

SNOOK CITY COUNCIL
MINUTES OF REGULAR CALLED MEETING
August 24, 2026

The City Council of the City of Snook, Burleson County, Texas, convened in regular meeting at the Snook City Hall on August 24, 2026 at 5:31 p.m. with Mayor Frank Fields presiding.

Attendance

Mayor: Frank Fields
Mayor Pro-Tem Tina Vega
Aldermen: Bradan Harris, Daniel Leschber, Clarence Junek, Brad Hays
City Staff: David Junek, Chief Huron, Dustin Lozano
Visitors: Charles Dunlap, Megan Osbon, Sarah Rayson, Jack Rayson, Betty Fields, Rebecca Hays, Janci O'Banon, Brian Green, Benjamin McKnight, Charles Entinger, Scharla Taylor, Robin Escobar, Erick Oakland

- I. Mayor Frank Fields called the meeting to order at 5:31 p.m.
- II. The pledges to the U.S. and Texas Flags were said.
- III. A quorum was established.
- IV. Alderman Bradan Harris made a motion to adopt the agenda. Alderman Daniel Leschber seconded the motion. Motion carried unanimously 5-0.
- V. Mayor Frank Fields opened the public hearing at 5:32 p.m.
No comments were made.
Mayor Frank Fields closed the public hearing at 5:33 p.m.
- VI. **Open Forum/Visitor's Comments:**

Charles Entinger, a resident of Heritage Acres, raised concerns regarding inadequate drainage and poor road conditions caused by developer Jack Bauman and provided pictures to city council of the standing water in the subdivision after one of the last major rain events. Mr. Entinger mentioned that there is a conflict regarding whether the developer or the residents having to create an HOA, or the developer creating an LLC, in order to maintain Court Side Drive and the responsibilities for drainage infrastructure. Alderman Brad Hays is concerned that the developer seems to be in a hurry for an HOA to form and other items. Mayor Frank Fields commented that city's position is that it will only accept and maintain the roads once they meet approved engineering standards and construction documents and that they should seek an attorney's advice on the developer forcing them to create a HOA or if it's legal for the developer to create an LLC.

VII. Action Items:

1. Mayor Frank Fields read the item and commented that budget had been discussed several times and pointed out that the budget included a new police vehicle, matching funds to a

grant for an additional police officer, and an I&I study on the wastewater collection system that was not recently replaced. A motion was made by Alderman Bradan Harris to approve Ordinance 2026-05 as prepared and presented by staff, including any adjustments approved by City Council. A second was made by Alderman Clarence Junek and the following record vote was taken:

Alderman Brad Hays – In Favor
Mayor Pro-Tem Tina Vega – In Favor
Alderman Clarence Junek – In Favor
Alderman Daniel Leschber – In Favor
Alderman Bradan Harris – In Favor

2. Mayor Frank Fields read the item and commented that the tax rate was proposed to go up from \$0.25 per \$100 valuation to \$0.28 per \$100 valuation. A motion was made by Alderman Bradan Harris to approve Ordinance 2026-06, providing for the levy and collection of ad valorem taxes and establishing the City's property tax rate at \$0.28 per \$100 of taxable value for the applicable tax year.. A second was made by Mayor Pro-Tem Tina Vega and the following record vote was taken:

Alderman Brad Hays – In Favor
Mayor Pro-Tem Tina Vega – In Favor
Alderman Clarence Junek – In Favor
Alderman Daniel Leschber – In Favor
Alderman Bradan Harris – In Favor

3. Mayor Frank Fields read the item and City Operator Dustin Lozano gave the following report: fiber crews are mostly out of town, but still have to come back to relocate a cabinet off of private property. Alderman Clarence Junek asked who they had got permission from to put it there and Mr. Lozano didn't know, but are working with them to find a good spot to relocate it to. Mr. Junek asked him to clarify that it was not Frontier and Mr. Lozano said no it was NexStream. Installed all meters and sewer taps to the lots on the Legacy Ridge Subdivision, began extending the sewer line to the new house at 599 CR 269 W, more meters installed in the Grand Lake Subdivision, preventative maintenance was done on the blowers at the WWTP. Mr. Lozano commented that the blowers were approximately at 10,000 hours of operation and that they generally have an expected life of around 30,000 hours. Mr. Lozano commented that water usage was higher than usual. Mr. Fields asked if it was abnormal from the prior year and Mr. Lozano said yes, but that there's been 60-70 new homes added since last year and they all have sprinkler systems. Alderman Daniel Leschber asked him what clarify what the life expectancy of the blowers at the WWTP and when there were installed and Mr. Lozano said 30,000 hours and they were installed in 2021.

City Administrator/City Secretary David Junek gave the following report:

- 21 new building permits were issued since the last regular city council meeting.
 - 8 were for new single-family residences in Grand Lake.
 - 13 were for irrigation installations

- 14 new water/sewer customer added this month
 - 6 were transfer of services.
 - 8 were new meters.
- GLO MIT (Hurricane Harvey) project:
 - Texas Pride has completed the Kovar Street sewer work, including installation of the new sewer line from the Kovar Street manhole to the main line on FM 2155. Texas Pride is also expected to complete the installation of required signs and bollards on previously installed manholes next week. BEFCO's survey crew identified several manholes between Fojt Street and FM 2155 that require elevation adjustments to meet the floodplain elevations shown on the plans; Texas Pride will address these adjustments during the following weeks.
 - Doughtie Construction has continued progress on the new lift station, including completion of the sewer main installation to the lift station site, concrete pads for the force main, wet well equipment, and generator. The boring subcontractor has completed the pits on both sides of FM 2155 and is expected to return next week to complete the bore beneath the roadway. Crews have also continued roughing in utilities serving the generator, and BEFCO is scheduled to stake the location of the lift station security fence.
- GLO MIT MOD project:
 - Rubio's Solutions has completed mobilization for the CDBG-MIT-MOD project, with the necessary equipment and materials delivered and staged at the City's wastewater treatment plant. The contractor is expected to begin construction next week, with work initially focused on Marilyn Street.

Chief Huron gave the following report:

- Ongoing communications with TCOLE regarding department name change from Snook Marshal's Office to Snook Police Department via the city attorney;
- **11** traffic citations this month (**107** total year to date)
- Average monthly speeding ticket issued inside the Snook city limits was for **14.6 mph** above posted speed limit (down from **15.2 mph** last month);
- 100 blk. Skrabanek Rd. violation of city ordinance No. 3-15A (high weeds/rubbish violations) letter for has been submitted to the municipal court judge;
- Open window at 641 CR269 – vacant residence; hornet nests around the window so I could not investigate. I sent an email to the management company regarding the situation as the residence appears to be devolving to an unsafe nuisance residence;
- Federal Grant application submitted last week to the COPS DOJ to 100% fund an indoor & outdoor drone kit from SKYDIO outdoor X10 drone includes thermal imaging & can assist SnookVFD w/search & rescues;

- The police Tahoe was out of service for a couple weeks; 2nd new transmission installed by (Schoppe's – Sommerville) for warranty (2nd new transmission installed) and is the Tahoe is running well;
 - **SPECIAL NOTE:** On Friday 08/21/2026 I made a call for a grass fire off of FM60. I covered the SnookVFD who was handling the fire. I cut off a lane of highway traffic in order to protect the firemen/women from a vehicle accident. The SnookVFD has multiple fire trucks on scene extremely quickly and completely contained the fire within 18 minutes as it was spreading quickly from the highway onto a farmer's field. It was an impressive thing to watch, great job by the SnookVFD (Snook PD case # 26SN000234 – see attachment). Involved FD units were 1302, 1340, 1331, & 1342;
4. Mayor Frank Fields read the agenda item and asked City Administrator/City Secretary David Junek what timeframe the City's subdivision ordinance provides for the completion of required improvements. Mr. Junek stated that the ordinance provides two years, which would have placed the completion deadline in approximately early 2025. Alderman Clarence Junek asked whether the developer had provided a reason for requesting an extension. Mr. Junek explained that the developer was concerned that concrete trucks and other heavy equipment associated with future construction could damage the road overlay, particularly because relatively few homes had been constructed in Phase II. Alderman Bradan Harris commented that there was a fine line in granting an extension, noting that if the City ultimately inherited the road, it could also inherit a maintenance problem. Mayor Fields expressed concern that some lots or homes could remain idle for an extended period if the road improvements were not completed. He also noted that even if the City Council established a specific deadline, the developer could potentially take longer to complete the road if a contractor had not yet been secured. Mayor Fields further commented that the developer had applied one seal coat to Phase I before the majority of the homes in that phase were constructed. Alderman Brad Hays expressed concern that granting an extension could create a recurring situation in which additional extensions would continue to be requested. Mayor Fields asked what recourse the City would have if the developer failed to comply with the requirements. Mr. Junek explained that the City's subdivision ordinance contains a penalty provision that could potentially be utilized because the developer is currently out of compliance with the ordinance. The City Council discussed whether the penalty provision could be applied prospectively from the date of the extension or whether it would apply based on the original two-year deadline for completion of the improvements. Mr. Junek stated that he would need to consult with the City Attorney regarding the appropriate application of the penalty provision. A motion was made by Alderman Bradan Harris to deny the one-year extension request for a one-year extension to complete the Heritage Acres Phase II road extension and to require the developer to complete the required road and drainage improvements within 90 days, with failure to do so subjecting the developer to fines as provided in the City's subdivision ordinance. A second was made by Mayor Pro-Tem Tina Vega and carried unanimously 5-0.
5. Mayor Frank Fields read the item and City Administrator/City Administrator David Junek commented that the Texas Department of Public Safety, Driver License Division, has announced the implementation of a web-based system for the electronic reporting of

convictions, known as the Texas Crime Records System (TXCR). Effective January 1, 2027, all final convictions required to be reported to the Department must be submitted electronically through TXCR. The Interlocal Cooperation Contract establishes the agreement between the City and DPS necessary for the City to utilize this electronic reporting process and comply with the Department's reporting requirements. There is no cost to the City associated with the Interlocal Cooperation Contract or the use of TXCR. A motion was made by Alderman Bradan Harris to approve the Interlocal Cooperation Contract with the Texas Department of Public Safety, Driver License Division. A second was made by Alderman Brad Hays and carried unanimously 5-0.

6. Mayor Frank Fields read the item and mentioned this was in relation to the GLO RCP grant and important to get the definition of the zoning districts first prior to the development of the zoning map. Mr. Fields commented that don't need all the types provided by City Administrator/City Secretary David Junek and can consolidate certain areas. Alderman Daniel Leschber agreed and thought that 6 might be enough. Mr. Fields encouraged the City Council members to take some time to consider them and that it would be discussed at the next meeting. No action was taken.
7. Mayor Frank Fields read the item and City Council members reviewed the minutes from the July 27, 2026 regular city council meeting and August 10, 2026 special city council meeting. A motion was made by Alderman Clarence Junek to approve the minutes of the July 27, 2026 regular meeting and the August 10, 2026 special meeting. A second was made by Alderman Bradan Harris and carried unanimously 5-0.
8. Mayor Frank Fields read the item and City Council members reviewed the financial statements. A motion was made by Alderman Bradan Harris to approve the financial statements. A second was made Alderman Daniel Leschber and carried unanimously 5-0.

VIII. Items to be placed on future agenda: GLO RCP Zoning, TxCDBG Grant Administrator consideration.

XI. The meeting was adjourned at 6:28 p.m.



Frank Fields
Mayor, City of Snook



David Junek
City Administrator/City Secretary

