

STATE OF TEXAS        )(

COUNTY OF HARDIN    )(

CITY OF SILSBEE       )(

On this the 24<sup>th</sup> day of February 2025 at 6:30 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 Mark Muckleroy, present  
Council Member Tina Holman, present  
Council Member Paul Davis, present  
Council Member Bruce Kay, present  
Council Member Thomas Tyler, present  
Council Member William Bass, present  
City Manager DeeAnn Zimmerman, present  
City Attorney Solomon Freimuth, present  
Asst. City Secretary Brooke Steel, present

**I. CALL TO ORDER/ROLL CALL.**

Time approximately 6:30 p.m. Mayor Danny Reneau asked for a roll call and stated that a quorum was present.

**II. PLEDGE AND INVOCATION.**

The pledge was conducted followed by Prayer led by Mayor Danny Reneau.

**III. PRESENTATION OF PROCLAMATION.**

Pass.

**IV. HEARING OF VISITORS.**

None.

**V. DISCUSSION AND POSSIBLE ACTION ON APPROVING THE EXPENDITURES FOR THE MONTH OF FEBRUARY 2025.**

**(City Manager)**

The City Manager presented expenditures for the month of February 2025. After a brief discussion Mayor Pro-Tem Mark Muckleroy made a Motion to Approve the Expenditures for the month of February 2025. Council Member Tina Holman Seconded the Motion and was passed with a unanimous vote of the Council.

**VI. DISCUSSION AND POSSIBLE ACTION ON APPROVING THE MINUTES OF FEBRUARY 10, 2025, MEETING. (City Manager)**

Mayor Pro-Tem Mark Muckleroy made a Motion to Approve the Minutes of the February 10, 2025, Meeting. Council Member Tina Holman Seconded the Motion and was passed with a unanimous vote of the Council.

**VII. CONSENT AGENDA ITEMS.**

- 1. Discussion and Possible Action on Approving Invoice No. 10640 from Traylor & Associates in the amount of \$2,550.00 for services rendered for 2017 GLO CDBG-DR Grant Project. (Valinda Estates Drainage Project)**
- 2. Discussion and Possible Action on Approving Invoice No. 10631 from Traylor & Associates in the amount of \$725.00 for services rendered for**

**2023 TxCDBG – Local Funds for the Pine Shadows Sewer Rehabilitation Project.**

3. **Discussion and Possible Action on Approving Invoice No. 202500736 from LJA Engineering in the amount \$14,139.75 for the GLO-CDR Critical Infrastructure Generators.**
4. **Discussion and Possible Action on Approving Invoice No. 202500596 from LJA Engineering in the amount of \$5,950.00 for the 2021 Sanitary Sewer Rehabilitation Project.**  
Mayor Danny Reneau read the Consent Agenda Items 1 through 4 Aloud.  
Council Member Paul Davis made a Motion to Approve Consent Agenda Items 1 through 4.  
Council Member Tina Holman Seconded the Motion and was passed with a unanimous vote of the Council.

**VIII. ITEMS TO BE CONSIDERED.**

1. **Discussion and Possible Action on Resolution No. 25-05**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SILSBEE, TEXAS, EXPRESSING SUPPORT FOR OR NEUTRALITY TO THE PROPOSED DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING OF OAKLEAF ESTATES BY SILSBEE OAKLEAF ESTATES I, LP, AT 1195 TX-327, SILSBEE, TEXAS, 77656. (City Manager)**  
City Manager addressed.  
City Attorney addressed.  
Chris Akbari, owner addressed.  
The Complex was built 15 years ago. State offered application to renovate to extend life of complex. Approximately \$55,000.00 per unit to upgrade.  
Talked to City Manager about walking trials, biking, etc. Will not add any additional units or change the current usage that was approved in 2008.  
Council Member Thomas Tyler said, "They have done all they told the City of Silsbee they were going to do. I appreciate what they have done and are trying to do now. Support 100%."  
Council Member Thomas Tyler made a Motion to Approve Resolution No. 25-05 in support of proposed development and read the Caption in full.  
Council Member Tina Holman Seconded the Motion and was passed with a unanimous vote of the Council.
2. **Discussion and Possible Action on Resolution No. 25-06**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SILSBEE, TEXAS AUTHORIZING THE EXECUTION OF CONTRACT NUMBER 2200012820 PHASE I BETWEEN THE CITY OF SILSBEE, TEXAS, AND THE TEXAS WATER DEVELOPMENT BOARD FOR A FLOOD MITIGATION ASSISTANCE FLOOD RISK REDUCTION PROJECT GRANT IN THE AMOUNT OF \$69,075 WITH FEDERAL FUNDED AMOUNT OF \$62,167.50 AND THE CITY'S MATCH OF \$6,907.50. (Traylor & Associates)**  
Cheryl Ray with Traylor & Associates addressed.  
Went over Timberlane outfall ditch being concrete lined in Phase I through Water Development Board Grant.  
Questions were asked about the extent of the concrete.  
City Manager will get info back to Council.  
Council Member Paul Davis made a Motion to Approve Resolution No. 25-06 Authorizing the Execution of Contract for Phase I Between the City of Silsbee and the Water Development Board for the Timberlane Ditch Project.  
Council Member Tina Holman Seconded the Motion and was passed with a unanimous vote of the Council.

**3. Discussion and Possible Action on Awarding Proposal for Slab for Fitness Court for Waldo Park. (City Manager)**

Sent to five different companies.

Hudson, AY Enterprise, AAA Construction, FNT, and Tonys Concrete.

Only Two came back with quotes. FNT and Tony's Concrete.

Low quote: recommend award to Tony's Concrete in the amount of 33,400.00.

Council Member Tina Holman made a Motion to Approve award to Tony's Concrete in the amount of \$33,400.00.

Council Member Thomas Tyler Seconded the Motion and was passed with a unanimous vote of the Council.

**4. Discussion and Possible Action on utilizing funds from Water & Sewer Reserve for Contingencies for Invoice No. 1754 in the amount of \$14,650.00 for meter for Durdin Well. (Public Works Director)**

Public Works Director Roger Martin addressed.

It is an 8-inch meter that is five foot in the ground that we had no choice but to replace.

Council Member Paul Davis made a Motion to Approve the use of funds from the Water & Sewer Reserve for Contingencies Fund for Invoice No. 1754 in the amount of \$14,650.00 for meter for Durdin Well.

Council Member Tina Holman Seconded the Motion and was passed with a unanimous vote of the Council.

**5. Discussion and Possible Action on 2024-25 Street List. (Public Works Director)**

Public Works Director Roger Martin addressed.

Council Member Thomas Tyler wants us to start keeping up with the widths of the Streets.

After a brief discussion Council Member Paul Davis made a Motion to Approve the 2024-25 Street List as presented.

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

City start process for engineer.

**6. Discussion and Possible Action Ordinance No. 25-04**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SILSBEE, TEXAS TO ALLOW ACCESSORY BUILDINGS AND ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONED (R1 & R2) AREAS SUBJECT TO ALL SETBACKS REQUIREMENTS AND SIZE AND HEIGHT RESTRICTIONS STATED HEREIN. (City Manager)**

Council Member Bruce Kay addressed. His is a request that I presented before I got on the Council. This is not complete based on what all was talked about that night. We need to get additional things talked about in next ordinance update.

Council Member Bruce Kay made a Motion to Approve Ordinance No. 25-04 and read Caption in full.

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

**IX. 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 Thomas Tyler addressed City Properties. I am being told School not wanting to sign properties over to city.

Council Member Paul Davis asked about properties down 327. Several of these are eye sores. The old blue building across from the School Building next to the car wash.

The old grey building on down 327 going West.

Public works Director Roger Martin told him most of these properties have been served.

Council Member Paul Davis said he wants these old commercial buildings cleaned up.

Time approximately 8:01 p.m. Mayor Danny Reneau Recessed the Meeting for the EDC Meeting.

Time approximately 8:18 p.m. Mayor Danny Reneau Reconvened the Meeting.

Mayor Danny Reneau Recessed the Open Session into Executive Session.

**X. EXECUTIVE SESSION.**

- 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.

Time approximately 9:35 p.m. Mayor Danny Reneau Reconvened the Open Session.

**XI. DISCUSSION AND POSSIBLE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION.**

No Action on items discussed in Executive Session.

**XII. ADJOURN.**

Time approximately 9:35 p.m. with no further discussion Mayor Pro-Tem Mark Muckleroy made a Motion to Adjourn the Meeting.

Council Member Tina Holman Seconded the Motion and was passed with unanimous vote of the Council.

SIGNED:

  
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Mayor Danny Reneau

ATTEST:

  
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City Secretary DeeAnn Zimmerman