

SNOOK CITY COUNCIL
MINUTES OF REGULAR CALLED MEETING
October 27, 2025

The City Council of the City of Snook, Burtleson County, Texas, convened in regular meeting at the Snook City Hall on October 27, 2025 at 5:30 p.m. with Mayor Frank Fields presiding.

Attendance

Mayor: Frank Fields
Mayor Pro-Tem: Matt Collins
Aldermen: Tina Vega, Bradan Harris, John Pollock
City Staff: David Junek, Chief Huron, Dustin Lozano, Bradley Loehr
Visitors: Charles Dunlap, Roy Sanders, Melvin Floyd, Lisa Floyd, Patricia Wilson, Diana Clendenin, Kristin Linne, Brenda Wasik, Tyler Payne

- I. Mayor Frank Fields called the meeting to order at 5:30 p.m.
- II. A quorum was established. Alderman Wade Elkins was not present.
- III. Alderman John Pollock made a motion to adopt the agenda. Mayor Pro-Tem Matt Collins seconded the motion. Motion carried unanimously 4-0.
- IV. **Open Forum/Visitor's Comments:**

Diana Clendenin introduced herself as a resident of the Grand Lake subdivision. Ms. Clendenin expressed her concern that the entrance to the subdivision lacks proper lighting, especially at night. A light there would enhance visibility and could prevent an accident from occurring. She said that she spoke with BTU and they said the cost to install a light there would be negligible and urged city council to invest into it. Mayor Frank Fields asked if the HOA had any discussion on getting a light installed there and Ms. Clendenin said that the HOA had, but has not done anything yet. Mr. Fields said that the city would look into the cost of it and consider it later.

Brenda Wasik spoke next and stated that she had a trouble with unnecessary noise in the Marilyn Street neighborhood caused by big rig trucks running for several hours. Ms. Wasik also mentioned there being trash/junk on some of the properties and that the city needs to have the property owners clean it up to make Snook look better.
- VI. **Action Items:**
 1. Mayor Frank Fields read the item and City Administrator/City Secretary David Junek gave the following report:
 - 4 new building permits were issued since the last regular city council meeting

- 1 is for an inground swimming pool.
- 3 are for new single-family residences in Grand Lake.
- 1 new water/sewer customer added this month
 - It was a transfer of services
- Bleyl status report unavailable due to their system being hacked several weeks ago.
 - Was told they still expect to have plans for CDBG MIT-MOD project completed by the end of the year.
 - They should have the Capital Improvements Plan completed soon.
 - Still evaluating Marily Street rehabilitation options.
- Code Enforcement
 - Our municipal court judge, Hilda Cuthbertson, has been out on vacation most of the month and returned on October 23rd. One junked vehicle complaint and one weedy lot/rubbish complaint were submitted to her.
- Chief Steven Huron gave the following report:
 - 2 complaints for rubbish and junked vehicle in Dabney Hill will be signed by Judge Cuthbertson tomorrow.
 - Participated in the Snook PTO's Trunk or Treat event yesterday
 - Body camera is now active and will be mounted to body armor when it arrives. Video footage from it will be accessible to city council and city administrator upon request.
 - Radar has been installed in the police tahoe and have been testing it out and doing trial runs with it.
 - May discuss jurisdiction at next city council meeting related to responding to calls.

City Operator then gave his report. Issues with the new controls at the water plant had caused several outages over the last month, but hopefully the problem is resolved now. Working with Mr. Junek on notification system to send alerts when there are issues at the water plant, new vault for the meter is installed at C-LARs and the meter should arrive and be installed within the next few weeks, a lot of solids at the WWTP due to the sewer collection system project, but hopefully will have that corrected soon.

2. Mayor Frank Fields read the item and Patricia Wilson spoke regarding her son's property. The property is family property that she had owned, but then deeded over to her son, Melvin Floyd, and he wants to move a manufactured home onto the property. Ms. Wilson said her son was told by City Administrator/City Secretary David Junek that the city could not provide water due to the waterline already having the maximum allowable connections. Mr. Junek also told them that they

would be required to submit a development plat since the property was in the city's ETJ. Ms. Wilson asked how they were expected to get water then to the property and if the city had plans on upgrading the line size. Mr. Fields commented that if someone paid the cost to upgrade the line, the city may consider it, but also mentioned that once the current subdivisions are built out, the city wouldn't be able to allow for anymore connections and therefore aren't allowing connections outside the city limits. Mr. Floyd mentioned that Burleson County had made a mistake originally and gave them the wrong location of the property, but when it was corrected, he provided Mr. Junek with a boundary survey which Mr. Junek said was not acceptable as a development plat. Further solutions to getting water to the property were discussed such as drilling a water well and annexation. Ms. Wilson asked if the city was willing to upgrade the waterline and Mr. Fields said only if all property owners between the property and city limits annexed. Alderman Bradan Harris further elaborated on how that could occur. Mr. Fields went back to item that was to be discussed and discussion was had regarding the price the surveyor quoted and how that could be accomplished. A motion was made by Mayor Pro-Tem Matt Collins to reject the variance request from Ordinance 2025-01 for 10602 CR 279. A second was made by Alderman Bradan Harris and carried unanimously 4-0.

3. Mayor Frank Field read the item and the city's engineer, Bradley Loehr, gave an update on the city's GLO MIT project. Mr. Loehr said that the pipe bursting portion of the project was approximately 60% complete and reviewed the sections that had been done. Mr. Loehr anticipates that since the contractor, Texas Pride, has to come back and install new manholes, they may be 4 months out from total completion. Mr. Loehr commented on the mud issues at the city's WWTP due to the project as mentioned in City Operator Dustin Lozano's report and the issue was being identified and corrected. Mr. Fields asked if Mr. Loehr had received justification for the price of the casing from Texas Pride and Mr. Loehr said no and explained that part of the project to the rest of city council and why it was needed. Mr. Fields asked how much of a delay the city could afford on the lift station part of the project and Mr. Loehr said that the lift station contractor reaches out to them frequently for updates, but his main concern was that they honor their prices if it's delayed any further. No action was taken.
4. Mayor Frank Fields read the item City Administrator/City Secretary explained that this was a requirement that city council approve the engagement letter so that Seidel Schroeder could perform the City's FY 2025 audit as required by the state. Alderman Bradan Harris made the motion to approve engagement letter with Seidel Schroeder. A second was made by Alderman John Pollock and carried unanimously 4-0.
5. Mayor Frank Fields read the item and mentioned that the City had explored the grant option previously, but did not move forward with it due to the impression that the City had to adopt full blown zoning as a requirement. Mr. Fields said that was not the case necessarily and turned it over to Tyler Payne of Payne Empowerment to

explain further. Mr. Payne introduced himself and provided his background. Mr. Payne gave a presentation regarding the GLO RCP program and a general overview of it. Further discussion was had on the program and potential uses of the funds. City Administrator/City Secretary David Junek commented that the City could begin the process and pull the plug on it before a contract is signed with GLO, which Mr. Payne said could take up to 6 months, if city council determined it wasn't a good fit for the city. Mr. Payne also commented that the City could adopt the bare minimum and then add on later. A motion was made by Alderman Bradan Harris to approve Resolution 2025-06. A second was made by Alderman Tina Vega and carried unanimously 4-0.

6. Mayor Frank Fields read the item and City Administrator/City Secretary explained how the water and sewer revenues were projected based on the average number of certificates of occupancy and building permits were issued in the last few years. Mr. Junek also commented that he only went out 3 years because a lot of things will happen in FY 2029 that will impact things further such as dropping a bond payment and a rate increase. Mr. Junek commented that the item will need to be revisited in FY 2028 for a clearer picture of where the city is and how to proceed based on it. No action was taken.
7. Mayor Frank Fields read the item and commented that the landowner was not willing to sign easements related to the GLO MIT project and that their contract with a developer is interfering with their ability to do so. Mr. Fields and explained that if the developer terminated the contract, then the landowner could execute the easement, but he does not believe that the city has time to wait for that to happen and thinks its best to move forward with the eminent domain procedure. Mr. Fields then explained the process of acquiring the easement by eminent domain to the rest of city council. Mayor Pro-Tem asked if the easements were already mapped out before developer/landowner agreement and if they planned their development around it and Mr. Fields said yes. Alderman Bradan Harris asked if there was already a lift station on the property and Mr. Fields said yes and the project would remove that one and install a new one at a different location out of the floodway. The following motion was made by Alderman Bradan Harris, "I move that the City Council of the City of Snook, Texas, adopt Resolution No. 2025-05 authorizing the use of the power of eminent domain to acquire certain easements located on tracts of property described in the Real Property Records of Burleson County in Clerk's File No. 2021-2792 and Clerk's File No. 2021-4606, for the public purpose of improving the public sewage system of the City of Snook, Texas, by constructing and operating a lift station and related facilities. This motion and vote apply to all tracts of property to be condemned. A second was made by Mayor Pro-Tem Matt Collins and the following record vote was taken:

Alderman Tina Vega – For

Alderman John Pollock – For

Mayor Pro-Tem Matt Collins – For

Alderman Bradan Harris – For
Alderman Wade Elkins – Absent

The motion carried unanimously 4-0.

8. Mayor Frank Fields read the item and City Council members reviewed the minutes from the September 22, 2025 regular city council meeting. A motion was made by Alderman Bradan Harris to approve the minutes. A second was made by Alderman John Pollock and carried unanimously 4-0.
9. Mayor Frank Fields read the item and City Council members reviewed the financial statements. A motion was made by Mayor Pro-Tem Matt Collins to approve the financial statements. A second was made Alderman Bradan Harris and carried unanimously 4-0.

VII. Items to be placed on future agenda: None.

VIII. The meeting was adjourned at 6:50 p.m.



Frank Fields
Mayor, City of Snook



David Junek
City Administrator/City Secretary