

STATE OF TEXAS)(

COUNTY OF HARDIN)(

CITY OF SILSBEE)(

On this the 20th day of October 2025 at 6:00 p.m. the City Council of the City of Silsbee held a Special 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, **not 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 6:26 p.m. Mayor Danny Reneau asked for a roll call and stated that a quorum was present.

II. PLEDGE AND INVOCATION.

Skipped.

III. HEARING OF VISITORS.

John Marble 360 Robinson Rd wanted to thank City Manager DeeAnn Zimmerman and Public Work's Director Roger Martin for their help every year for the Downtown Boo Bash. This is the 6th Annual Boo Bash and wants for formally invite Mayor and Council.

IV. DISCUSSION AND POSSIBLE ACTION ON APPROVING THE EXPENDITURES FOR THE MONTH OF OCTOBER 2025.

(City Manager)

Mayor Pro-Tem William Bass made a Motion to Approve the Expenditures for the Month of October 2025.

Council Member Curt Woodard Seconded the Motion and was passed with a unanimous vote of the Council.

V. DISCUSSION AND POSSIBLE ACTION ON APPROVING THE MINUTES OF SEPTEMBER 2, 2025, SEPTEMBER 15, 2025, AND OCTOBER 6, 2025 MEETINGS. (City Manager)

Council Member Curt Woodard made a Motion to Approve the Minutes of September 2, 2025, September 15, 2025 and October 6, 2025 meetings.

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

VI. CITY MANAGER'S REPORT.

1. Presentation of Quarterly Investment Report.

City Manager DeeAnn Zimmerman went over interest made in Texpool for the General Fund, Water & Sewer, Water Meter Energy Cons Project, Water & Sewer Reserve, General fund Reserve and Fire Retirement & Relief Fund.

VII. CONSENT AGENDA ITEMS.

1. **Discussion and Possible Action on Approving Invoice #202534934 from LJA Engineering in the amount of \$2,712.09 for Engineering Services Rendered for the City of Silsbee GLO-CDR Critical Infrastructure Grant. (Generators)**
2. **Discussion and Possible Action on Approving Invoice #202534933 from LJA Engineering in the amount of \$500.05 for Engineering Services Rendered for the City of Silsbee 2021 Sanitary Sewer Rehabilitation Project/SCATA.**
3. **Discussion and Possible Action on Approving Pay Request No. 6 from Texas Pride Utilities, LLC in the amount of \$17,158.73 for work performed for the City of Silsbee 2021 Sanitary Sewer Rehabilitation Project/SCATA.**
4. **Discussion and Possible Action on Approving Pay Request No. 7 from Gulf Coast Electric Co., Inc. in the amount of \$39,507.48 for work performed for the City of Silsbee GLO-CDR Critical Infrastructure Grant. (Generators)**

Council Member Curt Woodard made a Motion to Approve Consent Items 1 thru 4.

Council Member Thomas Tyler 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. 25-26**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SILSBEE, TEXAS, APPROVING THE LEASE AGREEMENT BETWEEN THE CITY OF SILSBEE AND LIFE MATTERS WORLD MINISTRIES, INC., FOR THE PROPERTY LOCATED AT 590 NORTH 6TH STREET, SILSBEE, TEXAS, AND PROVIDING AN EFFECTIVE DATE. (City Manager)

City Manager DeeAnn Zimmerman addressed.

Council Member Curt Woodard stated tenant should be responsible for the upkeep of the building.

Discussion was held.

Mayor Pro-Tem William Bass made a Motion to Approve Resolution No. 25-26 with Lease Agreement starting July 1st, 2025, and ending June 30th, 2026. Tenant responsible for maintenance cost up to \$1,000.00 and anything over City has the option to pay or terminate lease.

Council Member Curt Woodard Seconded the Motion and was passed with the following vote of the Council: (4-1)

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

NAYES: None.

ABSTAIN: Council Member Thomas Tyler.

2. **Discussion and Possible Action on Resolution No. 25-29**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SILSBEE, TEXAS, APPROVING A MASTER SERVICE AGREEMENT BETWEEN THE CITY OF SILSBEE, TEXAS AND BADGER METER, INC. FOR THE USE OF A WEB-BASED WATER END-USER SERVICE PORTAL AND DATA-HOSTING SERVICE. (City Manager)

Council Member Bruce Kay made a Motion to Approve Resolution No. 25-29 and read the caption in full.

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

3. **Discussion and Possible Action on Resolution No. 25-30**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SILSBEE, TEXAS, APPROVING THE EXECUTION OF A MUNICIPAL MAINTENANCE AGREEMENT BETWEEN THE STATE OF TEXAS THROUGH THE DEPARTMENT OF TRANSPORTATION AND THE CITY OF SILSBEE. (City Manager)

City Attorney Solomon Freimuth addressed he reached out to TxDOT about meeting tonight but due to short notice they couldn't be here but said they will come to the meeting in November.

City Manager DeeAnn Zimmerman stated this has been brought to Council before.

Council Member Curt Woodard made a Motion to Table until next meeting.

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

4. **Discussion and Possible Action on Request from Silsbee Chamber of Commerce for \$1,000.00 for Ice Skating in the Pines Event, which will be held on December 6, 2025, at the Rudisaile Pavilion. (City Manager)**

Council Member Curt Woodard made a Motion to Table until Chamber Director can be present.

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

5. **Discussion and Possible Action on Ordinance No. 25-12**
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)

City Manager DeeAnn Zimmerman addressed it was change only in "R-1" and needs to be all across the board in all zones.

Council Member Curt Woodard made a Motion to Approve Ordinance No. 25-12 and read the caption in full.

Council Member Bruce Kay Seconded the Motion and was passed with the following vote: (4-1)

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

NAYES: Council Member Thomas Tyler.

Council Member Thomas Tyler stated he wants to go on record he voted NAYE because no mobile homes have that problem.

6. **Discussion and Possible Action on Approving the Investment Policy for FY 2025-2026. (City Manager)**

City Manager DeeAnn Zimmerman stated this is the standard policy given every year where she can invest money for the City.

Council Member Curt Woodard made a Motion to Approve FY 25-26 Investment Policy.

Mayor Pro-Tem William Bass 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.

X. 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.

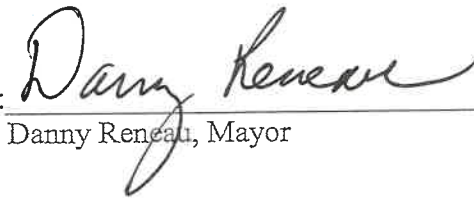
- b. Pursuant to Texas Gov't Code Sect. 551.071(1)(A) to consult with City Attorney on pending or contemplated litigation.
- c. Pursuant to Texas Gov't Code Sect. 551.071(2) to consult with City Attorney on a matter in which the duty of the Attorney to the Governmental Body under the Texas Disciplinary 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.

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

XII. ADJOURN.

Time approximately 7:52 p.m. with no further discussion.
Council Member Thomas Tyler made a Motion to Adjourn.
Mayor Pro-Tem William Bass Seconded the Motion and was passed with a unanimous vote of the Council.

SIGNED:



Danny Reneau, Mayor

ATTEST:



Brooke Steel, Assistant City Secretary

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