

# CITY COUNCIL MEETING SPECIAL SESSION

Thursday, November 06, 2025 at 5:00 PM

City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas

## MINUTES

BE IT KNOWN that the City Council of the City of Sweeny met in **Special Session** on **Thursday, November 06, 2025 at 5:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

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### CALL TO ORDER/ROLL CALL

Mayor Pro-Tem, Brian Brooks called the meeting to order at 5:00 PM.

Neal Bess Jr., Brian Brooks, Sandra Blaine, and Caniel "Shaun" Massey were in attendance.

### PLEDGES & INVOCATION

Pledges were led by Neal Bess Jr.

The invocation was given by Attorney Stevenson.

### CITIZENS WISHING TO ADDRESS CITY COUNCIL

N/A

### REGULAR AGENDA

1. Discussion and possible action to appoint an individual to fill the vacancy of Council Position No. 2. Shaun Massey motioned to appoint John Rambo to Position No. 2, filling the existing vacancy to the remainder of the term. Seconded by Sandra Blaine.

Discussion: Neal Bess Jr. stated he had a person that he wanted to appoint as well. He didn't realize Council had made a decision. He asked someone if they would serve and she said yes.

Brian Brooks, Sandra Blaine, and Shaun Massey approved. Neal Bess Jr. opposed. Motion carried.

2. Administering of the Oath of Office, Statement of Appointed Officer, and Certificate of Appointment for Position No. 2; Appointing Official

John Rambo completed his Oath of Office & Statement of Appointed Official. Rambo was given his Certificate of Appointment, signed by Mayor Pro-Tem, Brian Brooks. Councilman Rambo official took his seat as Position No. 2.

3. Discussion and possible action to approve the Capital Improvement Committee's recommendations for Capital Improvement Projects.

Michael Heinroth, Chairman of the Capital Improvement Committee (CIC) presented Council with a listing of project recommendations; attached as Exhibit A. Drainage, street paving/pothole repair, and signage are the three priorities set forth by CIC.

Drainage will be focusing on areas near the hospital, Windmill Run, and the railroad drainage zone near FM 524 crossing. The committee has discussed the need for existing culvert replacements and requiring the minimum culvert size to be increased to 18" for new construction.

The Committee would like to see existing sidewalk funds be directed to fund new sidewalk projects.

Council discussed the drainage, streets, and sidewalk recommendations. Both Councilman Rambo and Councilman Brooks expressed their appreciation to Mr. Heinroth for leading this committee.

Shaun Massey motion to approve the Capital Improvement Committee's recommendation of projects for the submission to Brazoria County for interlocal assistance. The proposal consists of the following requests for pavement of streets:

- Sixth Street from Main to Magnolia; Magnolia from Sixth to Fifth; Fifth from Magnolia to Elm
- McKinney from Second to Avenue A
- Elm from below West of Sweeny ISD Construction Entrance Friskie to Sixth
- Hackberry from Sixth to Foy
- Oak from Second to Avenue A.

And for the drainage:

- Drainage of the Hospital Zone
- Windmill Run Drainage Zone
- Railroad Drainage Zone near FM 524 Crossing.

And also, for the Sidewalk project:

- Hackberry from Sixth or water tower to bus lane upon completion of the Sweeny ISD Construction
- To connect the MLK Park to the TJT Walking Trail.

And also, for our next meeting, to put on the next agenda the culvert ordinance, to upgrade the minimum size to 18". Seconded by Neal Bess Jr.

Discussion: City Manager stated that the hospital has agreed to pay for the completion of paving two streets. After conferring with the City Attorney, it was determined that if the City is requesting assistance, it should be included in an amended motion.

Shaun Massey moved to add to the motion that the Sweeny Community Hospital agreement to pave streets in the City of Sweeny using the the interlocal agreement. Neal Bess Jr. seconded the amended motion.

Discussion: Councilman Bess asked about culverts and stated that direction of flowing water and enlargement of culverts needs to be addressed.

All in favor. Motion carried.

#### 4. Discussion and possible action to approve the amended 2026 Holiday Schedule.

The 2026 Holiday Schedule was approved at the last Council meeting. However, it was notated that we are not currently observing the Federal Holiday of Columbus Day. Schedule has been amended to include.

John Rambo motioned to approve the amended 2026 holiday schedule. Seconded by Sandra Blaine.

All in favor. Motion carried.

### ITEMS OF COMMUNITY INTEREST

Neal Bess Jr. stated there have been lots of questions around the Animal Shelter and would like it placed on the next agenda.

John Rambo stated that P66 and the City of Sweeny have partnered with Trees for Houston and will be having a giveaway, located at Stewarts drive through. This is a registry only event this Saturday morning.

City Manager stated the Public Works went through an audit today for the gas system for TML. Things are looking a lot better from prior audits. He thanked the Capital Improvement Committee that is working and allowing the City to start looking at the bigger picture.

Shaun Massey stated they held the softball fundraiser this last weekend. Next Sunday will be the Thanksgiving Feast from at 11 A – 2 PM. Volunteers are welcomed to serve.

Brian Brooks stated he appreciates Mr. Heinroth of the Capital Improvement Committee for serving. Avenue A is back and maybe residents will notice. He appreciates everyone and everything they do for the City.

**ADJOURN REGULAR SESSION**

Mayor Pro-Tem adjourned the meeting at 5:35 PM.

*Staff and Boards Present*

City Manager, David Jordan

Director of Public Works, DeLane Brown

Finance Director / Personnel Services, Karla Wilson

City Secretary, Kaydi Smith

Passed and approved this 18 day of November, 2025.

  
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Kaydi Smith -- City Secretary

## Exhibit A

Thursday, 06 November, 2025

*Respectfully submitted to City of Sweeny Council Members by the Capital Improvement Committee Members for consideration:*

Over the course of October's weekly meetings, the CIC unanimously voted to advise Council to direct capital improvement tax funds to three priorities, in this order:

1. DRAINAGE
2. STREET PAVING, POT HOLE REPAIR
3. SIGNAGE

At City Manager David Jordan's direction, pot hole repair and signage needs and replacement have already been assigned to city staff.

With the understanding that the City has designated funding to address the West Side drainage issues, the Committee unanimously voted to advise Council to direct capital improvement tax funds to three other DRAINAGE priorities, in this order:

1. HOSPITAL DRAINAGE ZONE
2. WINDMILL RUN DRAINAGE ZONE
3. RAILROAD DRAINAGE ZONE NEAR FM 524 CROSSING

In addition to these areas of focus, the Committee also discussed the need to replace existing residential culverts with at least 18" culverts during infrastructure work and for Council to update applicable ordinances to require the same for new construction.

The Committee also unanimously voted to advise Council to direct capital improvement tax funds to three STREET PAVING projects, in this order:

1. SIXTH ST FROM MAIN TO MAGNOLIA; MAGNOLIA FROM SIXTH TO FIFTH; FIFTH FROM MAGNOLIA TO ELM
2. MCKINNEY FROM SECOND TO AVENUE A
3. ELM FROM BELOW WEST SWEENEY ISD CONSTRUCTION ENTRANCE FRISKIE TO SIXTH
4. HACKBERRY FROM SIXTH TO FOY
5. OAK FROM SECOND TO AVENUE A

Lastly, along with the prioritized projects related to capital improvement tax funds, the Committee also respectfully advises Council to direct existing sidewalk funds to the following new sidewalk projects:

1. HACKBERRY FROM SIXTH OR WATER TOWER TO BUS LANE UPON COMPLETION OF SWEENEY ISD CONSTRUCTION
2. CONNECT MLK PARK TO TJT WALKING TRAIL

The Committee is grateful to the Council for this opportunity to provide advice, and to City Manager Jordan and Public Works Director Brown for their devoted time and invaluable input during this process.

