: 0 Abstained: 0

4. CONSIDER, AND IF APPROPRIATE, ADOPT LIBERTY COUNTY APPRAISAL DISTRICT'S RESOLUTION NOMINATING CANDIDATES FOR THE LIBERTY COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS.

Mayor Domain explained that what this says is that it's just the current Board. She thinks that they're either going to join the election, or they are not going to join the election. I think it's two that we have to select from. We have Mark Sjolander and Jimmy Rollins. Maybe this is giving the Council an opportunity to nominate someone from the city, one of the citizens. At this time Mayor Domain asked if any of the council members or the citizens that were present would like to be nominated to be on the ballot. No one was interested in being added. The mayor and the council agreed on nominating Mark Sjolander and Jimmy Rollins. 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: Councilman Alfred Freeman
All in favor: 5 Opposed: 0 Abstained: 0

5. PUBLIC HEARINGS ON DANGEROUS BUILDINGS

- a. City will conduct a public hearing pursuant to Ordinance No. 2024-011 and Chapter 214 of the Texas Local Government Code regarding structures determined to be dangerous, unsafe, and substandard. The City Council, sitting as the Board of Adjustments and Appeals, will hear testimony, review evidence, and determine whether the structures identified below comply with the City's minimum standards. Property owners and other interested parties have been notified in writing and may appear to present the scope of work and time needed to abate the violations. Properties scheduled for hearing include:

- i. **514 E. Main St., Liberty, Texas 77575; Legal Description: 000073 JAMES MARTIN, TRACT 237, ACRES .25**

- b. Following the hearings, the City Council may issue orders for repair, vacating, demolition, or other actions authorized by law.

The Public Hearing open at 7:00 PM.

The Public Hearing closed at 7:04 PM.

The council held a public hearing on the property at 514 East Main Street, which was found to be in a dilapidated, substandard condition. With no response from the owner, the council voted to approve the demolition of the property.

6. CONSIDER AND DISCUSS THE CITY OF AMES ECONOMIC DEVELOPMENT INCENTIVE PROGRAM.

Economic Development Corporation President Kimberly Judge presented details on the city's proposed economic development incentive program, including criteria for tax abatements, sales tax rebates, and permit fee reductions to attract new businesses. The council expressed support for the program and directed Ms. Judge to work with the city attorney to develop formal guidelines and an application process.

7. EDC REPORT:

The EDC applied for a grant to purchase a teleskid to assist the city with debris removal and solid waste management. The EDC is working to secure a food bank partnership as well as planning a major fundraising event. The fundraising event is a Zydeco to be held on November 1st at Rivon's Rodeo Arena. Brian Jack will be the performer.

8. MAYOR'S REPORT:

CNA Construction is currently working on the last manhole. Once that is complete, the sewer rehabilitation project should be complete. Mayor Domain provided a map to show the location on the cable installation for the new internet service called Highline. They will be running cable underground and should begin the process in 3 weeks.

9. EXECUTIVE SESSION: The council went into a closed executive session to consult with the city attorney. The executive session began at 7:43 PM. Executive session ended at 8:10 PM.

10. ADJOURNMENT:

Mayor Domain asked for a motion to adjourn the meeting at 8:11 PM.

Motion made by: Councilman Eddie White

Seconded by: Councilwoman Tiffany Burgos

All in favor: 5 Opposed: 0 Abstained: 0



Barbara Domain
Mayor



Wellona Godfrey
City Secretary

Monday, September 8, 2025

[illegible]