

## CITY COUNCIL MEETING REGULAR SESSION

Tuesday, February 20, 2024 at 6:00 PM

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

### MINUTES

BE IT KNOWN that the City Council of the City of Sweeny will met in **Regular Session** on **Tuesday, February 20, 2024 at 6:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

---

#### CALL TO ORDER/ROLL CALL

Mayor Hopkins called the meeting to order at 6 PM.

Reese Cook, Brian Brooks, John Rambo, and Tim Pettigrew were in attendance. Mark Morgan Jr. was absent.

#### PLEDGES & INVOCATION

Pledges were led by John Rambo and the Invocation was given by Attorney Stevenson.

#### CEREMONIAL PRESENTATIONS

1. Presentation of Recognition by Sweeny Beautification Committee; Yard of the Month, Rholonda Dorland Fields

City Manager stated this is an inaugural ceremony by Sweeny Beautification. This will be a monthly award given to highlight those that keep their yard in pristine conditions. Congratulations to Ms. Rholonda Fields as the first recipient. Attorney Stevenson stated that there is a yard of the month sign in her yard. Mayor Hopkins feels Beautification has started a great thing, as we are a City with Pride, and he hopes that the competitive spirit will lead others to take better care of their yards.

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

No citizens comments.

#### CONSENT AGENDA

2. Minutes of the Regular Session: January 16th, 2024 & Special Session January 30th, 2024  
Reese Cook moved to approve as presented. Seconded by Tim Pettigrew. All in favor. Motion Carried.

3. Proclamation(s): Texas Independence Day, Vietnam War Veterans Day, Womens History Month

Mayor stated the proclamations will be signed and hung at City Hall.

#### REGULAR AGENDA

4. Discussion and possible action on agenda request received from V. Milian concerning a utility billing complaint and request for water fees adjusted to an average usage amount for the billing cycles between January 2023 to August 2023 in Fiscal Year 2023.

Ms. Milian approached Council and expressed her concern as to higher water bills over the last several months. Over the past 32 years her normal water readings have not been this high. She was told her meter indicated a possible leak as the readings were also increased. They hired a plumbing company and installed a new water service line connecting to the city main in front of her property on FM 1459, as the previous water service line spanned across several properties. After installation of the new line November 1st, the meter no longer indicated a leak, but the usage did not decrease. She feels something is still wrong. She referenced the reports within the Council packet. She stated the meter was completely changed January 19<sup>th</sup>. Before that, she didn't think her entire meter was replaced, only a portion. Milian stated there have been credits to her bill and she appreciates that. She doesn't feel the credit fixes the problem and wants a solution. Council discussed the issues and timelines with Milian and

staff. The most recent water reading is needed to move forward. Milian is asking for someone to go out and get another reading. Finance Director, Karla Wilson, stated Milian's water meter is on the re-read list now, as we are in the process of billing. Milian stated personally, as a citizen of Sweeny, she feels the City Manager should make herself more available versus emailing her.

Lack of Motion.

5. Discussion and possible action on the lease agreement with Union Pacific for Right of Way usage

City Manager stated that the City has previously held an agreement with Union Pacific for Right of Way usage. The new lease agreement requires a \$5,000.00 annual lease fee. If we chose not to continue the lease, a portion of the Gazebo Park would be returned to the railroad. The right of way does encroach onto Gazebo Park. The City owns 2 parcels of the park and improvements have been made to the overall footprint of the park. City Manager stated she does not recommend paying. Councilman Rambo stated his interpretation of restore and clear would be to remove any structures or standing objects. Since we do not have anything on it, he doesn't see any reason to keep and pay. Reese Cook moved the city not renew a lease with Union Pacific for the property as indicated in the council packet. Seconded by Tim Pettigrew. All in favor. Motion carried.

6. Discussion and possible action to award a janitorial service provider in response to submittal received from recent advertised request for proposal (RFP)

City Manager stated that upon previous Council direction, we advertised a request for proposal for janitorial services. We only received one proposal, in which is from our incumbent janitorial contractor. Rates proposed are included within the packet, along with budgets for each building. Councilman Rambo asked several questions regarding the current services provider and how the City recoups or subsidizes fees per building. City Manager recommends an increase corresponding with what is requested as an increase. Mayor Hopkins would like to see another bid showing competitive rates. Councilman Cook stated that previously, several years ago, our incumbent was substantially cheaper. Council is recommending to rerun the RFP again for at least 2 weeks to 30 days. City Manager stated she would like to advertise in the newspaper this time. Current janitorial services are on a month to month basis.

Lack of Motion

7. Discussion and possible action to approve a resolution entering into an interlocal agreement between Region 8 Education Service Center and the City of Sweeny for membership with the TIPS purchasing cooperative.

City Manager stated this is just like any other state approved procurement option similar to Buyboard and Omnia. The more you use, the more rebate you receive back. TIPS direct contracting is advantageous for staff as it helps to cut down on the RFP's. We are already members of several others similar programs, and she is seeking the approval of the resolution. The region affiliated and vendors within the cooperative were discussed.

Reese Cook moved to approve an interlocal agreement between the City of Sweeny and Region 8 Education Service Center and to approve a resolution for the City's participation in TIPS purchasing cooperative. Seconded by Tim Pettigrew. All in favor. Motion carried.

8. Discussion and possible action to a replat of 16.93 acres at the Industrial Park

Michelle Medina, Executive Director of the EDC, approached Council stating that this replat was previously submitted to Council and changes have been made as per the Councils request. John Rambo made the motion to approve the replat as presented. Seconded by Brian Brooks. Brian Brooks, John Rambo, and Tim Pettigrew were in favor. Reese Cook opposed. Motion carried.

9. Discussion and possible action to approve a resolution to adopt the Brazoria County Hazard Mitigation Plan, a county wide multi-jurisdictional hazard mitigation plan.

City Manager stated the Brazoria County Hazard Mitigation Plan is needed when applying for grants. Brazoria County updated the final draft last year. She recommends Council adopts to participate. We only adopt when revisions are completed; it was last revised in 2017. Reese Cook moved to approve the resolution 24-102 in support of the 2023 Brazoria County Hazard Mitigation Plan updates. Tim Pettigrew seconded. All were in favor. Motion carried.

Councilman Rambo exited the meeting at 6:49 PM.

**EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE SECTION 551.071, 551.072 AND 551.074 Mayor convened into executive session at 6:49 PM.**

10. Discussion and possible action pursuant to Section 551.071 (1) (a), Consultation with Attorney with Sweeny Economic Development Corporation

**OPEN SESSION Mayor reconvened into Open Session; closing Executive Session 7:24 PM Action to items of Executive Session.**

11. Any action pursuant to the provisions of Chapter 551 Texas Government Code, if any, on item discussed in Executive Session

Brian Brooks made the motion to allow Sweeny Economic Development Corporation to seek legal action against Flash Fitness and the attorney fees not to exceed \$5,000.00 in small claims court. Tim Pettigrew seconded. Brian Brooks and Tim Pettigrew seconded. Reese Cook opposed. Motion carried.

**ITEMS OF COMMUNITY INTEREST**

Brian Brooks stated the Fire Department had a very nice induction ceremony this past Saturday and would like to recognize those that received awards.

City Manager stated the Pink Ladies Luncheon is 02/23/24, the SISD education foundation event is 3/2/24. We have gone to two council meetings a month; 03/05 will include CIP and the RFQ for manganese removal device. Last weekend was Mardi Gras and the gumbo cookoff hosted by Beautification. All was outstanding.

Tex Bell thanked his team. They have been painting the water plant and getting things cleaned up and moved around.

**ADJOURN REGULAR SESSION**

Mayor Hopkins adjourned the meeting at 7:27 PM.


*Staff present:*

City Manager, Lindsay Koskiniemi  
Police Chief, Brad Caudle  
Director of Public Works, Terrance "Tex" Bell  
Finance Director / Personnel Services, Karla Wilson  
City Secretary/ Developmental Services, Kaydi Smith

*City affiliates present:*

City Attorney, RC Stevenson  
EDC Executive Director, Michelle Medina

Passed and approved this 19<sup>th</sup> day of March, 2024.



---

Kaydi Smith -- City Secretary