

STATE OF TEXAS)(

COUNTY OF HARDIN)(

CITY OF SILSBEE)(

On this the 15th day of December 2025 at 6:00 p.m. the City Council of the City of Silsbee held a Regular Called Meeting in the Regular Meeting place thereof with the following members being present, in which constituted a quorum:

Mayor Danny Reneau, present
Mayor Pro-Tem William Bass, present
Council Member Tina Holman, present
Council Member Paul Davis, present
Council Member Bruce Kay, present
Council Member Thomas Tyler, present
Council Member Curt Woodard, present
City Manager DeeAnn Zimmerman, present
Assistant City Secretary Brooke Steel, present
City Attorney Solomon Freimuth, present

I. CALL TO ORDER/ROLL CALL.

Time approximately 6:00 p.m. Mayor Danny Reneau asked for a roll call and stated a quorum was present.

II. PLEDGE AND INVOCATION.

Pledge led by Mayor Danny Reneau followed by Prayer.

III. HEARING OF VISITORS.

None.

IV. DISCUSSION AND POSSIBLE ACTION ON APPROVING THE EXPENDITURES FOR THE MONTH OF DECEMBER 2025. (City Manager)

Council Member Paul Davis made a Motion to Approve the Expenditures for the Month of December 2025.

Mayor Pro-Tem William Bass Seconded the Motion and was passed with a unanimous of the Council.

IV. DISCUSSION AND POSSIBLE ACTION ON APPROVING THE MINUTES OF DECEMBER 1, 2025, MEETING. (City Manager)

Council Member Curt Woodard made a Motion to Approve the Minutes of December 1, 2025.

Council Member Paul Davis Seconded the Motion and was passed with a unanimous vote of the Council.

VI. CITY MANGER'S REPORT.

1. GLO/ City of Silsbee Comprehensive Plan Grant.

City Manager DeeAnn Zimmerman addressed awarded the Comprehensive Plan on where the City wants to be in 10-20 years. 100% grant funded \$200,000.00 grant funds awarded.

2. Update on Utility Poles- Spectrum and AT&T (City Attorney)

City Attorney addressed he sent letter out but has not gotten any response.

VII. PUBLIC WORKS DIRECTOR'S REPORT.

1. Update on Inflow and Infiltration (INI) study on Manholes.

Public Works director Roger Martin addressed LJA Engineering finished the study and they are here to talk a little more about it.
Brian with LJA stated City has significant I&I problems. Company will come in and put sensors to know exactly where the blockage is,
Digital map of system presented to Council and will present to TCEQ if needed.

VIII. CONSENT AGENDA ITEMS.

1. **Discussion and Possible Action on Approving Invoice #202547718 from LJA Engineering in the amount of \$770.24 for Engineering Services Rendered for the City of Silsbee GLO-CDR Critical Infrastructure Grant. (Generators)**
2. **Discussion and Possible Action on Approving Pay Request No. 3 in the amount of \$104,828.40 to Experts Underground Solutions, LLC for the 2023 CBDG Sanitary Sewer Rehabilitation Project No. CDV23-0295. (Pine Shadows)**
3. **Discussion and Possible Action on Approving Change Order No. 1 to allow for an Extension until March 27, 2026, for the 2023 CBDG Sanitary Sewer Rehabilitation Project No. CDV23-0295. (Pine Shadows)**
4. **Discussion and Possible Action on Approving Monthly Estimate No. 5 from Texas Pride Utilities, LLC in the amount of \$67,905.00 for the SCADA 2021 Sanitary Sewer Rehabilitation Project.**
5. **Discussion and Possible Action on Approving Monthly Estimate No. 6 from Texas Pride Utilities, LLC in the amount of \$17,158.73 for the SCADA 2021 Sanitary Sewer Rehabilitation Project.**
6. **Discussion and Possible Action on Approving Invoice #202552545 from LJA Engineering in the amount of \$232.29 for Engineering Services Rendered for the SCADA 2021 Sanitary Sewer Rehabilitation Project.**
7. **Discussion and Possible Action on Approving Invoice #202552550 from LJA Engineering in the amount of \$44,035.44 for Engineering Services Rendered for the City of Silsbee 2025 Phase I and III Sanitary Sewer Improvement Project.**

Council Member Curt Woodard made a Motion to Approve Consent Agenda Items 1 thru 7.

Council Member Paul Davis Seconded the Motion and was passed with a unanimous vote of the Council.

IX. ITEMS TO BE CONSIDERED.

1. **Discussion on Possible Slaughterhouse located at 603 Hwy 418 West. (Old Silsbee Doctor's Hospital) (Rex & Kimberly Rehmeyer)**
Rex & Kimberly Rehmeyer addressed the public. Bought hospital building and it is zoned an opportunity zone. Went over concerns of smell, everything is kept inside and rendering company would come in and get waste, looking to add about 30-50 jobs.
Discussion and public comments were held.
2. **Discussion and Possible Action on Ordinance No. 25-15
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SILSBEE, TEXAS, TO ADD A SECTION TO PERMITTED USES IN THE SCHEDULE OF SPECIFIC USE PERMITS TO ALLOW SMALL SLAUGHTERHOUSES AND PACKINGHOUSES IN ALL AREAS NOT ZONED FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL AND IMPOSING CONDITIONS FOR THE**

PROVISION OF SAID SPECIFIC USE PERMITS. (SECOND READING)

Council Member Paul Davis made a Motion to withdraw and do not pass Ordinance No. 25-15.

Mayor Pro-Tem William Bass Seconded the Motion and was passed with a unanimous vote of the Council.

3. Discussion and Possible Action on Ordinance No. 25-16

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SILSBEE, TEXAS TO EXPAND SIDEYARD SETBACKS IN DISTRICTS ZONED "R-2", "R-3" AND "MH" FROM FIVE FEET TO SEVEN FEET. (City Manager)

Council Member Thomas Tyler made a Motion to Approve Ordinance No. 25-16 and read the caption in full.

Council Member Bruce Kay Seconded the Motion and was passed with a unanimous vote of the Council.

4. Discussion and Possible Action on Ordinance No. 25-17

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SILSBEE, TEXAS, TO ADD DIVISION 4 – GREASE TRAPS TO CHAPTER 38 – UTILITIES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PROPER NOTICE AND MEETING. (City Manager)

Council Member Curt Woodard made a Motion to Approve Ordinance No. 25-17 and read the caption in full.

Mayor Pro-Tem Seconded the Motion and was approved with a unanimous vote of the Council.

5. Discussion and Possible Action on Ordinance No. 25-18

AN ORDINANCE OF THE CITY OF SILSBEE, TEXAS, AMENDING THE CODE OF ORDINANCES BY REPEALING ALL CITY REGULATIONS GOVERNING MOBILE FOOD VENDORS, FOOD TRUCKS, MOBILE CONCESSIONS, TRAILERS, AND KIOSKS CONTAINED IN CHAPTER 5, ARTICLE III; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PROPER NOTICE AND MEETING. (City Attorney)

City Manager DeeAnn Zimmerman stated the State is taking over instead of Cities.

Council Member Thomas Tyler questioned if State takes over why do we have to Approve an Ordinance?

City Manager DeeAnn Zimmerman stated because we have an Ordinance already regulating food trucks and this new one is repealing that Ordinance.

Council Member Curt Woodard made a Motion to Approve Ordinance No. 25-18 and read the caption in full.

Council Member Thomas Tyler stated that if the State is going to take over we the City does not need to have anything to do with it.

Council Member Paul Davis Seconded the Motion and was passed with a unanimous vote of the Council.

6. Discussion and Possible Action on Ordinance No. 25-19

AN ORDINANCE OF THE CITY OF SILSBEE, TEXAS REPEALING 2018 EDITION OF CERTAIN INTERNATIONAL BUILDING CODES AND ADOPTING CERTAIN 2024 INTERNATIONAL BUILDING CODES AND STANDARDS. (City Manager)

Council Member Curt Woodard made a Motion to Approve Ordinance No. 25-19 and read the caption in full.

Council Member Paul Davis Seconded the Motion and was passed on the first reading by the following vote: (4-2)

AYES: Council Member Curt Woodard, Council Member Paul Davis, Council Member Tina Holman and Mayor Pro-Tem William Bass.

NAYES: Council Member Bruce Kay and Council Member Thomas Tyler.

7. Discussion and Possible Action on Authorizing Issuance of Request for Proposals (RFP) for Administrative Services and Request for Qualifications(RFQ) for Engineering Services for the 2024 Disasters Community Development Block Grant- Disaster Recovery Programs (2024 Disasters CDBG-DR) administered by Texas General Land Office (GLO). (City Manager)

Luke with Grant works addressed. 97-million-dollar pot pool that can help with Water and Sewer Infrastructure. Recommends that the City apply when application becomes available in early 2026.

Council Member Curt Woodard made a Motion to Approve issuance of RFP and RFQs.

Council Member Paul Davis Seconded the Motion and was approved with a unanimous vote of the Council.

X. DISCUSSION ABOUT ITEMS NOT ON THE AGENDA, SPECIFICALLY LIMITED TO PROPOSALS THAT A SUBJECT BE PLACED ON THE AGENDA FOR A SUBSEQUENT MEETING.

Council Member Bruce Kay- addressed garbage cans are about 50% resolved with being pulled back from the road.

XI. EXECUTIVE SESSION.

Not held.

- a. Pursuant to Texas Gov't Code Sect. 551.074(a)(1) to deliberate the appointment, employment, evaluation, reassignment, duty, discipline, or dismissal of a Public Officer or Employee.
- b. Pursuant to Texas Gov't Code Sect. 551.071(1)(A) to consult with City Attorney on pending or contemplated litigation.
- c. Pursuant to Texas Gov't Code Sect. 551.071(2) to consult with City Attorney on a matter in which the duty of the Attorney to the Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
- d. Pursuant to Texas Gov't Code Sect. 551.072 to deliberate the purchase, exchange, lease, or value of real property.

XII. DISCUSSION AND POSSIBLE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION.

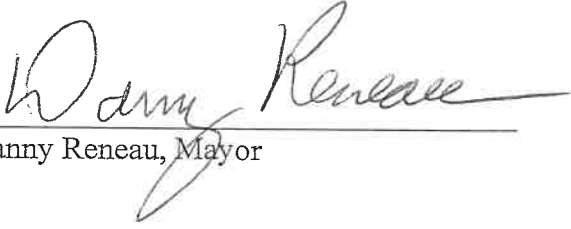
XIII. ADJOURN.

Time approximately 8:40 p.m. with no further discussion

Council Member Curt Woodard made a Motion to Adjourn.

Council Member Paul Davis Seconded the Motion and was passed with a unanimous vote of the Council.

SIGNED:



Danny Reneau, Mayor

ATTEST:



Brooke Steel, Assistant City Secretary