

**CITY OF AMES
304 MARTIN DR. – AMES, TEXAS
REGULAR CITY COUNCIL MEETING MINUTES
JULY 14, 2025
6:00 PM**

The City Council for the City of Ames, Texas held a meeting at the Ames City Hall at 6:03 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 Alfred Freeman Jr., and Councilwoman Tiffany Burgos were present. Councilman Eddie White was absent. The prayer was let by Councilman Michael Trahan, and the Pledge of Allegiance was recited.

CITIZEN APPREARANCE: There was no citizen participation.

APPROVAL OF MINUTES FOR JUNE 09, 2025, REGULAR MEETING.

The council took a few minutes to look over the minutes. There were some follow up questions about the culvert cleaner, the work completed by Brooks Construction, the status of the demolition project, and the installation of the bathroom at the Food Distribution Center. 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: 4 Opposed: 0 Abstained: 0

DISCUSS FINANCIALS:

It was explained that the secretary's salary was transferred from the general account to the utility account. Our CPA suggested that we should transfer the funds to make sure that our financials will be accurate and match up with what we budgeted. The mayor also explained that she intended to provide the budget vs. actual report for review. She will work with the CPA to get a better understanding of the report so that she can provide a good review of the report.

REGULAR AGENDA ITEMS:

1. CONSIDER AND, IF APPROPRIATE, TAKE ACTION TO APPROVE CIVICPLUS AS THE CITY'S WEBSITE ADMINISTRATOR AND SELECT BETWEEN THE STANDARD DESIGN PACKAGE (WITH AN INITIAL TERM COST OF \$5,514.00 AND AN ANNUAL FEE OF \$4,664.00) OR THE PREMIUM DESIGN PACKAGE (WITH AN INITIAL TERM COST OF \$7,472.00 AND AN ANNUAL FEE OF \$5,772.00).

The council discussed approving a contract with Civic Plus to administer the city's website. The standard design package has an initial cost of \$5,500 and an annual fee of \$4,664, while the premium package has an initial cost of \$7,400 and an annual fee of \$5,772. The council agreed that the Civic Plus website would provide better user experience for residents and improve access to city information and services. There was no further discussion. Mayor Domain asked for a motion to approve the premium package contract with Civic Plus with an initial term cost of \$7,472.00 and an annual fee of \$5,772.00. 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

2. CONSIDER AND, IF APPROPRIATE, TAKE ACTION THE PURCHASE OF A 24,000 BTU MINI SPLIT UNIT FOR THE FOOD DISTRIBUTION BUILDING IN THE AMOUNT OF \$1,293.49.

The council discussed the need to install an air conditioning unit and spray foam insulation in the building housing the local food pantry. Concerns were raised about the building's temperature and humidity levels, which could impact the storage of food and other supplies. The council agreed to table the discussion to further investigate the best solution for cooling and insulating the facility.

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

3. CONSIDER AND, IF APPROPRIATE, TAKE ACTION TO ADOPT ORDINANCE NO. 2025-006 REGULATING THE INSTALLATION AND PERMITTING OF TINY HOMES WITHIN THE CITY OF AMES.

The council discussed amending the city's ordinance to reduce the minimum size requirement for tiny homes from 800 square feet to 500 square feet. The rationale was to make tiny homes more affordable and accessible for low-income residents in the community. However, concerns were raised about the potential impact on property values and the need to regulate the number of tiny homes allowed on a single lot. The council decided to table the discussion and hold a workshop to further explore the issue.

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

4. CONSIDER AND TAKE ACTION TO APPROVE RESOLUTION NO. 2025-017 AUTHORIZING THE MAYOR TO EXECUTE THE ENGAGEMENT AGREEMENT WITH SABRINA WOODS, CPA, ATTACHED AS EXHIBIT A, FOR PROFESSIONAL CONSULTING SERVICES TO REVIEW CITY RECORDS AND IDENTIFY QUESTIONED COSTS AND EXPENDITURES FOR FISCAL YEARS 2021-2023, AND TO ASSIST IN PREPARING DOCUMENTATION FOR SUBMISSION TO THE CITY'S INSURANCE PROVIDER, IN AN AMOUNT NOT TO EXCEED \$10,000.00

This resolution would engage Sabrina Woods, CPA, to review the city's financial records from 2021 to 2023. The purpose is to identify any questioned costs or expenses and assist in preparing documentation for the city's insurance provider. The council agreed that this review is necessary to ensure the proper use of city funds and to potentially recover any costs through the city's insurance. 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: 4 Opposed: 0 Abstained: 0

5. CONSIDER AND, IF APPROPRIATE, TAKE ACTION TO APPROVE RESOLUTION NO. 2025-018 DESIGNATING JERRY REESCANO, EDC TREASURER, AND BARBARA DOMAIN, MAYOR, AS AUTHORIZED SIGNERS ON THE ECONOMIC DEVELOPMENT CORPORATION BANK ACCOUNT AT FIRST LIBERTY BANK.

This resolution is to designate the mayor, Barbara Domain, and the Economic Development Corporation (EDC) treasurer, Jerry Reescano as the authorized signers on the EDC bank account. This was done to streamline the process and avoid the need for all EDC board members to be signers on the account. 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: 4 Opposed: 0 Abstained: 0

6. CONSIDER AND, IF APPROPRIATE, TAKE ACTION TO ADOPT RESOLUTION NO. 2025-019, APPROVING COMPENSATION FOR JENNIFER PAFFORD BILLINGS FOR SERVICES AS THE MUNICIPAL DEPUTY COURT CLERK IN THE AMOUNT OF \$100.00 PER VISIT AS NEEDED.

This resolution is to provide compensation of \$100 per court appearance for Jennifer Pafford Billings, who will serve as a municipal deputy court clerk. This was done to ensure the city has access to a qualified court clerk for municipal court proceedings. 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 Tiffany Burgos
All in favor: 4 Opposed: 0 Abstained: 0

7. CONSIDER AND IF APPROPRIATE, TAKE ACTION TO ADOPT RESOLUTION NO. 2025-020, AUTHORIZING THE CITY OF AMES ECONOMIC DEVELOPMENT CORPORATION TO APPLY FOR THE 2025 KENTUCKY FRIED WISHES GRANT IN THE AMOUNT OF \$10,000.00 TO SUPPORT THE EXPANSION AND IMPROVEMENT OF THE CITY'S LOCAL FOOD PANTRY.

This resolution is to authorize the city's Economic Development Corporation to apply for a \$10,000 grant from the Kentucky Fried Wishes program to support the expansion and improvement of the local food pantry. The grant funds will be used to purchase equipment, shelving, and food for the pantry. 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 Tiffany Burgos
All in favor: 4 Opposed: 0 Abstained: 0

8. CONSIDER AND DISCUSS CHANGES TO ORDINANCE 2024-001 TO COMPLY WITH SENATE BILL 785.

The council discussed the need to update the city's manufactured home ordinance to comply with recent state legislation (Senate Bill 775). The new law limits the city's ability to restrict the installation

of manufactured homes, requiring the council to review and potentially revise the existing ordinance. The council agreed to hold a workshop to further discuss the specific changes needed to the ordinance and the potential impact on the community. There was no further discussion.

9. EDC REPORT: There was no EDC Report.

EXECUTIVE SESSION: *Executive session began at 7:32 PM and ended at 8:09 PM*

10. MAYOR'S REPORT: There was no Mayor's Report.

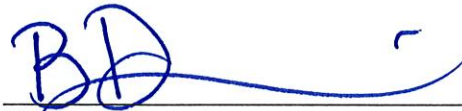
11. ADJOURNMENT

Mayor Domain asked for a motion to adjourn the meeting at 8:10 PM.

Motion made by: Councilwoman Elizabeth "Liz" Hardy

Seconded by: Councilman Alfred Freeman Jr.

All in favor: 4 Opposed: 0 Abstained: 0

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

Barbara Domain
Mayor

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

Wellona Godfrey
City Secretary

**CITY COUNCIL REGULAR MEETING
SIGN IN SHEET
Monday, July 14, 2025**

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