

**MINUTES
CITY OF AMES
304 MARTIN DR. – AMES, TEXAS
REGULAR CITY COUNCIL MEETING
SEPTEMBER 11, 2024
6:00 PM**

The City Council for the City of Ames, Texas held a meeting at the Ames City Hall at 6:07 p.m. Mayor Barbara 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: Mayor Barbara Domain, Michael Trahan II, Elizabeth (Liz) Hardy, and Councilman Alfred Freeman Jr. Councilman Eddie White arrived late at 6:12 p.m. and Councilwoman Audrey Harrison was absent. Councilman Michael Trahan led the prayer, and the Pledge of Allegiance was recited.

CITIZEN APPREARANCE

Mayor Domain asked if there were any citizens present who would like to speak to the council.

- Luke Kretschmer, Client Services Manager from Grant Works was present at this meeting. He came to explain that the City of Ames is currently eligible for a Community Development Block Grant for the 2025-2026 cycle. This grant is from TDA and can be used for wastewater, water facilities, and roads. He explained that the City of Ames is in the HGCA region, and they have picked their priority tiers. Any tier group marked with the number 50 would be the projects that we should pursue, because the approval rates are higher for those projects. Mr. Kretschmer stated that he spoke with Councilman Trahan prior to the meeting and there were some questions that he would provide answers to later. Mayor Doman stated that she would set up a meeting with Mr. Kretschmer later to discuss the grant opportunities in detail. Councilman Trahan asked when the deadline for the grants is. Mr. Kretschmer stated that they are trying to get authorization for the RFP and RFQ process by September 30, 2024. The final deadline has been extended to December 30, 2024, to select an organization to proceed with the grant process.

REGULAR AGENDA ITEMS:

1. **CONSIDER AND IF APPROPRIATE, TAKE ACTION TO APPROVE LAND USE VARIANCE OF APFSDEMM, INC (HWY 90 RV RESORT).**

Mayor Domain explained that Marivious has been in contact with the owners of the RV Park, so she gave him the floor to discuss the details. Marivious stated that he spoke with Craig and Janice Pettit who are the current owners of the RV Park. They are planning to sell the RV Park, and the new owners had concerns with ORDINANCE NO. 2024-001 which requires the RV Park to do more than they have had to do in the past. Marivious explained that as of now the owners would not need a variance if they were maintaining the RV Park as it is now or if they plan to sell it. A variance will be required if there are any new developments or new construction to the site moving forward. As of now the RV Park is in compliance with the use of the facility because it is in a general zoning area. The new ordinance has requirements for setbacks, sanitary facilities, paved roads, etc., to be in compliance with the current guidelines. The owners of the RV Park submitted the variance application, requesting an exemption from the current requirements outline in the ordinance because they existed prior to the passing

of the ordinance. Marivious directed the council to Exhibit C that was submitted by the RV Park owners requesting to be permanently exempt from the regulations outlined in ORDINANCE NO. 2024-001. Marivious explained that after meeting with Mayor Domain and the RV Park owners, he amended Exhibit C to reflect what the law states about this issue. Per the amended exhibit (certificate of legal non-conforming use), any new construction, updates to the property, or remodeling will have to comply with the regulations stated in ORDINANCE NO. 2024-001. There was no more discussion. Mayor Domain asked for a motion. A motion was made to approve the Certificate of Legal Nonconforming Use as amended, reflecting Highway 90 RV Resort's lawful operation under Ordinance 2024-001 as of September 11, 2024. All were in favor. Passed unanimously.

Motion to made by: Councilman Michael Trahan II
Seconded by: Councilwoman Elizabeth "Liz Hardy"
All in favor: 4 Opposed: 0 Abstained: 0

2. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO APPROVE THE REIMBURSEMENT TO KAREN VILLAREAL FOR THE REPLACEMENT OF PASSENGER SIDE REAR QUARTER PANEL GLASS IN THE AMOUNT OF \$543.28.

Mayor Domain explained that Karen Villareal was at the City Hall getting a permit and called back to the office 3 hours later to report that here window was broken due to a rock hitting the window by a city employee cutting the grass. Mayor Domain viewed the camera footage and did not see any debris coming from the lawn mower at the time it passed through. At this time, it was determined that the burden of proof in on Ms. Villareal to substantiate the claim. Marivious asked if Ms. Villareal was available to come and present her case to the council? Mayor Domain stated that she would contact Ms. Villareal to have her come in to present her case. There was no further discussion. This item was tabled until the next meeting.

3. CONSIDER AND APPROVE AUTHORIZATON TO ISSUE REQUESTS FOR PROPOSAL FOR ADMINISTRATIVE SERVICES (RFP) AND REQUESTS FOR QUALIFICATIONS FOR ENGINEERING SERVICES (RFQ) FOR GRANT PRE-APPLICATION (PHASE I), APPLICATION (PHASE II), AND IMPLEMENTATION SERVICES FOR TEXAS COMMUNITY DEVELOPMENT GRANT PROGRAM FOR 2025/2026 COMMUNITY DEVELOPMENT FUND (AND ALL ELIGIBLE ACTIVITIES PER THE APPLICATION GUIDANCE) AS ADMINISTERED BY THE TEXAS DEPARTMENT OF AGRICULTURE.

Mayor Domain explained that this item is to get approval to move forward and submit an application for the block grants that are currently available. Councilman Trahan asked if the city could have multiple grant writers working for them. Mayor Domain explained that it is possible for the city to have multiple grant writers. Councilman Trahan's concern with working with multiple grant writers was the possibility of receiving a hefty bill. Mayor Domain and Luke Kretschmer, from Grant Works explained that the City of Ames will only have to pay anything if they are awarded a grant. If the grant is not approved, the only cost that the city would incur would be the cost to run an ad in the newspaper. There was no further discussion. Mayor Domain asked

for a motion. There was no discussion. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilwoman Elizabeth "Liz" Hardy

Seconded by: Councilman Eddie White

All in favor: 4 Opposed: 0 Abstained: 0

4. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO ADOPT RESOLUTION NO. 2024-005, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMES, TEXAS, APPROVING AN AGREEMENT BETWEEN THE CITY OF AMES AND PUBLIC MANAGEMENT, INC. FOR PROJECT DEVELOPMENT AND GENERAL ADMINISTRATIVE SERVICES.

Mayor Domain explained that as previously stated, the city can have more than one grant writer applying for grants. She stated that it would be in the best interest of the City of Ames to have as many grant writers on board applying for grants that are available, which is why she would like to add Public Management as a grant writer for the City of Ames. Councilman Trahan asked what the purpose of adopting this resolution. Marivious explained that we are currently not in contract with Public Management. To have Public Management seek grants for the city, the resolution is necessary to enter into a new contract. There was no further discussion. Mayor Domain asked if she could have a motion. There was no discussion. A motion was made. All were in favor. Passed unanimously.

Motion made by: Councilman Michael Trahan II

Seconded by: Councilman Alfred Freeman Jr.

All in favor: 4 Opposed: 0 Abstained: 0

5. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO ADOPT RESOLUTION NO. 2024-006, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMES, TEXAS, APPROVING A STANDARD PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF AMES AND BUREAU VERITAS NORTH AMERICA, INC.

Mayor Domain explained that Bureau Veritas is a company that provides inspection services. We would like to enter contract with them to perform the pre and post inspections on the new homes that are being built and to prepare for future growth. The city will still issue the permits and Bureau Veritas will be available to offer peace of mind certifying that the properties are in compliance with the codes that we adopted. A rate sheet was provided to the council members detailing the charges associated with the inspections. The same information will be posted on the website for the residents to see as well. Councilman Trahan asked how we found this company. Mayor Domain initially met Bureau Veritas at the TML Conference in Dallas, and since then Marivious was able to connect us with his contact person at the company. Marivious explained that the company, in addition to code compliance, has the capacity to assist they city with zoning, fires services, and reading and understanding the compliance codes that we adopted. Bureau Veritas will also be beneficial to help get the court up and running correctly. The cost of services will be recuperated with the cost of the permits issued to the customers. There was no further discussion. The mayor asked for a motion. There was no discussion. The motion passed unanimously.

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

6. EDC REPORT – EMMETT ALBRO

At this time, Emmett Albro stood to discuss any updates to the City of Ames Economic Development Board. Mr. Albro began to discuss the CDC (Community Development Committee), which is a non-profit that he created back in 2019. There were questions about the CDC solely because this was the first anyone had been made aware of this organization. Mr. Albro informed the council members that they hold the ultimate authority when it comes to making final decisions regarding projects, much like the important role played by the Economic Development Committee (EDC). Councilwoman Hardy stated that she would appreciate some clarification regarding whether our discussion is centered around a new board that have recently been approved, or if we are indeed addressing an entirely different board altogether. Emmett stated that it he is actively in the process of forming this new board with individuals who offer innovative and fresh perspectives, some of whom have no prior affiliations with the EDC. Mr. Albro asked if there were any questions or concerns at this time. He stated that the CDC would be operating the same as the EDC. Marivious stated that at this time he would not be able to properly advise on this matter until he had more information to review. He asked Mr. Albro to bring in all documentation related to the CDC so that he could review it and advise at a later date. There was no further discussion at this time.

MAYOR'S REPORT

Mayor Domain stated that we have a significant opportunity to acquire playground equipment for our local community, which could we have potentially pave the way for the creation of a small park that features a variety of activities tailored specifically for children and their families. John Bennett from the EDC has direct access to this equipment, and we should seriously deliberate on the most effective and responsible placement of this equipment, ensuring that our approach is thoughtful to mitigate any potential safety concerns that might arise. Engaging with the community in this initiative and concentrating on improvements are essential, and the prospect of securing this valuable equipment at no cost could greatly enhance our public spaces while providing worthwhile recreational opportunities for everyone.

Mayor Domain also stated that John Bennett works for the Food Bank in Houston, and he would be able to have them deliver food to the city if we had a place to store it. This would allow us to effectively distribute food to individuals and families in need within our community. This initiative is focused on guaranteeing that surplus food reaches those who are most in need, particularly as the local demand for food assistance continues to rise steadily and significantly over time.

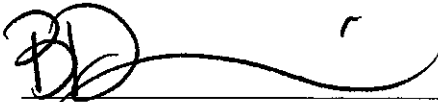
Mayor Domain shared some important updates, which include Comcast's ongoing installation of telecommunication nodes that are specifically designed to significantly enhance internet access throughout our entire area. We are diligently working with FEMA to secure disaster reimbursements, particularly concerning infrastructures that urgently require repairs, such as damaged pumps and roofs that are integral to our community's

well-being. Our efforts are progressing well as we strive to secure vital support for our police and fire departments, which includes the acquisition of necessary vehicles to ensure that their operations can function smoothly and efficiently.

7. **ADJOURNMENT.**

Mayor Domain asked for a motion to adjourn the meeting at 7:33 PM.

Motion made by: Councilman Michael Trahan II
Seconded by: Councilwoman Elizabeth "Liz" Hardy
All in favor: 4 Opposed: 0 Abstained: 0



Barbara Domain
Mayor



Wellona Godfrey
City Secretary