

CITY COUNCIL MEETING REGULAR SESSION

Tuesday, November 19, 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 Sween met in **Regular Session** on **Tuesday, November 19, 2024 at 6:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

CALL TO ORDER/ROLL CALL

Neal Bess Jr., Reese Cook, Brian Brooks, John Rambo, and Caniel "Shaun" Massey were in attendance.

PLEDGES & INVOCATION

Pledges were led by Shaun Massey.

Invocation was given by Attorney Stevenson.

CEREMONIAL PRESENTATIONS

1. Sweeny Beautification Committee's Yard of the Month
Mayor Hopkins recognized Mr. Dobson at 908 Brockman Street.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Mark Morgan Jr. approached Council stating that at the April 23rd meeting it was discussed to change the Main Street traffic light. He was asking if there was any headway with TxDot or changing.

Wayman Hutchings presented Chief Caudle a donation check for the Sweeny Police Departments Blue Santa program.

CONSENT AGENDA

2. Minutes: Regular Session, October 15, 2024
Mayor Hopkins asked for a motion to approve the minutes. Reese Cook stated so moved. John Rambo seconded. All in favor. Motion carried.

3. Financial Statements
Karla Wilson, Finance Director, gave the financial statements for the General and Enterprise funds ending October 31, 2024.

4. FY 2023/2024 Investment Report; 4th Quarter (July-September 30, 2024)
Karla Wilson, Finance Director, gave the 4th Quarter FY23/24 Investment Report
Mayor Hopkins asked for a motion to approve the 4th Quarter FY 23/24 Investment Report. Neal Bess Jr. stated so moved. Reese Cook seconded. All in favor. Motion carried.

5. Personnel Status Update
Interim City Manager, David Jordan, gave the personnel status report.

6. Project Status Update & Gas Compliance Update
Interim City Manager, David Jordan, gave the project status update and gas compliance update.

7. Critical Equipment Update
Interim City Manager, David Jordan, gave the critical equipment update.

REGULAR AGENDA

8. Discussion and possible action to agenda request received on utility dispute at 1111 Avenue B; Delores McCreary

Ms. McCreary was in attendance to dispute a large utility bill. She is the only occupant within the home and doesn't feel she used the amount of usage showing incurred. All City efforts indicate a leak on the customers side. She currently has a bad leak now that just happened recently, after the large bills were generated. A pipe running across the ceiling broke loose. Wayman Hutchings offered his services to help Ms. McCreary.

John Rambo moved for Ms. McCreary, at the address of 111 Avenue B, to inspect for any water leaks and repairs with cooperation of Wayman Hutchings and grandson, and to try and get those repaired, and then re-evaluate the billing to try to correct any overbilling, and try to correct with an average three (3) months of billing. Shaun Massey seconded. Neal Bess Jr., Brian Brooks, John Rambo, and Shaun Massey approved. Reese Cook opposed. Motion Carried.

9. Discussion and possible action to allow an Eagle Project to be constructed at Backyard Park; Thomas Paniagua

Thomas Paniagua approached Council seeking approval for an Eagle Project to be constructed at the Backyard Park. He is proposing a 12 x 12 sandbox, that are 12" high along with a pair of benches. Councilman Bess suggested that this project go before the Parks and Recreation Board foremost and be brought back to Council afterward. Paniagua would like to complete the project by the end of January. Discussion only; no action.

10. Discussion and possible action to agenda request regarding 1007 Mac Drive; proposed demolition of home and entering into a contract with the property owner for reimbursement of services; Councilman John Rambo.

Councilman Rambo stated that the resident at 1007 Mac Drive was affected by Hurricane Beryl and the home is inhabitable. Request would be for the City to demo the home at the City's expense and have the owner reimburse the City in installments. Attorney Stevenson stated the City has an ordinance for demolitions and an established procedure for completing. After following the procedures, if the City demolishes, the City may place a lien on the property. Those types of liens are inferior to tax and mortgage liens and the City may never recoup the funds. Discussion only; no action.

11. Discussion and possible action to variance requests to Zoning Ordinance Section 110, Exhibit A, Multi-Residential R4; 402 & 404 Pecan Street.

Wayman Hutchings approached Council on behalf of Bill Worrell, owner of the property. This property was previously discussed by Council. The zone change was approved contingent on the variances. The variances still require approval to proceed. The City has received letters of no objections from adjacent property owners.

Mayor asked for a motion to approve the variances requested to the Zoning Ordinance, Exhibit A, Section 110-71, R4 multifamily residence, at the addresses of 402 & 404 Pecan Street, consisting the minimum living area, depth of lot, minimum site area, and minimum yard setbacks with the exception of an approved replat to combine properties and adherence to the required plan review and permitting as established. Neal Bess Jr. stated so moved. Brian Brooks seconded. Neal Bess Jr., Brian Brooks, John Rambo, and Shaun Massey approved. Reese Cook opposed. Motion carried.

12. Discussion and possible action to proposed replat combining 402 and 404 Pecan.

Reese Cook moved to approve replat to combine 402 and 404 Pecan Street. John Rambo seconded. (Mayor stated seconded by Massey; however, Rambo in meeting and recording states second). All in favor. Motion carried.

13. Discussion and possible action to proposed blanket policy allowing for Sweeny Beautification to submit requests of usage of city owned property to City Administrator for future Farmers Markets.

Reese Cook moved to approve proposed policy allowing for Sweeny Beautification to submit requests for usage of city owned property to the City Administrator for future Farmers Markets. John Rambo seconded.

Discussion: Neal Bess Jr. stated the property was given to the City by the EDC. He feels most farmers markets are held on roadways, a square, or parks.

Reese Cook, Brian Brooks, and John Rambo seconded. Shuan Massey and Neal Bess Jr. opposed. Motion carried.

14. Discussion and possible action to Waste Connections annual CPI increase.

This is within the current contract that Waste Connections adjust annually for fuel and CPI. Council discussed the contract dates, possible future request for proposals, and accountability of services. Reese Cook moved to reject the rate adjustment presented by Waste Connections. Neal Bess Jr. seconded. All in favor. Motion carried.

15. Discussion and possible action on the drive thru drawer located at City Hall.

The utility drive thru drawer is not repairable as the parts are no longer manufactured. To replace the drawer would be approximately \$8,000.00, not including building remodeling adjustments needed. The City does not have the amount budgeted.

Reese Cook moved to do away with the drive thru window and not repair the drive thru drawer. Neal Bess Jr. seconded.

Discussion: Rambo notated that the drawer was built for a bank. Jordan stated we will still maintain the night depository. All in favor. Motion carried.

16. Discussion and possible action to adopt the proposed Prohibited Technologies Security Policy for the City of Sweeny, pursuant to the Governor's directive and SB 1893.

Reese Cook moved to approve the policy as presented. Shaun Massey seconded. All in favor. Motion carried.

17. Discussion and possible action to Resolution 24-117; nominating candidates for the Board of Directors of the Brazoria County Appraisal District.

Brian Brooks made the motion apply all eight (8) votes to Wayman Hutchings. Shaun Massey seconded. All in favor. Motion carried.

18. Discussion and possible action on the Texas Water Development Board (TWDB) State Fiscal Year 2025 Drinking Water State Revolving Fund (DWSRF) application invitation for intent to apply.

This is a continuation of the previously submitted application to the TWDB in the amount of \$39,268,000.00. The City has qualified to move to the next step. If the City wishes to continue, we must submit an intent to apply by December 6, 2024. The full application is due January 10, 2024.

Reese Cook moved to file a letter of intent as presented. Shaun Massey seconded.

Discussion: More definite figures to be added to the December agenda. Neal Bess Jr. stated he doesn't feel we have the money for this. Reese Cook mentioned loan forgiveness. Mr. Bess stated we need to utilize the interlocal agreements for the infrastructure, roads, and ditches. Mr. Jordan believes we need to fix underneath (utilities) before replacing the roads.

Reese Cook, Brian Brooks, John Rambo, and Shaun Massey approved. Neal Bess Jr. opposed. Motion carried.

19. Discussion and possible action to resubmittal of application for TxDOT Transportation Alternatives 2025 Call for Projects.

The City has received an invitation to re-apply for the 2025 Call for projects sidewalk grant. The City applied for this last year and was not awarded. Council discussed diminishing the scope of the original project in order to reduce the City's match amount.

Discussion only; no action.

20. Discussion and possible action on proposed amendments to the adopted fee schedule and correlating procedural changes pursuant to proposed amendments.

Council discussed the proposed fee schedule and would like to look at it more in depth, possibly at a special workshop.

Reese Cook moved to approve all fees that have been presented as follows: zoning, replats, variance request fees, animal control fees, permits, trade permits, culvert installations, and utilities, as presented in the updated comprehensive fee schedule. Seconded by Neal Bess Jr.

Approved by Reese Cook and Neal Bess Jr. John Rambo, Shaun Massey, and Brian Brooks opposed. Motion failed.

21. Discussion and possible action to establishing a Charter Review Committee.

Reese Cook moved that the City Council independently review the charter and have markups and a meeting to discuss those markups and changes by March 2025, and also establish a charter review committee in that meeting, in March 2025. Shaun Massey seconded the motion. Reese Cook, Brian Brooks, and Shaun Massey approved. Neal Bess Jr. and John Rambo opposed.

Motion carried.

22. Discussion and possible action on adopting the proposed 2025 City of Sweeny Holiday Schedule.

Shaun Massey moved to approve. Reese Cook seconded. All in favor. Motion carried.

ITEMS OF COMMUNITY INTEREST

Neal Bess Jr. addressed the streetlights that are out within town. Police Department is working to compile a list during the night shift. Mr. Bess Jr. stated he is a member of the Gulf Coast Transit Board and would like to see the transport system in the City.

Brian Brooks stated that Stewarts closing down will be a big hit to the City. He moved here in 3rd grade and worked there in 11th grade. Wants to thank him for all he's done for our community and the schools.

John Rambo stated Beautification is hosting Christmas in Park, coming up December 7th.

Shuan Massey stated the Community Thanksgiving Feast went good. Thanked Wayman Hutchings, Neal Bess Jr., and Brian Brooks and stated it was a long weekend.

David Jordan stated its been a busy week. You will notice finance changes taking place, this will include weekly updates coming to council on expenditures. Appreciates Council's confidence in him. Staff is doing more now than previously, learning more, and attitudes have changed. You should be seeing a lot of differences coming up. The Mayor no longer has an office in City Hall; he (Jordan) has moved into the Mayor's office to be more accessible to the community. Finance has moved into the prior City Manager's Office to allow more privacy. The City Secretary will be moving back towards the drive thru area. Job duty redistributions are being made to allow for a more efficient workflow and are more community oriented.

Mayor Hopkins stated Mr. Jodan made himself available during the water tower leak. He probably worked more than 32 hours and it shows.

ADJOURN REGULAR SESSION

Mayor adjourned the meeting at 8:25 P.M.

Financial reports are on file with the City Secretary's Office.

Staff and Affiliates Present:

David Jordan, Interim City Manager

Brad Caudle, Police Chief

Karla Wilson, Finance and Personnel Director

Terrence Bell, Director of Public Works

RC Stevenson, City Attorney

Kaydi Smith, City Secretary

Passed and approved this 17th day of December, 2024.

Kaydi Smith, City Secretary