

REGULAR COUNCIL MEETING January 14, 2025

The Regular Council Meeting of the Town of San Felipe was held at 7:00 P.M. on Tuesday, January 14, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID880 1529 6501 Password: 803392. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. January 14, 2025.

The meeting was called to order by Mayor Bobby Byars at 7:00 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, Alderman Larry Gentry, and Alderwoman Alfreda Cloud and Alderman Derrick Dabney.

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderman Derrick Dabney to approve the minutes from the previous meeting. The motion was seconded by Alderwoman Sandra Bradley and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderman Larry Gentry to table agenda item until the next meeting. The motion was seconded by Alderman Derrick Dabney and carried.

VII. Reports:

Police Department Reports- Mayor Bobby Byars reported for the month of December 2024: 119 total traffic contacts, 85 citations issued, 132 warnings issued, 10 calls for service, 8 offense reports, 0 felony arrest, 0 misdemeanor arrest, 0 vehicle impound, 3 accident report, 1 city ordinance violation, 1 theft, 0 burglary, 0 residence close patrol, 1 disturbances, 1 loose animals, 1 assist other agencies and 1 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of December 2024: 177 new cases filed. The Municipal Court received payments in the amount of \$3,145.20 for the month of December 2024. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of December 2024: 2 vehicle accidents, 1 house fire, 2 grass fires, 2 assist EMS, and 1 electrical fire. Miscellaneous calls: cottage fire in State Park, hay bales on fire in Frydek bottom, 18-wheeler roll-over, and assist police with forced entry.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
January 14, 2025
Page 2 of 4**

VIII. Citizen's Comments (3 minutes): Mrs. Debbie Gentry presented Mrs. Bobbie Hintz with an award for participating in the holiday parade as the parade marshal. Mrs. Brenda Newsome, a resident of Houston Street, approached the council regarding the proposed development of property located behind her residence and the neighboring residences requesting a study be done to determine any potential flooding of her property and the neighbors prior to any finalization of the property being approved for development.

IX. OLD BUSINESS:

Agenda Item #1- Discussion and possible action concerning building permit applications. An application was presented to the town council from Lean Potfieter and Lauren Potfieter. After discussion, a motion was made by Alderman Derrick Dabney to approve the building permit for Lean Potfieter and Lauren Potfieter. The motion was seconded by Alderwoman Sandra Bradley and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture from the following: Paul Kousoulis and Bonnie Kousoulis. After discussion, a motion was made by Alderwoman Alfred Cloud to approve a key to the lower pasture for Paul Kousoulis and Bonnie Kousoulis. The motion was seconded by Alderman Larry Gentry and carried.

X. NEW BUSINESS:

Agenda Item #1- Discussion and possible action concerning an update from Bryan McAuley representing the site/THC and Jacob Malek of MBC Management regarding construction project planned for 2025. Bryan McAuley and Jacob Malek presented the town council of a brief overview of plans to build a new facility at the historical site. Work is scheduled to start around March 2025. Bryan McAuley has spoken with the town's designated representative Michael Drab regarding the existing septic system. No action was taken.

Agenda Item #2- Discussion and possible action concerning a request from Juan Aguado and Clement Orsak Jr. to divide 13.324 acres into 5-acre tracts estimated 2 to 4 acres each tract. Juan Aguado and Clement Orsak Jr. approached the town council to acquire a Variance for development purposes regarding their property located the corner of Guadalupe Street and Campos Street (A-5 San Felipe De Austin Town Tract 13.324 Property ID No. 13252) for the purpose of subdividing 13.324 acres into 5 tracts estimating. 2 to 4 acres each tract. Juan Aguado discussed the following:

- square footage of homes,
- restrictions for the property
- water flow septic systems and water wells
- making the area residential only

TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
January 14, 2025
Page 3 of 4

Llaarance Turner of Kaluza Engineers discussed the following regarding the 13.324 acres owned by Juan Aguado and Clement Orsak Jr.:

- prior to any variances regarding subdividing the Subdivision Ordinance and rules must be taken into consideration
- subdivision ordinance Section 18 discussed regulations variances
- example of the Wildcat subdivision process
- need to protect the residents.
- information needed prior to a variance request.
- following the guidelines/rules of the Town's subdivision regulations
- rules are set and required to be followed
- Mr. Turner sent the guidelines/ rules to the landowner regarding the requirements.
- Local Government Code 212 Section 3
- will need plans/plat
- will need a drainage plan
- addressing the wells and septic
- minimum of 1 acre separation
- protecting the adjoining landowners
- to protect the future buyers
- associated project costs for study to be conducted regarding drainage
- landowners knowing all the requirements
- Town must have documentation of the procedures being followed

Mr. Llarance Turner's recommended tabling the variance request until requirements are met regarding the Town Subdivision Regulations. After, discussion a motion was made by Alderman Larry Gentry to table to agenda item for I additional information and study completed by landowner. The motion was seconded by Alderman Alfred Hall and carried.

Agenda Item #3- Discussion and possible action concerning work in the lower pasture. Mayor Bobby Byars presented an estimate from Bolten's Dozer Service, LLC. to clear Two locations on the river with dozer and trackhoe and clear near the pecan trees. After discussion, a motion was made by Alderman Alfred Hall to accept the estimate from Bolten's Dozer Service, LLC. in the amount of \$14,000.00. The motion was seconded by Alderwoman Alfreda Cloud and carried.

Agenda Item #4- Discussion and possible action regarding the purchase of voting equipment for the upcoming election and authorizing Mayor Bobby Byars to execute the necessary contracts and to direct staff, as necessary. Mayor Bobby Byars and the Town Council discussed the voting equipment and the inability by the voter/election office to provide the voting equipment to the town. Alderman Derrick Dabney stated that he placed a call to the election office and was told the equipment would not be available to The town due to the lack of securing the equipment at the fire station. Town Secretary informed the council of the method of securing the equipment. Alderman Alfred Hall also,

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
January 14, 2025
Page 4 of 4**

informed the council of inquiries regarding the use of the equipment. Mayor Bobby Byars also stated he inquired about the use of the equipment. Mayor Byars and Council discussed purchasing voting equipment for the town. However, council members were concerned about being denied the equipment, the expense of purchasing the voting machines and the denial of access to the voting machines by the voter/election office. After discussion, a motion was made by Alderwoman Alfreda Cloud to meet with the County Judge to further discuss access to the voting machines for the Town. The motion was seconded by Alderman Derrick Dabney and carried.

Agenda Item #5- Discussion and possible action authorizing Mayor Bobby Byars to execute Interlocal Agreements for Street Maintenance between Austin County Precinct 3, Austin County Precinct 4 and the Town of San Felipe, Texas. After discussion, a motion was made By Alderwoman Alfred Cloud authorizing Mayor Bobby Byars to execute an Interlocal Agreements for Street Maintenance between Austin County Precinct 3, Austin County Precinct 4 and the Town of San Felipe, Texas. The motion was seconded by Alderman Derrick Dabney and carried.

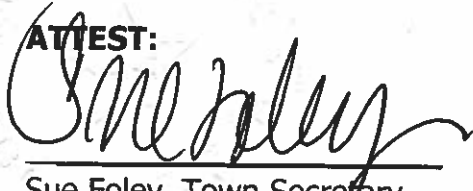
XI. Comments and future agenda items from council: Alderman Larry Gentry Commented on the new historical building.

XII. Announcements.

XII. Adjournment: With no other business to conduct, a motion was made by Alderman Larry Gentry and seconded by Alderman Derrick Dabney to adjourn the meeting. Motion carried and the meeting was adjourned at 8:17 p.m.


Bobby Byars, Mayor

ATTEST:


Sue Foley, Town Secretary

REGULAR COUNCIL MEETING February 11, 2025

The Regular Council Meeting of the Town of San Felipe was held at 7:00 P.M. on Tuesday, February 11, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID 854 1521 5303 Password: 360118. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. February 11, 2025.

The meeting was called to order by Mayor Pro Tem Derric Dabney at 7:00 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, Alderwoman Alfreda Cloud, and Alderman Larry Gentry. Mayor Bobby Byars was absent.

Alderwoman Alfreda Cloud led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderman Larry Gentry to approve the minutes from the previous meeting. The motion was seconded by Alderwoman Sandra Bradley and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderman Alfred Hall to approve the financial statements and bill for payment. The motion was seconded by Alderman Larry Gentry and carried.

VII. Reports:

Police Department Reports- Chief Lawrence Randle reported for the month of January 2025: 119 total traffic contacts, 89 citations issued, 131 warnings issued, 10 calls for service, 9 offense reports, 2 felony arrests, 2 misdemeanor arrests, 2 vehicle impounds, 3 accident reports, 2 city ordinance violations, 0 theft, 0 burglary, 2 residence close patrol, 2 disturbances, 2 loose animals, 3 assist other agencies and 2 forward cases from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of January 2025: 99 new cases filed. The Municipal Court received payments in the amount of \$12,146.20 for the month of January 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of January 2025: 2 vehicle accidents, 0 house fire, 0 grass fires, 2 assist EMS, 2 mutual aid and 1 electrical fire, 1 fire alarm and 1 pump house fire.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
February 11, 2025
Page 2 of 3**

VIII. Citizen's Comments (3 minutes): There were none

IX. OLD BUSINESS:

Agenda Item #1- Discussion and possible action concerning building permit applications. An application was presented to the town council from Texas Historical Commission to build at 220 2nd Street located within the town limits of San Felipe, Austin County, Texas. After discussion, a motion was made by Alderman Alfred Hall to approve the building plans for Texas Historical Commission. The motion was seconded by Alderwoman Alfreda Cloud and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture from the following: There were none.

X. NEW BUSINESS:

Agenda Item #1- Discussion and possible action to adopt Ordinance No.2025-1 – AN ORDINANCE OF THE TOWN OF SAN FELIPE, TEXAS, CALLING A GENERAL ELECTION TO BE HELD ON MAY 3, 2025 TO ELECT A MAYOR AND TWO (2) ALDERMEN AT LARGE TO THE TOWN COUNCIL AND ESTABLISHING THE PROCEDURE FOR THE GENERAL ELECTION FOR MUNICIPAL OFFICERS IN THE TOWN OF SAN FELIPE, TEXAS; AND PROVIDING FOR OTHER MATTERS RELATING TO THE ELECTION. After discussion, a motion was made by Alderman Alfred Hall to adopt Ordinance No.2025-1. The motion was seconded by Alderwoman Alfreda Cloud and carried.

Agenda Item #2- Discussion and possible action regarding approval of construction plans for Drainage & Pavement Improvements in the Town of San Felipe, Austin County, Texas, GLO Contract #22-085-077-D341. Mr. Llarance Turnes of Kaluza Inc. presented the drainage plans for the GLO Contract #22-085-077-D341. The following was discussed: continuation of the first drainage project, plans for the project, cost for project approximately \$2.5 million dollars, council approving plans, discussion regarding project streets for drainage and improvements, duration of work, areas of construction will include Guadalupe Street, Campo Santo, San Felipe Drive, Avenue A, C, D, Peters/San Felipe drainage area, Peach Street, 4th Street, preconstruction meeting, advertising for bids in open paper, bid opening, evaluate the plans, and award bids per town council. After discussion, a motion was made by Alderman Alfred Hall to approve the construction plans for Drainage & Improvements in the Town of San Felipe, Austin County, Texas, GLO Contract #22-085-077-D341 and to move forward with the next step in the process. The motion was seconded by Alderwoman Alfreda Cloud and carried.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
February 11, 2025
Page 3 of 3**

Agenda Item #3- Discussion and possible action to set a date, time for clean-up day for San Felipe residents only and the number of dumpsters to be utilized. After discussion, a motion was made by Alderwoman Alfreda Cloud to set Saturday, March 15, 2025 and to utilize six dumpsters. The motion was seconded by Alderwoman Sandra Bradley and carried.

XI. Comments and future agenda items from council: Mayor Bobby Byars discussed the road work being performed on Peters/San Felipe Road by the County and moving the road due to the creek erosion and costs will be associated.

XII. Announcements.

XII. Adjournment: With no other business to conduct, a motion was made by Alderwoman Alfreda Cloud and seconded by Alderwoman Sandra Bradley to adjourn the meeting. Motion carried and the meeting was adjourned at 7:24 p.m.

ATTEST:


Sue Foley, Town Secretary


Bobby Byars, Mayor

REGULAR COUNCIL MEETING March 11, 2025

The Regular Council Meeting of the Town of San Felipe was held at 7:00 P.M. on Tuesday, March 11, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID 854 1521 5303 Password: 360118. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. February 11, 2025.

The meeting was called to order by Mayor Pro Tem Derrick Dabney at 7:00 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, Alderwoman Alfreda Cloud, and Alderman Larry Gentry. Mayor Bobby Byars was absent.

Alderwoman Alfreda Cloud led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderman Larry Gentry to approve the minutes from the previous meeting. The motion was seconded by Alderwoman Sandra Bradley and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderman Alfred Hall to approve the financial statements and bill for payment. The motion was seconded by Alderman Larry Gentry and carried.

VII. Reports:

Police Department Reports- Chief Lawrence Randle reported for the month of February 2025: 105 total traffic contacts, 74 citations issued, 111 warnings issued, 12 calls for service, 7 offense reports, 3 felony arrests, 2 misdemeanor arrests, 3 vehicle impounds, 4 accident report, 2 city ordinance violation, 0 theft, 0 burglary, 3 residence close patrol, 2 disturbances, 4 loose animals, 2 assist other agencies and 2 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of February 2025: 99 new cases filed. The Municipal Court received payments in the amount of \$17,569.56 for the month of February 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of February 2025: 1 vehicle accident, 1 false alarm, 4 Assist EMS, 1 control burn and 1 barn fire.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
March 11, 2025
Page 2 of 3**

VIII. Citizen's Comments (3 minutes): There were none

IX. OLD BUSINESS:

Agenda Item#1- Discussion and possible action concerning building permit applications. An application was presented to the town council from Humberto Vallejo to construct a 1814 sq. ft. addition to the guest residence at 3105 Stockold Road. Alderman Alfred Hall inquired about acreage, existing primary residence and septic information. Humberto Vallejo stated in a letter to the town council "the primary residence will be added to a residential marketplace to be sold, if no buyers are interested in 6 months the primary residence will be demolished." After discussion, a motion was made by Alderman Alfred Hall to approve a building permit for Humberto Vallejo pending results from the town's designated representative Michael Drab. The motion was seconded by Alderman Larry Gentry and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture from the following: An application for a key to the lower pasture was received from Kenton Needham and Stephanie Needham. After discussion, a motion was made by Alderman Alfred Hall to approve a key to the lower pasture. The motion was seconded by Alderwoman Alfreda Cloud and carried.

X. NEW BUSINESS:

Agenda Item #1- Discussion and possible action to adopt Ordinance No. O-2025—AN ORDINANCE OF THE TOWN OF SAN FELIPE, TEXAS CERTIFYING CANDIDATES AS UNOPPOSED IN THE MAY 3, 2025 GENERAL ELECTION FOR MUNICIPAL OFFICERS; CANCELING THE MAY 3, 2025 GENERAL ELECTION; AND PROVIDING AN EFFECTIVE DATE. After discussion, a motion was made by Alderman Alfred Hall to adopt Ordinance No. O-2025-2. The motion was seconded by Alderwoman Alfreda Cloud and carried.

Agenda Item #2- Discussion and possible action to adopt Resolution No. R-2025-1 – A RESOLUTION OF THE TOWN OF SAN FELIPE, TEXAS, AUTHORIZING AND APPROVING A MUNICIPAL MAINTENANCE AGREEMENT FOR THE MAINTENANCE, CONTROL, SUPERVISION, AND REGULATION ON STATE HIGHWAYS WITHIN THE TOWN LIMITS; AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR REPEALER, PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR AN OPEN MEETINGS CLAUSE. After discussion, a motion was made by Alderwoman Sandra Bradley to adopt Resolution No. R -2025-1. The motion was seconded by Alderman Larry Gentry and carried.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
March 11, 2025
Page 3 of 3**

Agenda Item #3- Discussion and possible action for repairs on Peters/San Felipe Road. Mayor Bobby Byars updated the town council of the repairs to the Peters/San Felipe Road and the funding needed for the repairs. After discussion, a motion by Alderwoman Alfreda Cloud to move forward with the repairs to the Peters/San Felipe Road and to make a contribution not to exceed \$50,000.00 (Fifty thousand dollars) towards the repairs. The motion was seconded by Alderman Alfred Hall and carried.

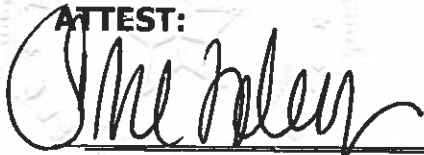
XI. Comments and future agenda items from council: Discussion regarding the log cabin.

XII. Announcements: Alderwoman Sandra Bradley requested citizens call into the necessary call center system to request that Social Security and Medicare be saved.

XII. Adjournment: With no other business to conduct, a motion was made by Alderman Larry Gentry and seconded by Alderman Alfred Hall to adjourn the meeting. Motion carried and the meeting was adjourned at 7:23 p.m.



Bobby Byars, Mayor

ATTEST:


Sue Foley, Town Secretary

REGULAR COUNCIL MEETING
April 8, 2025

The Regular Council Meeting of the Town of San Felipe was held at 7:00 P.M. on Tuesday, April 8, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID: 895 9898 2460, Password: 719822. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. April 8, 2025.

The meeting was called to order by Mayor Bobby Byars at 7:00 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, and Alderman Larry Gentry and Alderwoman Alfreda Cloud. Alderman Derrick Dabney was absent.

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderman Larry Gentry to approve the minutes from the previous meeting. The motion was seconded by Alderwoman Sandra Bradley and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderman Alfred Hall to approve the financial statements and bill for payment. The motion was seconded by Alderman Larry Gentry and carried.

VII. Reports:

Police Department Reports- Mayor Bobby Byars reported for the month of March 2025: 159 total traffic contacts, 99 citations issued, 105 warnings issued, 10 calls for service, 9 offense reports, 3 felony arrests, 3 misdemeanor arrests, 2 vehicle impounds, 3 accident report, 1 city ordinance violation, 3 theft, 0 burglary, 3 residence close patrol, 5 disturbances, 3 loose animals, 2 assist other agencies and 1 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of March 2025: 110 new cases filed. The Municipal Court received payments in the amount of \$10,066.80 for the month of March 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of March 2025: 4 vehicle accidents, 0 house fire, 0 grass fires, 2 assist EMS, 2 mutual aid and 0 electrical fire, 0 fire alarm and 0 pump house fire.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
April 8, 2025
Page 2 of 3**

VIII. Citizen's Comments (3 minutes): Mr. Keimic inquire about putting livestock in the upper pasture.

IX. OLD BUSINESS:

Agenda Item #1- Discussion and possible action concerning building permit applications. An application was presented to the town council from Juan Melecio and Angelica Melecio to place 11,900 square foot warehouse at 2267 Skrivanek Road. After discussion, a motion was made by Alderman Alfred Hall to table the agenda item until further review by the town engineer. The motion was seconded by Alderman Larry Gentry and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture. An Application for a key to the lower pasture was received from Dale Peterson and Vickie Peterson. After discussion, a motion was a motion was made by Alderman Alfred Hall to approve a key to the lower pasture. The motion was seconded by Alderman Larry Gentry and carried.

X. NEW BUSINESS:

Agenda Item #1- Discussion, consider of and possible action on rejecting bids received U. S. Department of Housing and Urban Development Community Development Block Grant – Mitigation (CDBG-MIT) Program for Drainage and Pavement Improvements in Town of San Felipe, Austin County, Texas, General Land Office Contract No. 22-085-077-D341. Also, authorize the engineer to rebid the project. Mayor Bobby Byars informed the town council that only two bids were received for the project. After discussion, a motion was made by Alderman Larry Gentry to reject the bids received. The motion was seconded by Alderman Aldred Hall and carried. After discussion, a motion was made by Alderman Larry Gentry authorizing the engineer to rebid the project. The motion was seconded by Alderwoman Sandra Bradley and carried.

Agenda Item #2- Discussion and possible action regarding the log cabin. Mayor Byars informed the town council of the need to demolish the log cabin at the festival grounds. After discussion, a motion was made by Alderman Alfred Hall to start the process for demolishing the log cabin. The motion was seconded by Alderman Sandra Bradley and carried.

XI. Comments and future agenda items from council: Mayor Bobby Byars continuing the process for restrooms and amending the Fy 2024-2025.

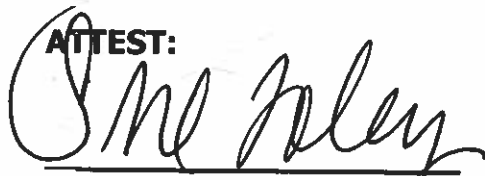
**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
April 8, 2025
Page 3 of 3**

XII. Announcements.

There were none.

XII. Adjournment: With no other business to conduct, a motion was made by Alderman Larry Gentry and seconded by Alderwoman Sandra Bradley to adjourn the meeting. Motion carried and the meeting was adjourned at 7:26 p.m.


Bobby Byars, Mayor

ATTEST:

Sue Foley, Town Secretary

REGULAR COUNCIL MEETING
May 13, 2025

The Regular Council Meeting of the Town of San Felipe was held at 7:00 P.M. on Tuesday, May 13, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID: 876 2483 3659, Password: 618171. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. April 8, 2025.

The meeting was called to order by Mayor Bobby Byars at 7:00 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, and Alderman Larry Gentry and Alderman Derrick Dabney. Alderwoman Alfreda Cloud joined the meeting at 7:08 p.m.

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderman Alfred Hall to approve the minutes from the previous meeting. The motion was seconded by Alderwoman Sandra Bradley and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderwoman Sandra Bradley to approve the financial statements and bill for payment. The motion was seconded by Alderman Derrick Dabney and carried.

VII. Reports:

Police Department Reports- Mayor Bobby Byars reported for the month of April 2025: 90 total traffic contacts, 61 citations issued, 31 warnings issued, 11 calls for service, 14 offense reports, 2 felony arrests, 3 misdemeanor arrests, 3 vehicle impounds, 1 accident report, 3 city ordinance violation, 2 theft, 0 burglary, 3 residence close patrol, 3 disturbances, 3 loose animals, 3 assist other agencies and 2 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of April 2025: 167 new cases filed. The Municipal Court received payments in the amount of \$6,774.80 for the month of April 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of April 2025: 3 vehicle accidents, 0 house fire, 0 grass fires, 2 assist EMS, 1 mutual aid and 1 electrical fire, 2 fire alarm and 0 pump house fire.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
May 13, 2025
Page 2 of 4**

VIII. Citizen's Comments (3 minutes): There were none.

IX. OLD BUSINESS:

Agenda Item#1- Discussion and possible action concerning building permit applications. An application was presented to the town council from Maylin Campo to move 1264 sq. ft. mobile home onto her property located at 15420 Fm 1458. After discussion, a motion was made by Alderman Derrick Dabney to approve a building permit pending septic approval from the designated representative. The motion was seconded by Alderman Larry Gentry and carried. An application was presented to the town council from John Bar to construct a 4893 sq. ft home onto his property located at 8510 Fourth Street. After discussion, a motion was made by Alderman Derrick Dabney to approve a building permit pending valuation of work. The motion was seconded by Alderman Alfred Hall and carried. An application was presented to the town council from Erminia Moreno and Estebon Moreno to construct a 1600 sq. ft. storage building onto their property located at 4419 Baron de Bastrop St. After discussion, a motion was made b Alderman Alfred Hall to approve a building permit. The motion was seconded Alderwoman Sandra Bradley and carried. An application was presented to the town council from Daniel Castillo to build a 900 sq. ft. carport onto his property located at 4272 Baron De Bastrop. After discussion, a motion was made by Alderman Derrick Dabney to approve a building permit. The motion was seconded by Alderwoman Sandra Bradley and carried. An application was presented to the town council from Sandra Bradley to construct a 100 sq. ft. storage building onto her property located at 723 Park Rd. 38. After discussion, a motion was made by Alderman Alfred Hall to approve a building permit. The motion was seconded by Alderman Derrick Dabney and carried. Two applications for building permits were presented to the town council from Shay Beisert and Amand Beisert to construct a 4099 sq. ft home located at 6850 Peters/San Felipe Road and to construct a 1560 sq. ft. home located at 6844 Peters/San Felipe Road. After discussion, a motion was made by Alderman Derrick Dabney to approve the building permits pending the valuation of work, building permit fess and OSSF fees and pending approval from the designated representative. The motion was seconded by Alderman Alfred Hall and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture. An application for a key to the lower pasture was received from William Hughes and Cassandra Hughes. After discussion, a motion was made by Alderwoman Sandra Bradley to approve a key to the lower pasture. The motion was seconded by Alderman Alfred Hall and carried. An application for a key to the lower pasture was received from Marti Powell-Roach. After discussion, a motion was made by Alderwoman Sandra Bradley to approve a key to the lower pasture. The motion was seconded by Alderman Derrick Dabney and carried.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
May 13, 2025
Page 3 of 4**

X. NEW BUSINESS:

Agenda Item #1- Discussion and possible action to adopt a Resolution canvassing the returns of the May 3, 2025 General Election held for the purpose of electing candidates to The offices of the Town Council of the Town of San Felipe, Texas. Issuance of Certificates Of Election for the May 3, 2025 General Election and take action to swear-in and administer Oath of office to newly elected Council Members. After discussion, a motion was made by Alderman Alfred Hall to adopt Resolution No.R2025-2. The motion was seconded by Alderwoman Alfreda Cloud and carried. Mayor Bobby Byars issued the Certificates of Election for the May 3, 2025 to the unopposed candidates Larry Gentry, Alderman, Sandra Bradly, Alderman and Bobby Byars, Mayor. The Honorable Judge Robert Bradshaw Administered the Oath of Office to the following: Bobby Byars, Mayor; Sandra Badley; Alderman, and Larry Gentry Alderman.

Agenda Item #2- Discussion and possible action to elect a Mayor Pro-Tem for the 2025-2026 Town Council. Mayor Bobby Byars opened the floor for nominations to elect a Mayor-Pro Tem for the 2025-2026 Town Council. Alderman Alfred Hall nominated Alderman Derrick Dabney to serve for one year as Mayor Pro-Tem. Nominations ceased. After Discussion, a motion was made by Alderwoman Alfreda Cloud to elect Alderman Derrick Dabney to serve as Mayor-Pro-tem for a year term. The motion was seconded by Alderman Alfred Hall and carried.

Agenda Item #3- Discussion and possible action concerning a Resolution No.R2025-3 – A RESOLUTION OF THE TOWN OF SAN FELIPE, TEXAS AUTHORIZING AND APPROVING A LICENSE AGREEMENT FOR THE USE OF THE TOWN FESTIVAL GROUNDS AT 211 FM 1458 NORTH; AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR AN OPEN MEETINGS CLAUSE. Mayor Bobby Byars recommended to the Town Council to approve Resolution No.R2025-3 pending the submission of the license agreement from requestor De’Karr Bradshaw concerning the 2nd Juneteenth Celebration. After discussion, a motion was made by Alderman Derrick Dabney to approve the resolution and License Agreement from the requestor pending the insurance and submission of paperwork. The motion was seconded by Alderman Larry Gentry and carried.

Agenda Item #4- Discussion and possible action adopting an ordinance and/or resolution Amending the FY 2024-2025 budget for the Town of San Felipe, Austin County, Texas. Mayor Bobby Byars presented the necessary budget expense line items increases and decreases to the following line items: 1-851 Accounting Expense, 1-869 Office Equipment, 1-916 Miscellaneous Expense, 3-916 Police Miscellaneous Expense, 3-930 Vehicle Expense, 4-868 Pasture Land Fence Maintenance, 4-916 Miscellaneous Expense Street Department, 4-933 Streets and Blacktopping. 1-850 Election Expense decrease \$9,000.00, 4-934 Drainage and Culverts decreased \$10,000.00, 6-930 Park Equipment decrease \$10,000.00.

**TOWN OF SAN FELIPE
REGULA COUNCIL MEETING
May 13, 2025
Page 4 of 4**

After discussion, a motion was made by Alderman Derrick Dabney to adopt Ordinance No.2025 with the necessary changes. The motion was seconded by Alderwoman Sandra Bradley and carried.

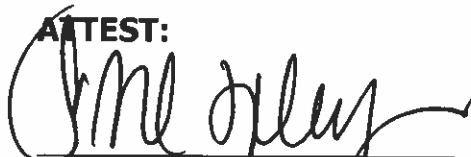
Agenda Item #5- Discussion and possible action for cost of living increase. Mayor Bobby Byars recommended a cost of living increase for full-time employees at 4%. After discussion, a motion was made by Alderman Alfred Hall to approve a 4% increase for all full-time town employees. The motion was seconded by Alderwoman Sandra Bradley and carried.

XI. Comments and future agenda items from council: Mayor Bobby Byars informed the Town Council of communication with Bryan McAuley regarding the demolition of the log cabin located on the festival grounds and the requirements to proceed with the process. Alderman Derrick Dabney stated the log cabin was not a historical building.

XII. Announcements.
There were none.

XII. Adjournment: With no other business to conduct, a motion was made by Alderman Alfred Hall and seconded by Alderwoman Sandra Bradley to adjourn the meeting. Motion carried and the meeting was adjourned at 7:38 p.m.


Bobby Byars, Mayor

ATTEST:

Sue Foley, Town Secretary

REGULAR COUNCIL MEETING
June 10, 2025

The Regular Council Meeting of the Town of San Felipe was held at 7:00 P.M. on Tuesday, June 10, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID: 836 0010 3609, Password: 807606. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. June 10, 2025.

The meeting was called to order by Mayor Bobby Byars at 7:00 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, and Alderman Larry Gentry and Alderwoman Alfreda Cloud. Alderman Derrick Dabney joined the meeting at 7:04 p.m.

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderman Larry Gentry to approve the minutes from the previous meeting. The motion was seconded by Alderman Alfred Hall and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderman Alfred Hall to approve the financial statements and bill for payment. The motion was seconded by Alderman Larry Gentry and carried.

VII. Reports:

Police Department Reports- Mayor Bobby Byars reported for the month of May 2025: 151 total traffic contacts, 110 citations issued, 93 warnings issued, 12 calls for service, 8 offense reports, 2 felony arrests, 4 misdemeanor arrests, 3 vehicle impounds, 1 accident report, 2 city ordinance violation, 1 theft, 0 burglary, 2 residence close patrol, 4 disturbances, 1 loose animals, 1 assist other agencies and 1 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of May 2025: 99 new cases filed. The Municipal Court received payments in the amount of \$9,607.04 for the month of May 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of May 2025: 4 vehicle accidents, 0 house fire, 1 grass fires, 1 assist EMS, 2 mutual aid and 0 electrical fire, 2 fire alarm, 0 pump house fire, garage filled with smoke and tree fell on house.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
June 10, 2025
Page 2 of 3**

VIII. Citizen's Comments (3 minutes): There were none.

IX. OLD BUSINESS:

Agenda Item #1- Discussion and possible action concerning building permit applications from the following: Gwendolyn Harris, Shay and Amanda Beisert for two shops. An application was presented to the town council from Gwendolyn Harris to construct a 6 ft. X 4ft. storage building onto the property located at 4304 Guadalupe Street. After discussion, a motion was made by Alderwoman Sandra Bradley to approve the building permit. The motion was seconded by Alderman Derrick Dabney and carried. An application was presented to the town council from Shay Beisert and Amanda Beisert to construct a 1200 sq. ft shop and a 300 sq. ft shop onto property located ay 6850 Peters/San Felipe Road. After discussion, a motion was made by Alderman Derrick Dabney to approve the building permits for the two shops. The motion was seconded by Alderman Alfred Hall and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture from the following: Shirley Brannon. An application for a key to the lower pasture was received from Shirley Brannon. After discussion, a motion was made by Alderwoman Sandra Bradley to approve a key for Shirley Brannon. The motion was seconded by Alderwoman Alfreda Cloud and carried.

X. NEW BUSINESS:

Agenda Item #1- Discussion and possible action to award a construction contract for Drainage & Pavement Improvements in the Town of San Felipe, Austin County, Texas, TxCDBG Contract No. 22-085-077-D341 to MB Western Construction Co. Dwayne Davis Kaluza, Inc. presented a bid received from MB Western Construction Co. regarding TxCDBG Contract No. 22-085-077-D341. Kaluza, Inc. recommended MB West Construction Co. with a base bid of \$2,184,673.70, alternate bids was included with separate totals for Avenue D ab 4th Street. The project estimated completion date ranged from 180 - 240 days to complete. Also, the notice to proceed was discussed along with a date for the pre-construction meeting. After discussion, a motion was made by Alderman Alfred Hall to accept the bid from MB Western Construction Co. for TxCDBG Contract No. 22-085-077-D341. The motion was seconded by Alderman Derrick Dabney and carried.

Agenda Item #2- Discussion and possible action concerning a request from David Franklin to break out a 1.0-acre tract from 3.06 acres located at 410 Sixth Street within the Town of San Felipe. The Town Council received a request from David Franklin to + breakout a 1.0-acre tract from 3.06 acres located at 410 Sixth Street. After discussion, a motion was made by Alderman Alfred Hall to approve David Franklin's request to breakout.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
June 10, 2025
Page 3 of 3**

1.0-acre tract from 3.06 acres located at 410 Sixth Street within the Town of San Felipe. The motion was seconded by Alderwoman Sandra Bradley and carried.

Agenda Item #3- Discussion and possible action to adopt a resolution/ordinance authorizing Mayor Bobby Byars to execute a Rights of Substitution for Pledging Securities between the Town of San Felipe and the First National Bank of Bellville, Texas. Alderman Derrick Dabney read Resolution No. R2025-4. After discussion, a motion was made by Alderman Derrick Dabney to adopt Resolution No.R2025-4. The motion was seconded by Alderwoman Sandra Bradley and carried.

XI. Comments and future agenda items from council: Alderwoman Sandra Bradley inquired about the progress of the Juneteenth celebration.

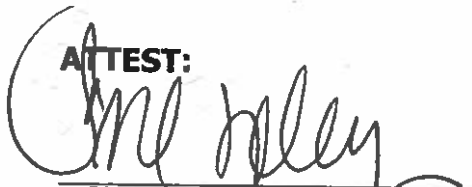
XII. Announcements.

There were none.

XII. Adjournment: With no other business to conduct, a motion was made by Alderman Larry Gentry and seconded by Alderman Aldred Hall to adjourn the meeting. Motion carried and the meeting was adjourned at 7:26 p.m.


Bobby Byars, Mayor

ATTEST:


Sue Foley, Town Secretary

REGULAR COUNCIL MEETING July 8, 2025

The Regular Council Meeting of the Town of San Felipe was held at 7:00 P.M. on Tuesday, July 8, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID: 836 0010 3609, Password: 807606. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. June 10, 2025.

The meeting was called to order by Mayor Bobby Byars at 7:00 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, and Alderman Larry Gentry, Alderwoman Alfreda Cloud and Alderman Derrick Dabney.

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderman Derrick Dabney to approve the minutes from the previous meeting. The motion was seconded by Alderman Larry Gentry and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderman Derrick Dabney to table the financial statements and bills for payment until the next meeting. The motion was seconded by Alderman Alfred Hall and carried.

VII. Reports:

Police Department Reports- Mayor Bobby Byars reported for the month of June 2025: 168 total traffic contacts, 138 citations issued, 104 warnings issued, 8 calls for service, 5 offense reports, 1 felony arrest, 2 misdemeanor arrests, 1 vehicle impound, 21 accidents report, 0 city ordinance violation, 1 theft, 0 burglary, 1 residence close patrol, 2 disturbances, 1 loose animals, 1 assist other agencies and 1 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of June 2025: 55 new cases filed. The Municipal Court received payments in the amount of \$9,027.47 for the month of June 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of June 2025: 4 vehicle accidents, 0 house fire, 0 grass fires, 5 assist EMS, 0 mutual aid and 0 electrical fire, 0 fire alarm, 0 fuel spills, 0 car fire, 0 truck fire, 0 control burn fires, 0 gas leaks.

TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
July 8, 2025
Page 2 of 2

VIII. Citizen's Comments (3 minutes): There were none.

IX. OLD BUSINESS:

Agenda Item #1- Discussion and possible action concerning building permit applications from the following: Trina Jackson, Emilo Acosta. An application was presented to the town council from Trina Jackson to construct a 16x16 porch/deck at her property located at 3988 College Street within the town limits of San Felipe, Texas. After discussion, a motion was made by Alderman Alfred Hall to approve the building permit. The motion was seconded by Alderwoman Alfreda Cloud and carried. An application was presented to the town council from Emilio Acosta to construct a 1000 sq. ft carport at his property located at 5568 Front Street San Felipe, Texas. After discussion, a motion was made by Alderman Derrick Dabney to approve the building permit. The motion was seconded by Alderman Larry Gentry and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture. There were none.

XI. Comments and future agenda items from council: Mayor Bobby Byars commented on the following: demolishing of the log cabin at the festival grounds and paperwork associated with the process, funds/grants for restrooms facilities, Peters/San Felipe Road and boat ramp repairs.

XII. Announcements.
There were none.

XII. Adjournment: With no other business to conduct, a motion was made by Alderwoman Alfreda Cloud and seconded by Alderwoman Sandra Bradley to adjourn the meeting. Motion carried and the meeting was adjourned at 7:13 p.m.

ATTEST:


Sue Foley, Town Secretary


Bobby Byars, Mayor

TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
July 8, 2025
Page 2 of 2

VIII. Citizen's Comments (3 minutes): There were none.

IX. OLD BUSINESS:

Agenda Item#1- Discussion and possible action concerning building permit applications from the following: Trina Jackson, Emilo Acosta. An application was presented to the town council from Trina Jackson to construct a 16x16 porch/deck at her property located at 3988 College Street within the town limits of San Felipe, Texas. After discussion, a motion was made by Alderman Alfred Hall to approve the building permit. The motion was seconded by Alderwoman Alfreda Cloud and carried. An application was presented to the town council from Emilio Acosta to construct a 1000 sq. ft carport at his property located at 5568 Front Street San Felipe, Texas. After discussion, a motion was made by Alderman Derrick Dabney to approve the building permit. The motion was seconded by Alderman Larry Gentry and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture. There were none.

XI. Comments and future agenda items from council: Mayor Bobby Byars commented on the following: demolishing of the log cabin at the festival grounds and paperwork associated with the process, funds/grants for restrooms facilities, Peters/San Felipe Road and boat ramp repairs.

XII. Announcements.

There were none.

XII. Adjournment: With no other business to conduct, a motion was made by Alderwoman Alfreda Cloud and seconded by Alderwoman Sandra Bradley to adjourn the meeting. Motion carried and the meeting was adjourned at 7:13 p.m.

Bobby Byars, Mayor

ATTEST:

Sue Foley, Town Secretary

REGULAR COUNCIL MEETING July 8, 2025

The Regular Council Meeting of the Town of San Felipe was held at 7:00 P.M. on Tuesday, July 8, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID: 836 0010 3609, Password: 807606. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. June 10, 2025.

The meeting was called to order by Mayor Bobby Byars at 7:00 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, and Alderman Larry Gentry, Alderwoman Alfreda Cloud and Alderman Derrick Dabney.

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderman Derrick Dabney to approve the minutes from the previous meeting. The motion was seconded by Alderman Larry Gentry and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderman Derrick Dabney to table the financial statements and bills for payment until the next meeting. The motion was seconded by Alderman Alfred Hall and carried.

VII. Reports:

Police Department Reports- Mayor Bobby Byars reported for the month of June 2025: 168 total traffic contacts, 138 citations issued, 104 warnings issued, 8 calls for service, 5 offense reports, 1 felony arrest, 2 misdemeanor arrests, 1 vehicle impound, 21 accidents report, 0 city ordinance violation, 1 theft, 0 burglary, 1 residence close patrol, 2 disturbances, 1 loose animals, 1 assist other agencies and 1 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of June 2025: 55 new cases filed. The Municipal Court received payments in the amount of \$9,027.47 for the month of June 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of June 2025: 4 vehicle accidents, 0 house fire, 0 grass fires, 5 assist EMS, 0 mutual aid and 0 electrical fire, 0 fire alarm, 0 fuel spills, 0 car fire, 0 truck fire, 0 control burn fires, 0 gas leaks.

REGULAR COUNCIL MEETING August 12, 2025

The Regular Council Meeting of the Town of San Felipe was held at 7:00 P.M. on Tuesday, July 8, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID: 818 5891 0642, Password: 260357. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. August 12, 2025.

The meeting was called to order by Mayor Bobby Byars at 7:00 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, and Alderman Larry Gentry, Alderwoman Alfreda Cloud and Alderman Derrick Dabney.

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderman Alfred Hall to approve the minutes from the previous meeting. The motion was seconded by Alderman Larry Gentry and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderwoman Sandra Bradley to table the financial statements and bills for payment until the next meeting. The motion was seconded by Alderman Alfred Hall and carried.

VII. Reports:

Police Department Reports- Chief Lawrence Randle reported for the month of July 2025: 123 total traffic contacts, 107 citations issued, 81 warnings issued, 5 calls for service, 6 offense reports, 1 felony arrest, 3 misdemeanor arrests, 3 vehicle impound, 2 accidents report, 0 city ordinance violation, 1 theft, 0 burglary, 2 residence close patrol, 1 disturbances, 2 loose animals, 1 assist other agencies and 2 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of July 2025: 49 new cases filed. The Municipal Court received payments in the amount of \$8,350.07 for the month of July 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of July 2025: 1 vehicle accidents, 1 false alarm, 3 assist EMS, 1 truck fire, and 1 control burn.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
August 12, 2025
Page 2 of 2**

VIII. Citizen's Comments (3 minutes): There were none.

IX. OLD BUSINESS:

Agenda Item #1- Discussion and possible action concerning building permit applications from the following: William Bingham. An application was presented to the town council from William Bingham to bring in three additional containers and to place a roof over the containers onto his property located at 4817 Houston Street. After discussion, a motion was made by Alderman Derrick Dabney to approve the request for William Bingham. The motion was seconded by Alderman Alfred Hall and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture. An application for a key to the lower pasture was presented to the town council from Elliot Sanders. After discussion, a motion was made by Alderman Derrick Dabney to approve a key to the lower pasture for Elliot Sanders. The motion was seconded by Alderwoman Alfreda Cloud and carried.

X. NEW BUSINESS:

Agenda Item #1- Consideration of and action on the Preliminary Plat of Brazos Breeze Estates, being a subdivision of 13.32 acres being a replat of Lots 92, of Garden Outlots Addition, Town of San Felipe, Austin County, Texas. Dwayne Davis of Kaluza, Inc. Engineers presented a brief overview of the Preliminary Plat of the proposed Brazos Breeze Estates. Discussions included the number of lots, flooding issues, water wells, drainage preventions to adjoining property owners, ditches to be dug to prevent back flow, responsible party regarding the maintenance of ditches within the Brazos Breeze Estates, and submittal of the final plat for the Brazos Breeze Estates. After discussion, a motion was made by Derrick Dabney to approve the Preliminary Plat of Brazos Breeze Estates. The motion was seconded by Alderwoman Sandra Bradley and carried.

Agenda Item #2- Discussion and possible action concerning a revised request from David Franklin to breakout 1.401 acres of land, including portions of Baron de Bastrop Street, from a 3.125 acres tract of land located at 410 Fourth Street, San Felipe, Texas. Mayor Bobby Byars referred to the town's plating rules, informing council that a final plat will need to be submitted due to the parent tract already platted. After discussion, a motion was made by Alderman Derrick Dabney granting David Franklins's request pending the platting process. The motion was seconded by Alderman Alfred Hall and carried.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
August 12, 2025
Page 3 of 4**

Agenda Item #3- Discussion and possible action to adopt Resolution No.2025-5 – A RESOLUTION OF THE TOWN OF SAN FELIPE ACCEPTING A DONATION IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00) FROM JOHN R. SELMAN AND MAGGIE B. SELMAN CHARITABLE TRUST. After discussion, a motion was made Alderwoman Alfreda Cloud to adopt Resolution NO.R2025-5. The motion was seconded by Alderwoman Sandra Bradley and carried.

Agenda Item #4 – Discussion and possible action to set a proposed tax rate for FY 2025 and schedule a public hearing on the proposal. Mayor Bobby Byars discussed the current tax rate of the town and the 2025 No New Revenue tax rate and the Voter approval tax rate. Mayor Bobby Byars suggested setting the proposed tax rate for the FY 2025 at \$0.13501 and schedule a public hearing on September 9, 2025 at 7 p.m. After discussion, a motion was made by Alderman Derrick Dabney to set the tax rate for FY 2025 at \$0.13501 and schedule a public hearing regarding the tax rate on September 9, 2025 at 7 p.m. The motion was seconded by Alderwoman Sandra Bradley and carried. A roll call vote was taken as follows: FOR: Alderman Alfred Hall, Alderman Derrick Dabney, Alderwoman Sandra Bradley, Alderwoman Alfreda Cloud and Alderman Larry Gentry. AGAINST: None

Agenda Item #5- Discussion and possible action to start the process to hire personnel for the streets department. After discussion, a motion was made by Alderman Alfred Hall to expedite the process to hire personnel for the streets department. The motion was seconded by Alderwoman Alfreda Cloud and carried.

Agenda Item #6- Discussion and possible action to expedite the process for insurance bids concerning health, life, and dental insurance for town employees. After discussion, a motion was made by Alderwoman Alfred Cloud to start the process for insurance bids. The motion was seconded by Alderwoman Sandra Bradley and carried.


XI. Comments and future agenda items from council: Mayor Bobby Byars discussed the progress of demolishing the log cabin and Alderman Derrick Dabney informed citizens of school in session and to be award of buses and students.

XII. Announcements. There were none.
There were none.

XII. Adjournment: With no other business to conduct, a motion was made by Alderman Alfred Hall and seconded by Alderwoman Sandra Bradley to adjourn the meeting. Motion carried and the meeting was adjourned at 7:27 p.m.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
August 12, 2025
Page 4 of 4**


Bobby Byars, Mayor

ATTEST:

Sue Foley, Town Secretary

REGULAR COUNCIL MEETING September 9, 2025

The Regular Council Meeting of the Town of San Felipe was held at 7:00 P.M. on Tuesday, September 9, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID: 815 0813 1315, Password: 099460. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. September 9, 2025.

The meeting was called to order by Mayor Bobby Byars at 7:00 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, and Alderman Larry Gentry and Alderwoman Alfreda Cloud. Alderman Derrick Dabney was absent.

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderman Alfred Hall to approve the minutes from the previous meeting. The motion was seconded by Alderman Larry Gentry and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderman Alfred Hall to approve the financial statements and bills for payment until the next meeting. The motion was seconded by Alderwoman Sandra Bradley and carried.

VII. Reports:

Police Department Reports- Chief Lawrence Randle reported for the month of August 2025: 119 total traffic contacts, 111 citations issued, 87 warnings issued, 9 calls for service, 6 offense reports, 1 felony arrest, 1 misdemeanor arrests, 1 vehicle impound , 1 accidents report, 0 city ordinance violation, 1 theft, 0 burglary, 2 residence close patrol, 1 disturbances, 3 loose animals, 3 assist other agencies and 2 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of August 2025: 80 new cases filed. The Municipal Court received payments in the amount of \$9,012.13 for the month of August 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of August 2025: 4 vehicle accidents, 2 grass fires, 1 false alarm, 1 assist EMS, 2 truck fires and 2 control burns.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
September 9, 2025
Page 2 of 5**

VIII. Citizen's Comments (3 minutes): There were none.

IX. OLD BUSINESS:

Agenda Item #1- Discussion and possible action concerning building permit applications from the following. An application was presented to the town council from Bridget Kousoulis to place at 850 sq. ft. on the property located at 1575 Manak Rd. After discussion, a motion was made by Alderwoman Sandra Bradley to approve the building permit. The motion was seconded by Alderman Larry Gentry and carried. An application was presented to the town council from Heather Borrón to place 6X10 sq. ft. shed onto the property located at 1930 Manak Road. After discussion, a motion was made by Alderman Alfred Hall to approve the building permit. The motion was seconded by Alderwoman Alfreda Cloud and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture. An application for a key to the lower pasture was presented to the town council from Andree Ashton and Kayln Ashton. After discussion, a motion was made by Alderman Larry Gentry to approve a key. The motion was seconded by Alderwoman Sandra Bradley and carried.

X. NEW BUSINESS:

Agenda Item #1- Discussion and possible action to accept the Audit Report from Armstrong, Vaughn & Associates, P. C. for the Town of San Felipe FY ending September 30, 2023. Karl Goering, CPA a representative from Armstrong, Vaughn & Associates, P.C. presented the following audit report for FY ending September 30, 2023 as follows: audit standards, purpose of the audit, independent opinion on the financial statements, government wide statements, fund statements, financial highlights, long term debt, TMRS, and audit findings. After discussion, a motion as made by Alderwoman Alfreda Cloud to accept the audit report from Armstrong, Vaught & Associated, P.C. for the Town of San Felipe FY ending September 30, 2025. The motion was seconded by Alderman Alfred Hall and carried.

Agenda Item #2- Public Hearing for the purpose of discussion and considering action proposed budget for fiscal year 2025-2026. Mayor Bobby Byars opened the public hearing presenting an overview of revenues and expenditures line items. There were no questions or comments from the town council members or the public. After discussion, a motion was made by Alderman Larry Genter to close the public hearing regarding the proposed budget for fiscal year 2025-2026. The motion was seconded by Alderman Alfred Hall and carried.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
September 9, 2025
Page 3 of 5**

Agenda Item #3- Public Hearing from the purpose of discussion and considering action on setting a property tax rate for the Town of San Felipe, Texas for the 2025-2026 tax year at \$0.13051 per \$100.00 valuation. Mayor Bobby Byars opened the public hearing regarding the consideration of setting a property tax rate for the Town of San Felipe, Texas for 2025-2026 at \$0.13051 per \$100.00 valuation. Mayor Bobby Byars stated the town is not attempting to raise the taxes. There were no questions or comments from the town council members or the public. After discussion, a motion was made by Alderwoman Alfreda Cloud to close the public hearing regarding setting the tax rate for 2025-2026. The motion was seconded by Alderman Larry Gentry and carried.

Agenda Item #4 – Discussion and possible action to adopt Ordinance No.2025-4 – AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE TOWN OF SAN FELIPE, TEXAS FOR THE FISCAL YEAR 2025-2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR THE ADOPTION ON THE ANNUAL BUDGET FOR THE 2025-2026 FISCAL YEAR FOR THE TOWN OF SAN FELIPE, TEXAS; PROVIDING FOR A PUBLICATION CLAUS, SEVERABILITY CLAUSE, REPEALER CLAUSE, OPEN MEETING CLAUSE, AND EFFECTIVE DATE. After discussion, a motion was made by Alderman Alfred Hall, "I move to approve an Ordinance of the Town of San Felipe, Texas setting and approving the Municipal Budget for the 2025-2026 Fiscal Year; funding municipal purposes and appropriating funds of fact; enactment; filing and posting of budget, repealer; severability, and effective date." The motion was seconded by Alderman Larry Gentry and carried. Mayor Bobby Byars requested a roll call vote as follows: Voting For: Alderwoman Alfreda Cloud, Alderwoman Sandra Bradley, Alderman Alfred Hall, Alderman Larry Gentry. Voting Against: None, Not Present: Alderman Derrick Dabney and Not Voting: Mayor Bobby Byars.

Agenda Item #5- Discussion and possible to approve Resolution No.R2025-6 – A RESOLUTION RATIFYING THE FISCAL YEAR 2025-2026 OPERATING BUDGET OF THE TOWN OF SAN FELIPE. After discussion, a motion was made by Alderman Alfred Hall, "Whereas, this budget will raise more revenue from property taxes than last year's budget by an amount of \$10,198.18 which is a 4.57 percent increase from last year's budget, I move to approve the Resolution ratifying the Municipal Budget for Fiscal Year 2025-2026 funding municipal purposes and appropriating funds for debt services; authorizing expenditures; providing for findings of fact; enactment; filing and posting of budget; repealer; severability; and an effective date." The motion was seconded by Alderwoman Sandra Bradley and carried. Mayor Bobby Byars requested a roll call vote as follows: Voting for: Alderwoman Alfreda Cloud, Alderwoman Sandra Bradley, Alderman Larry Gentry, Alderman Alfred Hall. Voting Against: None, Not Present: Alderman Derrick Dabney and Not Voting: Mayor Bobby Byars.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
September 9, 2025
Page 4 of 5**

Agenda Item #6- Discussion and possible action to adopt Ordinance No.2025-5 – AN ORDINANCE OF THE TOWN OF SAN FELIPE, TEXAS APPROVING AND LEVYING THE AD VALOREM TAX RATE OF \$0.13051 PER ONE HUNDRED DOLLAR (\$100.00) OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE TOWN OF SAN FELIPE, TEXAS FOR THE 2025-2026 FISCAL YEAR; PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN THE SAME SHALL BECOME DELINQUENT IF NOT PAID; PROVIDING FOR SEVERABILITY, REPEALER, AND OPEN MEETINGS; AND PROVIDING FOR AN EFFECTIVE DATE. After discussion, a motion was made by Alderman Alfred Hall to adopt Ordinance No.2025-5. The motion was seconded by Alderwoman Sandra Bradley and carried. Mayor Bobby Byars requested a roll call vote as follows: Voting For: Alderwoman Sandra Bradley, Alderwoman Alfreda Cloud, Alderman Larry Gentry, Alderman Alfred Hall, Voting Against: None, Absent: Alderman Derrick Dabney, Not Voting: Mayor Bobby Byars.

Agenda Item #7- Discussion and possible action to adopt Ordinance No.2025-6- AND ORDINANCE ADOPTING A HOMESTEAD EXEMPTION FOR RESIDENTS OF THE TOWN OF SAN FELIPE, TEXAS WHO ARE DISABLED OR OVER 65 YEARS OF AGE AS ALLOWED UNDER TEXAS TAX CODE, CHAPTER 11. After discussion, a motion was made by Alderman Larry Gentry to adopt Ordinance No. 2025-6. The motion was seconded by Alderwoman Sandra Bradley. Mayor Bobby Byars requested a roll call vote as follows: Voting For: Alderwoman Sandra Bradley, Alderwoman Alfreda Cloud, Alderman Alfred Hall, Alderman Larry Gentry, Voting Against: None, Absent: Alderman Derrick Dabney, Not Voting: Mayor Bobby Byars.

Agenda Item #8- Discussion and possible action concerning a petition from Paul Martinez and Sue Martinez, Joshua Scyrus and Melody Scyrus for street/alley/easement closure at Main Street between Campo Santo Street and Austin Street. A petition was received from Paul Martinez and Sue Martinez, Joshua Scyrus and Melody Scyrus for street/alley/easement closure at Main Street between Campos Santo Street and Austin Street. After discussion, a motion was made by Alderman Alfred Hall to accept the petition from Paul Martinez and Sue Martinez, Joshua Scyrus and Melody Scyrus for street/alley/easement closure at Main Street between Campos Santo Street and Austin Street.

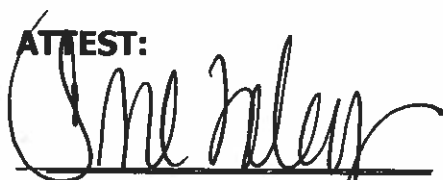
XI. Comments and future agenda items from council: Mayor Bobby Byars commented on the status of the log cabin demolition, meeting with Commissioner Reed and Bryan McCauley, possibility of salvaging the log cabin and only demolishing the chimney, contacted Grant Works regarding restrooms and ongoing drainage project.

XII. Announcements. Fall Clean Up Day is set for Saturday, October 18, 2025.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
September 9, 2025
Page 5 of 5**

XII. Adjournment: With no other business to conduct, a motion was made by Alderwoman Alfreda Cloud and seconded by Alderman Larry Gentry to adjourn the meeting. Motion carried and the meeting was adjourned at 7:55 p.m.


Bobby Byars, Mayor

ATTEST:

Sue Foley, Town Secretary

SPECIAL COUNCIL MEETING
September 23, 2025

The Special Council Meeting of the Town of San Felipe was held at 6:00 P.M. on Tuesday, September 23, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID: 858 7442 2620, Password: 697740. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. September 23, 2025.

The meeting was called to order by Mayor Bobby Byars at 7:00 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, and Alderman Derrick Dabney and Alderwoman Alfreda Cloud. Alderman Larry Gentry was absent.

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). A motion was made by Alderman Derrick Dabney, "I move to ratify and approve the minutes from the previous meeting." The motion was seconded by Alderwoman Sandra Bradley and carried.

VI. Approval of Financial Statement and Bills for payment. A motion was made by Alderman Alfred Hall, "I move to ratify and approve the financial statements and the bills for payment from the previous meeting." The motion was by Alderman Derrick Dabney and carried.

VII. Reports:

Police Department Reports- No action required.

Municipal Court Report- No action required.

San Felipe/Frydek Volunteer Fire Department- No action required.

VIII. Citizen's Comments (3 minutes): There were none.

**TOWN OF SAN FELIPE
SPECIAL COUNCIL MEETING
September 23, 2025
Page 2 of 4**

IX. OLD BUSINESS:

Agenda Item #1- Discussion and possible action concerning building permit applications from the following: Bridget Kousoulis, Heather Barron. A motion was made by Alderman Derrick Dabney, "I move to ratify and approve the building permit applications from Bridget Kousoulis, Heather Borrn." The motion was seconded by Alderman Alfred Hall and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture from the following: Andree Ashton and Kayln Ashton. A motion was made by Alderman Alfred Hall, "I move to ratify and approve application for a key to the lower pasture from Ashton Andree and Kayln Andree." The motion was seconded by Alderwoman Alfreda Cloud and carried.

X. NEW BUSINESS:

Agenda Item #1- Discussion and possible action to accept the Audit Report from Armstrong, Vaughn & Associates, P. C. for the Town of San Felipe FY ending September 30, 2023. A motion was made by Alderman Alfred Hall, "I move to ratify and approve the Audit Report from Armstrong, Vaughn, & Associates, P. C. for the Town of San Felipe, Texas Fiscal Year ending September 30, 2023". The motion was seconded by Alderwoman Sandra Bradley and carried.

Agenda Item #2 – Discussion and possible action to adopt Ordinance No.2025-4 – AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE TOWN OF SAN FELIPE, TEXAS FOR THE FISCAL YEAR 2025-2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR THE ADOPTION ON THE ANNUAL BUDGET FOR THE 2025-2026 FISCAL YEAR FOR THE TOWN OF SAN FELIPE, TEXAS; PROVIDING FOR A PUBLICATION CLAUS, SEVERABILITY CLAUSE, REPEALER CLAUSE, OPEN MEETING CLAUSE, AND EFFECTIVE DATE. A motion was made by Alderman Derrick Dabney, "I move to ratify and approve Ordinance No.2025-4 which adopts the annual budget for the 2025-2026 Fiscal Year." The motion was seconded by Alderwoman Alfreda Cloud and carried. Mayor Bobby Byars requested a roll call vote as follows: Voting For: Alderwoman Alfreda Cloud, Alderwoman Sandra Bradley, Alderman Alfred Hall, Alderman Derrick Dabney. Voting Against: None, Not Present: Alderman Larry Gentry and Not Voting: Mayor Bobby Byars.

Agenda Item #3- Discussion and possible to approve Resolution No. R2025-6 – A RESOLUTION RATIFYING THE FISCAL YEAR 2025-2026 OPERATING BUDGET OF THE TOWN OF SAN FELIPE. A motion was made by Alderwoman Alfreda Cloud, "I move to ratify and approve Resolution No. R2025-6 which ratifies the property tax increase reflected in the

**TOWN OF SAN FELIPE
SPECIAL COUNCIL MEETING
September 23, 2025
Page 3 of 4**

2025-2026 Fiscal Year Budget.” The motion was seconded by Alderman Derrick Dabney and carried.

Agenda Item #4- Discussion and possible action to adopt Ordinance No.2025-5 – AN ORDINANCE OF THE TOWN OF SAN FELIPE, TEXAS APPROVING AND LEVYING THE AD VALOREM TAX RATE OF \$0.13051 PER ONE HUNDRED DOLLAR (\$100.00) OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE TOWN OF SAN FELIPE, TEXAS FOR THE 2025-2026 FISCAL YEAR; PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN THE SAME SHALL BECOME DELIQUENT IF NOT PAID; PROVIDING FOR SEVERABILITY, REPEALER, AND OPEN MEETINGS; AND PROVIDING FOR AN EFFECTIVE DATE. A motion was made by Alderman Derrick Dabney, “I move to ratify and approve Ordinance No.2025-5 which adopt sets the ad valorem tax rate of \$0.13051 which consists of an M&O rate of \$0.13051 and a debt rate of \$0.00.” The motion was seconded by Alderwoman Sandra Bradley and carried. Mayor Bobby Byars requested a roll call vote as follows: Voting For: Alderwoman Sandra Bradley, Alderwoman Alfreda Cloud, Alderman Derrick Dabney, Alderman Alfred Hall, Voting Against: None, Absent: Alderman Larry Gentry, Not Voting: Mayor Bobby Byars.

Agenda Item #5- Discussion and possible action to adopt Ordinance No.2025-6- AND ORDINANCE ADOPTING A HOMESTEAD EXEMPTION FOR RESIDENTS OF THE TOWN OF SAN FELIPE, TEXAS WHO ARE DISABLED OR OVER 65 YEARS OF AGE AS ALLOWED UNDER TEXAS TAX CODE, CHAPTER 11. A motion was made by Alderwoman Alfreda Cloud, “I move to ratify and approve Ordinance No.2025-6 which adopts a Homestead Exemption.” The motion was seconded by Alderwoman Sandra Bradley and carried.

Agenda Item #6- Discussion and possible action concerning a petition from Paul Martinez and Sue Martinez, Joshua Scyrus and Melody Scyrus for street/alley/easement closure at Main Street between Campo Santo Street and Austin Street. A petition was received from Paul Martinez and Sue Martinez, Joshua Scyrus and Melody Scyrus for street/alley/easement closure at Main Street between Campos Santo Street and Austin Street. A motion was made by Alderwoman Alfreda Cloudl, “I move to ratify and approve a petition from Paul Martinez and Sue Martinez, Joshua Scyrus and Melody Scyrus for street/alley/easement closure at Main Street between Campos Santo Street and Austin Street.” The motion was seconded by Alderman Alfred Hall and carried.

XI. Comments and future agenda items from council: Clean up Day October 18, 2025.

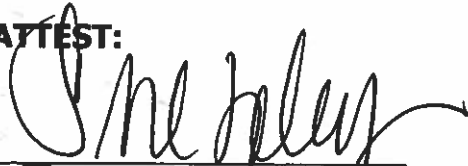
XII. Announcements. There were none.

**TOWN OF SAN FELIPE
SPECIAL COUNCIL MEETING
September 23, 2025
Page 4 of 4**

XIII. Adjournment: With no other business to conduct, a motion was made by Alderman Derrick Dabney and seconded by Alderwoman Alfred Cloud to adjourn the meeting. Motion carried and the meeting was adjourned at 6:13 p.m.


Bobby Byars, Mayor

ATTEST:


Sue Foley, Town Secretary

REGULAR COUNCIL MEETING October 14, 2025

The Regular Council Meeting of the Town of San Felipe was held at 6:30 P.M. on Tuesday, October 14, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID: 816 9717 9581, Password: 426391. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. October 14, 2025.

The meeting was called to order by Mayor Bobby Byars at 6:30 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, and Alderman Larry Gentry. Alderman Derrick Dabney arrived at 6:33 p.m. and Alderwoman Alfreda Cloud arrived at 6:45 p.m.

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderwoman Sandra Bradley to approve the minutes from the previous meeting. The motion was seconded by Alderman Larry Gentry and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderman Alfred Hall to approve the financial statements and bills for payment. The motion was seconded by Alderwoman Sandra Bradley and carried.

VII. Reports:

Police Department Reports- Chief Lawrence Randle reported for the month of September 2025: 105 total traffic contacts, 89 citations issued, 83 warnings issued, 6 calls for service, 7 offense reports, 1 felony arrest, 1 misdemeanor arrests, 1 vehicle impound , 1 accidents report, 1 city ordinance violation, 0 theft, 0 burglary, 1 residence close patrol, 1 disturbances, 3 loose animals, 2 assist other agencies and 1 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of September 2025: 50 new cases filed. The Municipal Court received payments in the amount of \$7,052.32 for the month of September 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of September 2025: Report will be presented at the next council meeting.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
October 14, 2025
Page 2 of 4**

VIII. Citizen's Comments (3 minutes): There were none.

IX. OLD BUSINESS:

Agenda Item #1- Discussion and possible action concerning building permit applications from the following. An application was presented to the town council from David Valden Jr. to construct/move a 12x24 greenhouse onto his property located at 552 Fifth Street. After discussion, a motion was made by Alderman Derrick Dabney to approve the building permit. The motion was seconded by Alderman Alfred Hall and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture. There were no applications for keys.

X. NEW BUSINESS:

Agenda Item #1- Consideration of and action on the Final Plat of Brazos Breeze Estates, being a subdivision of 13.32 acres being a replat of Lots 92, of Garden Outlots Addition, Town of San Felipe, Austin County, Texas. DeWayne Davis of Kaluza, Inc. was present and made the recommendation to move forward with a vote to approve the Final Plat of Brazos Breeze Estates. After discussion, a motion was made by Alderwoman Sandra Bradley to approve the Final Plat of Brazos Breeze Estates, being a subdivision of 13.32 acres being a replat of Lots 92, of Garden Outlots Additon, Town of San Felipe, Austin County, Texas. The motion was seconded by Alderman Alfred Hall and carried.

Agenda Item #2- Discussion and possible action authorizing Mayor Bobby Byars to execute an Audit Engagement Letter between the Town of San Felipe and Armstrong, Vaughn & Associates, P.C. regarding fiscal year ending September 30, 2024. After discussion, a motion was made by Alderman Derrick Dabney authorizing Mayor Bobby Byars to execute an Audit Engagement Letter between the Town of San Felipe and Armstrong, Vaughn & Associates, P.C. regarding fiscal year ending September 30, 2024 audit. The motion was seconded by Alderman Larry Gentry and carried.

Agenda Item #3- Discussion and possible action concerning the baseball field. Mayor Bobby Byars informed the Town Council of inquiry from Joel Grigar to utilize the baseball field and his willingness to donate materials for the use of the baseball field. After discussion, a motion was made by Alderwoman Sandra Bradley to grant Joel Grigar's request to utilize the baseball field and to accept the materials and any additional donations concerning the baseball field. The motion was seconded by Alderman Alfred Hall and carried.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
October 14, 2025
Page 3 of 4**

Agenda Item #4- Discussion and possible action to designate a representative and an alternate to attend the 2026 General Assembly. Mayor Bobby Byars informed the Town Council of the need to designate representatives to the 2026 General Assembly. After discussion, a motion was made by Alderman Alfred Hall to elect Mayor Bobby Byars to serve as the representative and Alderman Derrick Dabney to serve as the alternate for the 2026 General Assembly. The motion was seconded by Alderwoman Sandra Bradley and carried.

Agenda Item #5- Discussion and possible action authorizing Mayor Bobby Byars to execute an Engagement Letter between the Town of San Felipe and Hudgins – Groover Real Estate regarding street appraisal(s). Mayor Bobby Byars presented an Engagement Letter from Hudgins- Groover Real Estate to complete an appraisal for street(s). After discussion, a motion was made by Alderman Larry Gentry to authorize Mayor Bobby Byars to execute an Engagement Letter between the Town of San Felipe and Hudgins – Groover Real Estate regarding street(s) appraisal. The motion was seconded by Alderman Alfred Hall and carried.

XI. Executive Session:

1. Pursuant to Local Government Code 551.074, the Town Council will meet in closed executive session to deliberate the appointment, employment, evaluation, reassignment, duties, and discipline of public employee(s). Mayor Bobby Byars and the Town Council convened in executive session at 6:43 p.m.

XII. Open Session:

1. The Town Council may take action on items discussed in closed session. Mayor Bobby Byars and the Town Council reconvened into open session at 6:50 p.m. The item was placed for final action. After discussion, a motion was made by Alderman Derrick Dabney to continue advertising the streets department position in the local newspaper and the Work Source. The motion was seconded by Alderwoman Sandra Bradley and carried.

XIII. Comments and future agenda items from council:


XIV. Announcements.

XV. Adjournment: With no other business to conduct, a motion was made by Alderman Derrick Dabney and seconded by Alderman Larry Gentry to adjourn the meeting. Motion carried and the meeting was adjourned at 7:00 p.m.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
October 14, 2025
Page 4 of 4**


Bobby Byars, Mayor

ATTEST:


Sue Foley, Town Secretary

REGULAR COUNCIL MEETING
November 11, 2025

The Regular Council Meeting of the Town of San Felipe was held at 6:30 P.M. on Tuesday, November 11, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID: 810 0928 7299, Password: 421716. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. November 11, 2025.

The meeting was called to order by Mayor Bobby Byars at 6:30 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, Alderman Derrick Dabney, and Alderwoman Alfreda Cloud. Alderman Larry Gentry was absent

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderman Derrick Dabney to approve the minutes from the previous meeting. The motion was seconded by Alderwoman Sandra Bradley and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderwoman Alfreda Cloud to table the financial statements and bills for payment until the next meeting. The motion was seconded by Alderman Alfred Hall and carried.

VII. Reports:

Police Department Reports- Chief Lawrence Randle reported for the month of October 2025: 112 total traffic contacts, 92 citations issued, 61 warnings issued, 5 calls for service, 6 offense reports, 2 felony arrest, 1 misdemeanor arrests, 1 vehicle impound , 2 accidents report, 1 city ordinance violation, 0 theft, 0 burglary, 1 residence close patrol, 1 disturbances, 3 loose animals, 2 assist other agencies and 1 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of October 2025: 54 new cases filed. The Municipal Court received payments in the amount of \$16,279.75 for the month of October 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of September 2025: 2 vehicle accidents, 1 grass fire, 1 false alarm, 2 EMS assists, 1 mutual aid assist, and 1 car fire. October 2025: 1 grass fire, 1 mutual aid assist, 1 electrical fire, and 2 control burns.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
November 11, 2025
Page 2 of 3**

VIII. Citizen's Comments (3 minutes): There were none.

IX. OLD BUSINESS:

Agenda Item #1- Discussion and possible action concerning building permit applications from the following. An application was presented to the town council from Sergio Garcia and Yvonne Garcia to place a 1577 sq. ft. home onto their property located at 1529 Manak Road. After discussion, a motion was made by Alderman Derrick Dabney to approve a building permit for Sergio Garcia and Yvonne Garcia pending septic review from the designated representative. The motion was seconded by Alderwoman Alfreda Cloud and carried. An application was presented to the town council from Andre Joiner to place two 1216 sq ft homes onto his property located at 4487 Sealy Road. After discussion, a motion was made by Alderman Derrick Dabney pending septic review, building fees and septic fees. The motion was seconded by Alderwoman Sandra Bradley and carried.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture. There were no applications for keys. There were none.

X. NEW BUSINESS:

Agenda Item #1- Discussion and possible action authorizing Mayor Bobby Byars to execute and Emergency Order Prohibiting of Outdoor Burning & Discharging of Fireworks of Any Kind San Felipe, Austin County, Texas. After discussion and recommendation from Fire Marshal Johnny Hall, a motion was made by Alderman Derrick Dabney authorizing Mayor Bobby Byars to execute an Emergency Order Prohibiting of Outdoor Burning & Discharging of Fireworks of Any Kind San Felipe, Austin County, Texas. The motion was seconded by Alderwoman Alfreda Cloud and carried.

Agenda Item #2- Discussion and possible action adopting a resolution to appoint a director to the Austin County Appraisal District's Board of Directors 2026/2027 Term. After discussion, a motion was made by Alderman Alfred Hall to adopt Resolution R.2025-7 appointing Curtis Brenner to the Austin County Appraisal District's Board of Directors 2026-2027 Term. The motion was seconded by Alderwoman Alfreda Cloud and carried.

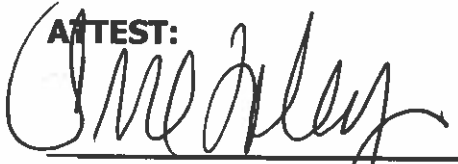
Agenda Item #3- Discussion and possible action to award bids for life, health and dental insurance for town employees. Mr. Ben Keel of Financial & Insurance Consultants presented various plans regarding life, health and dental insurance for town employees. After discussion, a motion was made by Alderman Derrick Dabney to accept the renewal under Blue Cross Blue Shield Texas for health benefits. The motion was seconded by Alderman Alfred Hall and carried.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
November 11, 2025
Page 3 of 3**

XI. Comments and future agenda items from council:

XII. Announcements.

XIII. Adjournment: With no other business to conduct, a motion was made by Alderman Alfred Hall and seconded by Alderwoman Sandra Bradley to adjourn the meeting. Motion carried and the meeting was adjourned at 6:58 p.m.

ATTEST:

Sue Foley, Town Secretary


Bobby Byars, Mayor

**REGULAR COUNCIL MEETING
December 9, 2025**

The Regular Council Meeting of the Town of San Felipe was held at 6:30 P.M. on Tuesday, December 9, 2025, at the Town Council Meeting Room located at 927 Sixth Street. The Mayor, Council members and the public utilized the following information to access the meeting: Tel: 1-346-248-7799, Meeting ID: 867 9876 3930, Password: 107917. In addition, anyone wishing to address the Town Council was asked to submit written comments by emailing suefoley@townofsanfelipe.net by 5 p.m. December 9, 2025.

The meeting was called to order by Mayor Bobby Byars at 6:30 p.m. Present, Alderman Alfred Hall, Alderwoman Sandra Bradley, Alderman Larry Gentry, and Alderwoman Alfreda Cloud. Alderman Derrick Dabney was absent

Mayor Bobby Byars led the opening prayer and the pledge of allegiance.

V. Approval of Minutes from previous meeting(s). After discussion, a motion was made by Alderwoman Sandra Bradley to approve the minutes from the previous meeting. The motion was seconded by Alderman Alfred Hall and carried.

VI. Approval of Financial Statement and Bills for payment. After discussion, a motion was made by Alderman Larry Gentry to table the financial statements and bills for payment until the next meeting. The motion was seconded by Alderwoman Sandra Bradley and carried.

VII. Reports:

Police Department Reports- Chief Lawrence Randle reported for the month of November 2025: 81 total traffic contacts, 62 citations issued, 43 warnings issued, 4 calls for service, 4 offense reports, 1 felony arrest, 1 misdemeanor arrests, 1 vehicle impound , 2 accidents report, 1 city ordinance violation, 0 theft, 0 burglary, 2 residence close patrol, 1 disturbances, 3 loose animals, 2 assist other agencies and 1 forward case from other agencies.

Municipal Court Report- Mayor Bobby Byars reported for the month of November 2025: 47 new cases filed. The Municipal Court received payments in the amount of \$7,490.19 for the month of November 2025. Note: Totals may differ due to online payments.

San Felipe/Frydek Volunteer Fire Department- Fire Marshal Johnny Hall reported for the month of November 2025: 1 vehicle accident, 2 grass fires, 2 false alarms, 3 assist EMS, 1 truck fire, 2 illegal burns.

**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
December 9, 2025
Page 2 of 3**

VIII. Citizen's Comments (3 minutes): There were none.

IX. OLD BUSINESS:

Agenda Item #1- Discussion and possible action concerning building permit applications. There were none.

Agenda Item #2- Discussion and possible action concerning keys to the lower pasture. There were no applications for keys. There were none.

X. NEW BUSINESS:

Agenda Item #1- Discussion and possible action to rescind Emergency Order Prohibiting of Outdoor Burning & Discharging of Fireworks of Any Kind San Felipe, Austin County, Texas dated November 11, 2025. After discussion and recommendation from Fire Marshal Johnny Hall to rescind the Emergency Order Prohibiting of Outdoor Burning & Discharging of Fireworks of Any Kind San Felipe, Austin County, Texas dated November 11, 2025, a motion was made Alderwoman Sandra Bradley to rescind the Emergency Order. The motion was seconded by Alderwoman Alfreda Cloud and carried.

Agenda Item #2- Discussion and possible action concerning bid received from E&N Sheet Metal Roofing Co. regarding repairs to the San Felipe Fire Station located at 15023 FM 1458 San Felipe, Texas. Mayor Bobby Byars presented a bid from E & N Sheet Metal Roofing Co. concerning the following scope of work: remove paneling and replace with sheet rock with new base board, paint all walls, replace 2x4 if needed, install insulation roofing, flashing around brick and caulk, solar panel ventilation and miscellaneous ducts. After discussion, a motion was made by Alderman Alfred Hall to approve the bid for repairs in the amount of \$15,600.00 from E & N Sheet Metal Roofing Co. The motion was seconded by Alderwoman Sandra Bradley and carried.

Agenda Item #3- Discussion and possible action authorizing Mayor Bobby Byars to execute an Audit Engagement Letter between the Town of San Felipe and Armstrong, Vaughn, & Associates, P.C. regarding fiscal year ending September 30, 2025. After discussion, a motion was made by Alderwoman Sandra Bradley to authorize Mayor Bobby Byars to execute an Audit Engagement Letter between the Town of San Felipe and Armstrong, Vaughn, & Associates, P.C. regarding fiscal year ending September 30, 2025. The motion was seconded by Alderwoman Alfreda Cloud and carried.

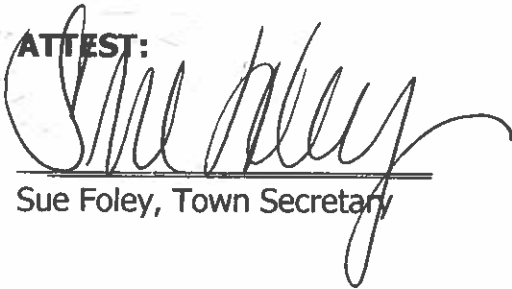
**TOWN OF SAN FELIPE
REGULAR COUNCIL MEETING
December 9, 2025
Page 3 of 3**

XI. Comments and future agenda items from council. There were none.

XII. Announcements. Debbie Gentry presented an update regarding the upcoming parade set for Saturday, December 13, 2025 at 10 a.m.

XIII. Adjournment: With no other business to conduct, a motion was made by Alderman Alfred Hall and seconded by Alderman Larry Gentry to adjourn the meeting. Motion carried and the meeting was adjourned at 6:43 p.m.

ATTEST:


Sue Foley, Town Secretary


Bobby Byars, Mayor