



## CITY COUNCIL MEETING REGULAR SESSION

**Tuesday, November 18, 2025 at 6:00 PM**

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

## AGENDA

BE IT KNOWN that the City Council of the City of Sweeny will meet in **Regular Session on Tuesday, November 18, 2025 at 6:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda. Council is conducted under modified Roberts Rules of Order as approved by Resolution 102-16; July 19, 2016. In accordance with Chapter §551 of the Texas Government Code, if required, the Council may conduct an executive session on any of the agenda items provided the City Attorney is present.

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### CALL TO ORDER/ROLL CALL

### PLEDGES & INVOCATION

### CITIZENS WISHING TO ADDRESS CITY COUNCIL

*This item is available for those citizens wishing to address City Council on an issue not on the agenda. Any item discussed cannot be voted on but could be considered for placement on the agenda of the next regularly scheduled meeting. Limited to three (3) minutes.*

### CONSENT AGENDA

*All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the items will be removed from the consent agenda and considered separately.*

1. Minutes: Regular Session, October 21, 2025 and Special Session, November 06, 2025
2. Financial Statements
3. Monthly Departmental Updates: October 01-31
4. Board Updates: October 01 -31

### REGULAR AGENDA

5. Discussion and possible action to requested variance at 906 N Main, §156.018 A(1)(a) for size of signage allowance; O'Reilly Auto Parts

6. Discussion and possible action to agenda request for usage of the Gazebo Park for Christmas in the Park; Sweeny Beautification Committee
7. Discussion and possible action to Res. 25-113, authorizing and designating official bank signatures for the Sweeny Beautification Committee.
8. Discussion and possible action to requested update of the Animal Shelter; Councilman Bess, Pos. No. 1
9. Discussion and possible action to Resolution 25-112; nominating candidates for the Board of Directors of the Brazoria County Appraisal District.
10. Discussion and possible action regarding the Notice of Award for the Resilient Communities Program, administered by the Texas General Land Office (GLO), and authorization to submit the SF-424 application form as part of the grant acceptance process.
11. Discussion and possible action to Resolution No. 25-114, concerning the reallocation of funds within the CDBG GLO grant (Contract No. 22-082-007-D205), in preparation for finalization and upcoming closeout.
12. Discussion and possible action to requested agenda item; email received by Councilman Bess, Pos. No1; TWDB

#### **ITEMS OF COMMUNITY INTEREST**

#### **ADJOURN REGULAR SESSION**

I certify that the notice and agenda of items to be considered by the Sweeny City Council on November 18, 2025 was posted on the City Hall bulletin board on the 12th day of November, 2025, at approximately \_\_\_\_\_ AM / PM.

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Kaydi Smith, City Secretary

I hereby certify that this Public Notice was removed from the City Hall bulletin board on the \_\_\_\_\_ day of November, 2025 at approximately \_\_\_\_\_ AM / PM.

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Kaydi Smith, City Secretary



# AGENDA MEMO

Business of the City Council  
City of Sweeny, Texas

Item 1.

## CONSENT AGENDA

### MINUTES FOR APPROVAL

- Regular Session, October 21, 2025
- Special Session, November 06, 2025

**CITY COUNCIL MEETING REGULAR SESSION**

Item 1.

**Tuesday, October 21, 2025 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 met in **Regular Session** on **Tuesday, October 21, 2025 at 6:00 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 called the meeting to order at 6 PM. Brian Brooks, Sandra Blaine, and Caniel "Shaun" Massey were in attendance. Neal Bess Jr. and Reese Cook were absent.

**PLEDGES & INVOCATION**

Pledges were led by Councilman Massey. The invocation was given by Attorney Stevenson.

**CEREMONIAL PRESENTATIONS**

1. Proclamation: Veteran's Day; September 11, 2025

Mayor stated he will sign the proclamation and it will be posted in the foyer at City Hall.

**CITIZENS WISHING TO ADDRESS CITY COUNCIL**

Woody Tolley of the Parks & Recreation Board gave Council an update. The Parks & Recreation Board recently held a work day at Backyard Park. They installed tables with umbrellas, improved the volleyball court, installed a basketball half court, and cleaned the walking trail. At the Gazebo Park they installed the third antique light. They are looking at placing GEO caches in the parks and will bring the information to Council soon.

Mr. Tolley additionally updated Council on the Crime Control and Prevention District. The CCPD has come up with a request form that they prefer Attorney Stevenson review prior to submitting to Council for approval. They are still looking for more members for the current open positions.

**CONSENT AGENDA**

2. Minutes: Regular Session, September 16, 2025, and Special Session, September 30, 2025

Shaun Massey motioned to approve the minutes. Seconded by Brian Brooks. All in favor. Motion carried.

3. Financial Statements; Ending 09/30/2025

4. Monthly Departmental Updates Spanning September 01-30

5. Fiscal Year 2024 – 2025 Quarterly Investment Report, Fourth Quarter

Shaun Massey motioned to approve the FY 24/25 Quarterly Investment Report for the fourth quarter. Seconded by Brian Brooks. All in favor. Motion carried.

**REGULAR AGENDA**

6. Discussion and possible action to agenda request received for allowance of Project

Graduation's Annual Senior Bonfire, granting a variance to Ordinance §92.01 of the City's Code of Ordinances; Robert Hunt

Shaun Massey motioned to approve the variance to Ordinance 92.01, allowing Project Graduation to hold their annual Senior's Bonfire on SISD property, as per the requested dates proposed, subject to a burn ban in effect, and to follow all Fire Department and Fire Marshal regulations. Seconded by Brian Brooks. All in favor. Motion carried.

7. Discussion and possible action to agenda request received regarding Ord. 25-111, Exterior Security Cameras; Alvin Bannert

Alvin Bannert approached Council regarding the Exterior Security Cameras Ordinance recently enacted. He stated there is a state statute that addresses low income tax credits in higher populated places, but the statute does not address anything for lower populations. He is requesting the Council consider amending the ordinance, reflecting the state statute, for those only receiving low income tax credits. Bannert also requested the ordinance be amended to include R.V. parks and businesses. Councilman Massey gave a brief background to the ordinance, his stance, and stated that he does not see amending the current.

Discussion only; no action.

8. Discussion and possible action to Resolution 25-109, designating a representative and alternative to the Houston-Galveston Area Council (HGAC), 2026 General Assembly.

Shaun Massey motioned to designate Neal Bess Jr. as the representative and Councilman Sandra Blaine as the alternate. Seconded by Brian Brooks.

Discussion: Sandra Blaine stated she has done this before and declines the position. Brian Brooks and Shaun Massey approved. Sandra Blaine opposed. Motion carried.

9. Discussion and possible action to Res. 25-111, authorizing submission of a community development block grant application for the program year of 2023 and authorizing representatives pertaining to the application.

The City is re-evaluating the application submittal for the 2023 CDBG funds. This would redirect funds to an area of town that has already completed the LMI surveys.

Shaun Massey moved to approve Resolution 25-111, supporting the submitted CDBG grant application, and allowing for the Mayor and City Manager to act as the City's Executive Officer and Authorized Representative if awarded. Seconded by Brian Brooks. All in favor. Motion carried.

10. Discussion and possible action approving Resolution 25-110, committing additional local funds to the CDBG GLO grant; 22-082-007-D205.

City Manager stated this Resolution would allocate funds for the final tie-ins on the Ave A GLO project. Contractors cannot isolate lines and have to complete a total of eleven line blocks. The work for this change order has already been completed. He was unaware the funds would not be covered by the grant.

Shaun Massey motioned to approve Resolution 25-110 committing the additional expenditures by local funds from the general and enterprise funds to cover unexpected construction costs pertaining to the CDBG MIT GLO State Contract No. 22-082-007-D205, in which will require a future budget amendment for expenditures. Seconded Brian Brooks. All in favor. Motion carried.

11. Discussion and possible action to the integrated operating system conversion process and possible procedural changes.

As the City prepares for their full ERP conversion, staff is requesting to allow the City Manager to make temporary changes as necessary. Then any finalized changes would be presented to Council for final approval.

The Mayor asked for a motion to authorize the City Manager to make procedural changes that are necessary to comply with FundView and to reschedule normal operations as needed to ensure a smooth transition to the new system as well as waive late fees on December utility bills if needed. So moved stated Shaun Massey. Seconded by Brian Brooks. All in favor. Motion carried.

12. Discussion and possible action to requested agenda item; email received by Councilman Bess, Pos. No1; TWDB

Shuan Massey moved to table until Councilman Bess is present to present. Seconded by Brian Brooks. All in favor. Motion carried.

13. Discussion and possible action to the 2026 City Holiday Schedule.  
Shaun Massey moved to approve the proposed employee holiday schedule for calendar year 2026. Seconded by Brian Brooks. All in favor. Motion carried.
14. Discussion and possible action to accept the resignation of Councilman Reese C. Cook, Council Position No. 2  
Shaun Massey moved to accept the resignation of Councilman Reese Cook, Position 2. Seconded by Brian Brooks. All in favor. Motion carried.
15. Discussion and possible action on the process to fill the vacancy of Council Position No. 2; Article II, Section 2.05 Vacancies of the City Charter.

Attorney Stevenson stated Council has several options. The Council can vote to appoint someone to fill the position until the term expires, call a Special Election to fill the position, or choose to leave the position vacant. If Council chooses to appoint someone to fill the term, they will have to determine if the appointed will serve the full term or only until May. Brian Brooks stated he would be interested to see if John Rambo would be willing to come back to fill the term.

Discussion only; no action.

#### **ITEMS OF COMMUNITY INTEREST**

Ms. Blaine stated a lot has changed, and not for the good. She wants everyone to speak up and more clearly.

Shaun Massey stated Halloween in the Park is Saturday and it is supposed to rain.

#### **ADJOURN REGULAR SESSION**

Mayor adjourned the meeting at 6:58 PM.

#### *Staff and Boards Present*

City Manager, David Jordan

Chief of Police, Brad Caudle

Finance Director / Personnel Services, Karla Wilson

City Secretary, Kaydi Smith

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Kaydi Smith -- City Secretary

# 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 noted 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Kaydi Smith -- City Secretary

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.





# AGENDA MEMO

Business of the City Council  
City of Sweeny, Texas

Item 2.

## CONSENT AGENDA

### FINANCIAL STATEMENTS FOR ACCEPTANCE

- General Fund Income Statement 10 31 2025
- Enterprise Fund Income Statement 10 31 2025

Financial statements will be distributed directly to Council members. All submitted statements are maintained on file in the Office of the City Secretary



# AGENDA MEMO

Business of the City Council  
City of Sweeny, Texas

Item 3.

**Consent Agenda**

**Monthly Departmental Updates**

FY 25/26 : October 01 -31

## Departments

- Police Department, Code Enforcement, & Humane
- Public Works Department: Water, Sewer, Gas, Streets, Vehicles, & Equipment
- City Secretary, Municipal Court, & Developmental Services



# Sweeny Police Department

Est. 1909 | Home of the Unknown Soldier  
123 N. Oak Street | Sweeny, Texas 77480  
Dispatch | 979-548-3111 | Office | 979-548-3112  
Brad Caudle, Chief of Police



Item 3.

1

## **SWEENEY PD FLEET MONTHLY REPORT** **OCTOBER 2025**

| UNIT           | MILEAGE | MONTHLY MAINTN COST | OCT-SEP COST    |
|----------------|---------|---------------------|-----------------|
| 312            | 186,256 | 0                   | 0               |
| 316            | 128,821 | 0                   | 0               |
| 317            | 106,460 | 0                   | 0               |
| 319            | 99,099  | 0                   | 0               |
| 320            | 95,001  | 0                   | 0               |
| 322            | 109,315 | 0                   | 0               |
| 323            | 83,581  | 0                   | 0               |
| ANIMAL CONTROL | 145,436 | 0                   | 0               |
| 326            | 129,407 | \$119.29            | \$119.29        |
| 327            | 124,525 | \$149.04            | \$149.04        |
| <b>TOTAL</b>   | -----   | <b>\$268.33</b>     | <b>\$268.33</b> |



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Item 3.

## MONTHLY PRODUCTIVITY REPORT OCTOBER 2025

| Officer         | Shifts Worked | Total Miles | Calls for Service | Reports | Citations | Warnings | Total Traffic Stops | Crash Reports | Arrests |
|-----------------|---------------|-------------|-------------------|---------|-----------|----------|---------------------|---------------|---------|
| SGT FERREL      | 5             | 281         | 6                 | 2       | 5         | 22       | 27                  | 0             | 3       |
| OFFICER NUNLEY  | 12            | 651         | 14                | 1       | 0         | 20       | 20                  | 0             | 0       |
| OFFICER PENA    | 15            | 1139        | 78                | 3       | 13        | 52       | 65                  | 2             | 0       |
| OFFICER REYES   | 15            | 1531        | 40                | 7       | 2         | 26       | 28                  | 1             | 3       |
| OFFICER BURT    | 16            | 1120        | 65                | 5       | 17        | 20       | 37                  | 0             | 0       |
| OFFICER WALTERS |               |             |                   |         |           |          |                     |               |         |



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Item 3.

## SWEENEY POLICE MONTHLY CRIMINAL INVESTIGATIVE STATS OCTOBER / 2025

### CRIMINAL INVESTIGATIONS

|                |    |
|----------------|----|
| MISDEMEANOR    | 0  |
| FELONY         | 2  |
| REPORT ONLY    | 0  |
| SUPPLEMENTS    | 5  |
| EVIDENCE       | 5  |
| TOTAL REPORTS: | 12 |

### OTHER

Evidence / Property Destruction  
BCSO Crime Lab  
DPS Crime Lab  
ICAC (Internet Crimes Against Children)  
CAC (Child Advocacy Center)

### INTERNAL AFFAIRS

|                                    |   |
|------------------------------------|---|
| USE OF FORCE                       | 0 |
| PURSUIT                            | 0 |
| COMPLAINT AGAINST OFFICER/EMPLOYEE | 0 |
| OFFICER INJURED                    | 0 |
| OFFICER KILLED                     | 0 |
| OFFICER-INVOLVED SHOOTING          | 0 |

Detective Harris transitioned back into Investigations mid-October, so will be approximate due to shared investigations with Sergeant Ferrel who transitioned out of investigations



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Item 3.

## Code Enforcement MONTHLY REPORT 10/2025

### Code Enforcement

#### Cases Started

Tall Gras-23  
Junk Yards- 8  
Unsafe Structures- 5  
Junk Vehicle- 5  
Trash/Rubbish/Debree- 3

Total Cases- 31  
Certified Letters Sent 31  
TICKETS TO OWNER 0

#### Cases Closed

Tall Grass- 15  
Unsafe Structure- 0  
Abandoned Sign- 0  
Junk Yard- 0

Brad Caudle  
Chief of Police  
Sweeny Police Department  
Email: [bbcaudle@sweenytx.gov](mailto:bbcaudle@sweenytx.gov)



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Item 3.

### MONTHLY Humane Report 10/2025

#### Animal Control Officer Rodger Larsen

Dog Calls- 51

Dogs Picked up by ACO-5

Dogs Adopted- 0

Dogs Returned to Owner(s)-4

Dogs that went to Rescue Shelters-0

Dogs Euthanized- 0

Dogs in Animal Shelter- consistently full, average 10 TO 11 per month

Cat Calls- 0

Cats Picked up by ACO- 0

Cats Adopted- 0

Cats Returned to Owner(s)- 0

Cats that went to Rescue Shelters- 0

Cats Euthanized- 0

Cats in Animal Shelter- 0

Miscellaneous Calls- 62

Call Outs- 2

Dog Bite Report/Follow-up- 0

Animal Cruelty Case- 0

#### TRAINING

A CAMERA AND A NOTE PAD EVIDENCE COLLECTION FUNDAMENTALS

Brad Caudle

Chief of Police

Sweeny Police Department

Email: [bbcudle@sweenytx.gov](mailto:bbcudle@sweenytx.gov)



# CITY OF SWEENY

102 W. Ashley Wilson Rd. • PO Box 248 • Sweeny, Texas 77480 • P: (979) 548-3321

Item 3.

## Office of Public Works October Update

|                          | Month       | YTD         |
|--------------------------|-------------|-------------|
| <b>PUBLIC WORKS</b>      |             |             |
| Water Treated            | 18.647 MGAL | 18.647 MGAL |
| Water Turn On            | 31          | 31          |
| Water Turn Off           | 9           | 9           |
| Dirty Water              | 14          | 14          |
| Non-Payment/Disconnects  | 36          | 36          |
| Water Leaks City         | 10          | 10          |
| Water Leaks Customer     | 2           | 2           |
| Water Service Taps       | 0           | 0           |
| Water Meter Repairs      | 0           | 0           |
| Chlorine Used            | 424 LBS     | 424 LBS     |
| Polymer Used             | 156 GAL     | 156 GAL     |
| Gas Sold                 | 12854 CCF   | 12854 CCF   |
| Gas Turn On              | 22          | 22          |
| Gas Turn Off             | 8           | 8           |
| Gas Taps                 | 0           | 0           |
| Gas Leaks City           | 2           | 2           |
| Gas Leaks Customer       | 1           | 1           |
| Gas Service Taps         | 0           | 0           |
| Gas Meter Repairs        | 0           | 0           |
| Sewer Treated            | 8.842 MGAL  | 8.842 MGAL  |
| Sewer Taps               | 0           | 0           |
| Sewer Stoppages City     | 0           | 0           |
| Sewer Stoppages Customer | 1           | 1           |
| Chlorine Used            | 620 GAL     | 620 GAL     |
| Manhole Repairs          | 0           | 0           |



# CITY OF SWEENY

102 W. Ashley Wilson Rd. • PO Box 248 • Sweeny, Texas 77480 • P: (979) 548-3321

Item 3.

## STREETS

|                             |   |   |
|-----------------------------|---|---|
| Signs Repaired              | 0 | 0 |
| Signs Replaced              | 1 | 1 |
| Street Repairs Asphalt Used | 5 | 5 |

## Drainage

|                    |   |   |
|--------------------|---|---|
| Culverts Installed | 0 | 0 |
| Culverts Cleaned   | 0 | 0 |
| Ditches Dug Out    | 0 | 0 |

|                         |   |   |
|-------------------------|---|---|
| Building Repairs        | 0 | 0 |
| Major Equipment Repairs | 0 | 0 |

| VEHICLES | Monthly Repair Costs | YTD Repair Costs |
|----------|----------------------|------------------|
|----------|----------------------|------------------|

| UNIT NUMBER / MILEAGE | Monthly Repair Costs | YTD Repair Costs |
|-----------------------|----------------------|------------------|
| 100/42063.6           | 538.95               | 538.95           |
| 101/60157.8           | 0                    | 0                |
| 103/158242.1          | 0                    | 0                |
| 104/47942.42          | 0                    | 0                |
| 105/89976             | 0                    | 0                |

| EQUIPMENT | Monthly Repair Costs | YTD Repair Costs |
|-----------|----------------------|------------------|
|-----------|----------------------|------------------|

| UNIT NUMBER / HOURS   | Monthly Repair Costs | YTD Repair Costs |
|-----------------------|----------------------|------------------|
| Backhoe/696.1         | 0                    | 0                |
| Mini Excavator/1579.1 | 0                    | 0                |
| Tractor/630.3         | 0                    | 0                |
| Mower 151/146.2       | 0                    | 0                |
| Mower 160/384.7       | 210.15               | 210.15           |



# CITY OF SWEENY

Item 3.

102 W. Ashley Wilson Rd. • PO Box 248 • Sweeny, Texas 77480 • P: (979) 548-3321

## City Secretary – Monthly Departmental Update

Reporting Period FY25/26: October 01-31

### Council/Board Related Activities

- Council Meetings Prepared: 2
  - Agendas, Packets, Minutes, and Prep/Finalizations
- Ordinances Completed and Codified: 3
- Resolutions Completed: 3
- Proclamations Issued: 1
- Capital Improvement Committee Meetings Prepared: 4
  - Agendas, Prep/Finalizations
- Notice of Potential Quorums: 1

### Grants and Funding Opportunities

- CDBG Rescope & LMI eligibility Calculated: *Processed & Re-Submitted*
- GLO RCP Comprehensive Plan Award \$250,000 & Scoping Meeting
- GLO Ave A Sewer Proj. Audit Prep; Audit 11/3/2025
- TMCA Course Completed- Grant & Admin
- FEMA PA Deadlines; DR4798 No. 720

### Public Information Act (PIA)

- Public Information Requests:

|                       |    |
|-----------------------|----|
| ▪ Received            | 11 |
| ▪ Fulfilled           | 10 |
| ▪ Time Ext. Requested | 1  |
| ▪ Extensive           | 2  |
- OGA Opinions Received 3
  - Responses to Requestors 3

### Communications / IT

- Website Updates: *Content, Calendar, Newsfeeds, Closures, and Required Postings*
- CTY's: 2
- Email & Computer Annual Audit with Square 3

### General Department Operations

- FundView Conversion:
  - Meetings: *Ongoing*
  - FundView Court Data Pull Completed 10/28; Expected Live date is 11/12/25
- Records Retention: *Records Obtained by RCI for Destruction- 48 boxes*
- Contract Negotiations- Waste Connections
- TMCEC Legislative Update
- TMCA Learning Boost
- TIRZ Meeting
- Realtor/Financing Meeting
- Christmas Parade Application Submitted & Permit Obtained from TxDot
- Assessed/Assigned 911 Addresses: 6

### Elections

- 2026 Elections: *Initiated & In Progress*

# SWEENEY MUNICIPAL COURT

## CITY COUNCIL REPORT

---

### October 2025 Monthly Report

|                             |                           |                              |
|-----------------------------|---------------------------|------------------------------|
| Tickets Processed           | 30                        |                              |
| Number of Payments Received | 40                        | Amount Received: \$ 6,412.97 |
| Warrants Recalled           | 6                         |                              |
| Warrants Issued             | 1                         |                              |
| Cases Closed                | 1                         |                              |
| Court Dates                 | October 22 / PT - IA - SC |                              |

Prepared and Submitted by:  
Brandi Anderson  
Deputy Court Clerk  
November 05, 2025



# CITY OF SWEENY

102 W. Ashley Wilson Rd. • PO Box 248 • Sweeny, Texas 77480 • P: (979) 548-3321 • F: (979) 548-7745

Item 3.

November 18, 2025, Council Meeting  
Report Date: October 01 – October 31, 2025  
Submittal Date: Friday, November 07, 2025

## Developmental Services- Permitting

MyGov report attached for the report dates to include permits issued:

YTD 01.01.2025 – 10.31.2025  
Previous Month 10.01.2025 – 10.31.2025

## Completed Inspections

Mr. Jordan-18  
Don Malone- 7  
Delane Brown-5  
Devin Lemon-1  
Courtlyn -1

**Total Fees Collected for the Month:** \$12,602.46

## Active Residential & Commercial Construction

Commercial Construction:

131 Calvie Brown Rd /new office building  
SISD Project  
Sweeny Hospital Project

Residential:

208/209 Silverleaf Rd /210/211 Silverleaf Rd (project will resume at EOY) – new builds  
402 Pecan St -variance approved for current structure, 404 Pecan St – 2nd structure issued.  
1432 Camellia St

## Pre- Development Meetings for the Month: 0

## Rentals:

Community Center - 5  
Community Center Meeting Room- 4 groups occupying the meeting room  
Seniors Building – 8 groups occupying the building currently.



## Activity Report - By Project Type

from feed: 10/01/2025 - 10/31/2025

**PROJECT TYPE****ISSUED PERMITS**

|                                     |   |
|-------------------------------------|---|
| Building Permit - Mechanical (C)    | 4 |
| Building Permit -Electrical (R)     | 2 |
| Building Permit Single Family (R)   | 3 |
| Building Permit- Mechanical (R)     | 1 |
| Civil, Flatwork, or Driveway Permit | 1 |
| Culvert Permit                      | 1 |
| Fence Permit (C)                    | 2 |
| Fence Permit (R)                    | 1 |
| Manufactured Home Permit (R)        | 1 |
| Plumbing Permit (C)                 | 5 |
| Plumbing Permit (R)                 | 5 |
| Roofing Permit                      | 1 |

**TOTAL****27.00**



## Receipt Summary

Transaction Date from Receipts feed: 10/01/2025 - 10/31/2025

| RECEIPT NUMBER | TRANSACTION DATE       | RECEIVED FROM                      | AMOUNT      | TEMPLATE NAME                       | PROJECT ADDRESS              |
|----------------|------------------------|------------------------------------|-------------|-------------------------------------|------------------------------|
| 25-000320      | 10/02/2025 at 10:31 AM | Sweeny Independent School District | \$ 415.00   | Plumbing Permit (C)                 | 600 E E Ashley Wilson Rd Rd. |
| 25-000321      | 10/02/2025 at 10:34 AM | Sweeny Independent School District | \$ 457.50   | Plumbing Permit (C)                 | 600 E E Ashley Wilson Rd Rd. |
| 25-000322      | 10/02/2025 at 10:36 AM | Sweeny Independent School District | \$ 230.00   | Plumbing Permit (C)                 | 600 E E Ashley Wilson Rd Rd. |
| 25-000323      | 10/02/2025 at 10:37 AM | Sweeny Independent School District | \$ 332.50   | Plumbing Permit (C)                 | 600 E E Ashley Wilson Rd Rd. |
| 25-000324      | 10/02/2025 at 12:29 PM | Jesse Gauff                        | \$ 65.00    | Plumbing Permit (R)                 | 1101 Hallie St.              |
| 25-000325      | 10/03/2025 at 2:11 PM  | Doug Kirk                          | \$ 1,671.40 | Building Permit Single Family (R)   | 1432 Camellia                |
| 25-000326      | 10/03/2025 at 2:13 PM  | Doug Kirk                          | \$ 253.50   | Civil, Flatwork, or Driveway Permit | 1432 Camellia                |
| 25-000327      | 10/03/2025 at 3:35 PM  | Natalia Jimenez                    | \$ 50.00    | Plumbing Permit (R)                 | 208 Silver Leaf St.          |
| 25-000328      | 10/03/2025 at 3:37 PM  | Natalia Jimenez                    | \$ 50.00    | Plumbing Permit (R)                 | 209 Silverleaf St.           |
| 25-000329      | 10/07/2025 at 12:05 PM | Brian Smith                        | \$ 80.00    | Plumbing Permit (R)                 | 512 Sycamore                 |
| 25-000330      | 10/07/2025 at 3:30 PM  | Sergio Garcia                      | \$ 50.00    | Building Permit- Mechanical (R)     | 705 E 6Th St.                |

| RECEIPT NUMBER | TRANSACTION DATE       | RECEIVED FROM                                 | AMOUNT      | TEMPLATE NAME                     | PROJECT ADDRESS              |
|----------------|------------------------|---|-------------|-----------------------------------|------------------------------|
| 25-000331      | 10/07/2025 at 3:31 PM  | Sergio Garcia                                 | \$ 50.00    | Building Permit -Electrical (R)   | 705 E 6Th St.                |
| 25-000332      | 10/09/2025 at 11:20 AM | Bob Kotrla                                    | \$ 60.00    | Building Permit -Electrical (R)   | 301 N Ross St.               |
| 25-000333      | 10/10/2025 at 9:28 AM  | Debbie Stillman                               | \$ 60.00    | Building Permit -Electrical (R)   | 1432 Camellia                |
| 25-000334      | 10/10/2025 at 3:52 PM  | Robert Goodrum                                | \$ 50.00    | Roofing Permit                    | 1601 Azalea St.              |
| 25-000335      | 10/13/2025 at 8:50 AM  | Jose Quiroz                                   | \$ 322.50   | Plumbing Permit (R)               | 1432 Camellia                |
| 25-000336      | 10/13/2025 at 1:11 PM  | Sergio Garcia                                 | \$ 50.00    | Building Permit -Electrical (R)   | 705 E 6Th St.                |
| 25-000337      | 10/14/2025 at 3:48 PM  | Charles Norsworthy                            | \$ 80.00    | Plumbing Permit (R)               | 107 S Holly St.              |
| 25-000338      | 10/16/2025 at 11:17 AM | Eric Jones                                    | \$ 226.80   | Manufactured Home Permit (R)      | 1301 Ave A                   |
| 25-000339      | 10/17/2025 at 2:16 PM  | Reginald Early                                | \$ 1,250.00 | Building Permit - Mechanical (C)  | 600 E E Ashley Wilson Rd Rd. |
| 25-000340      | 10/17/2025 at 2:19 PM  | Reginald Early                                | \$ 850.00   | Building Permit - Mechanical (C)  | 600 E E Ashley Wilson Rd Rd. |
| 25-000341      | 10/17/2025 at 2:21 PM  | Reginald Early                                | \$ 750.00   | Building Permit - Mechanical (C)  | 600 E E Ashley Wilson Rd Rd. |
| 25-000342      | 10/17/2025 at 2:23 PM  | Reginald Early                                | \$ 250.00   | Building Permit - Mechanical (C)  | 709 Sycamore                 |
| 25-000343      | 10/21/2025 at 10:48 AM | Goodrum Robert Wayne & Worrell William Walter | \$ 891.10   | Building Permit Single Family (R) | 402 Pecan St                 |

| RECEIPT NUMBER | TRANSACTION DATE       | RECEIVED FROM                           | AMOUNT              | TEMPLATE NAME                     | PROJECT ADDRESS     |
|----------------|------------------------|---|---------------------|-----------------------------------|---------------------|
| 25-000344      | 10/21/2025 at 10:51 AM | Worrell William W & Robert W Goodrum Jr | \$ 3,669.66         | Building Permit Single Family (R) | 404 Pecan St.       |
| 25-000345      | 10/29/2025 at 1:42 PM  | Ronnie Byrd                             | \$ 50.00            | Building Permit- Mechanical (R)   | 1309 Elm St.        |
| 25-000346      | 10/30/2025 at 2:01 PM  | Ruben & Ruth Renobato                   | \$ 200.00           | Culvert Permit                    | 0 Travis Ave        |
| 25-000347      | 10/30/2025 at 3:01 PM  | Greg Leslie                             | \$ 75.00            | Plumbing Permit (C)               | 701 E 2Nd St.       |
| 25-000348      | 10/31/2025 at 9:45 AM  | Joshua Stephens                         | \$ 62.50            | Plumbing Permit (R)               | 1110 Old Ocean Ave. |
| <b>TOTAL</b>   |                        |   | <b>\$ 12,602.46</b> |                                   |                     |



# AGENDA MEMO

Business of the City Council  
City of Sweeny, Texas

Item 4.

**Consent Agenda**

**Board Updates**

FY 25/26 : October 01 -31

## BOARDS

- Sweeny Economic Development Corporation
- Crime Control & Prevention District
- Sweeny Beautification Committee
- Capital Improvements Committee
- Parks & Recreation Board
- Fire Department

## Executive Director Report

Item 4.

Sent emails requesting updates for Trilogy and Stark.

Request an update from Cecil on mowing and cleanup at the industrial park.

Spoke with Equipment Share. We did receive the signed Performance Agreement. They have been assigned an address.

Our attorney Jeff Moore has filed the proof of claim against West Brazos Stewart's Bankruptcy for the \$40,000 still owed to us.

Working with a couple of realtors to get information on empty buildings in town. Most are being used for storage and don't want to sale.

**Profit and Loss**  
**Sweeny Economic Development**  
**October 13-November 5, 2025**

| <b>Distribution account</b>     | <b>Total</b>                           |
|---------------------------------|--|
| Income                          |  |
| Bank Interest                   | 0.92 had not received TexPool Interest |
| Sales Tax Income                | 22,481.70                              |
| <b>Total for Income</b>         | <b>\$22,482.62</b>                     |
| Cost of Goods Sold              |  |
| <b>Gross Profit</b>             | <b>\$22,482.62</b>                     |
| Expenses                        |  |
| Admin. Expense                  |  |
| Legal Services Fees             | 100.00                                 |
| Office Supplies                 | 191.86                                 |
| Phone/Internet                  | 779.95 to get out of the contract      |
| <b>Total for Admin. Expense</b> | <b>\$1,071.81</b>                      |
| Loan Interest Expense           | 3,594.95                               |
| Promotions                      |  |
| SEDC promotions                 | 1,184.71 water for Thanksgiving Feast  |
| <b>Total for Promotions</b>     | <b>\$1,184.71</b>                      |
| <b>Total for Expenses</b>       | <b>\$5,851.47</b>                      |
| <b>Net Operating Income</b>     | <b>\$16,631.15</b>                     |
| <b>Net Other Income</b>         |  |
| <b>Net Income</b>               | <b>\$16,631.15</b>                     |

**Balance Sheet**  
**Sweeny Economic Development Corporation**  
**As of November 5, 2025**

| Distribution account                       | Total                 |
|--|-----------------------|
| <b>Assets</b>                              |                       |
| Bank Accounts                              |                       |
| Money Market Acct #1038451                 | 539.85                |
| Now Acct. #1038478                         | 60,678.31             |
| TexPool                                    | 187,130.60            |
| <b>Total for Bank Accounts</b>             | <b>\$248,348.76</b>   |
| Other Current Assets                       |                       |
| Loan                                       | 8,325.00              |
| <b>Total for Other Current Assets</b>      | <b>\$8,325.00</b>     |
| <b>Total for Current Assets</b>            | <b>\$256,673.76</b>   |
| <b>Fixed Assets</b>                        |                       |
| Industrial Park Property                   | 1,472,320.45          |
| Phase I                                    | 221,145.32            |
| Phase II                                   | 112,325.67            |
| Phase III                                  | 98,321.12             |
| Phase IV                                   | 23,125.20             |
| <b>Total for Industrial Park</b>           |                       |
| Property                                   | <b>\$1,927,237.76</b> |
| <b>Total for Fixed Assets</b>              | <b>\$1,927,237.76</b> |
| Other Assets                               |                       |
| <b>Total for Assets</b>                    | <b>\$2,183,911.52</b> |
| <b>Liabilities and Equity</b>              |                       |
| Liabilities                                |                       |
| Other Current Liabilities                  |                       |
| Payroll Liabilities                        | 9,173.00              |
| Federal Taxes (941/943/944)                | 1,621.99              |
| Federal Unemployment (940)                 | -43.32                |
| Medical                                    | 2,508.73              |
| <b>Total for Payroll Liabilities</b>       | <b>\$13,260.40</b>    |
| <b>Total for Other Current Liabilities</b> | <b>\$13,260.40</b>    |
| Long-term Liabilities                      |                       |
| Southside Bank Loan                        | 754,176.04            |
| <b>Total for Long-term Liabilities</b>     | <b>\$754,176.04</b>   |
| <b>Total for Liabilities</b>               | <b>\$767,436.44</b>   |
| Equity                                     |                       |

|   |                       |
|---|-----------------------|
| Opening Bal Equity                      | 9,990.00              |
| Retained Earnings                       | 1,393,492.40          |
| Net Income                              | 12,992.68             |
| <b>Total for Equity</b>                 | <b>\$1,416,475.08</b> |
| <b>Total for Liabilities and Equity</b> | <b>\$2,183,911.52</b> |



# CITY OF SWEENY

102 W. Ashley Wilson Rd. • PO Box 248 • P: (979) 548-3321 • E: info@sweenytx.gov

Item 4.

The following will be used to request an item to be placed on the agenda with the Sweeny City Council.

## Personal Information:

Name: Sweeny Beautification

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Email(s): \_\_\_\_\_

Phone(s): \_\_\_\_\_

## **Please include specific details of the item you wish to be placed on the agenda.**

Sweeny Beautification is requesting the use of Chick Anderson Park on December 6th 2025 for the Annual Christmas in the Park. We are also asking for the city barricades to close the intersection of Peca/1st and pecan/Main. Also the use of city porta cans. The parade route has already been approved by tx dot.

October Report:

Halloween Dance

Tree Planting ...over 30 trees planted between the Library and Mlk Park (45 adult Volunteers and all of 2nd grade Sweeny Christian School)

Library Mural is complete..needs a light

Signature: \_\_\_\_\_ Date: 11-3-2025

Requests must be received by the City Manager, **by close of business on the last business day of the month**, to ensure placement on the following month's agenda. Administration and/or their designee reserves the right to delay the item to the following regularly scheduled meeting if it is determined that more time is needed in order to compile information specific to the request. This updated deadline is pursuant to H.B 1522, enacted and effective as of September 01, 2025.

Regular Session Council meetings are held the third (3rd) Tuesday of each month. Agendas are required to be posted at least three (3) business days before the scheduled date of the meeting.

Once Council has acted on an agenda item, that item cannot be placed on the agenda for a period of six (6) months. Exception is provided if three members of Council ask that the item be returned early to the agenda, or the Mayor or the City Manager determines it is in the interest of the City to do so.

# Sweeny Fire and Rescue October 2025 Activity Report

Item 4.

Sweeny Fire and Rescue responded to a total of 20 incidents in October and a total of 202 incidents year to date. A breakdown by category is attached below.

We participated in several community events throughout the month.

In conjunction with the City Fire Marshal we held a fire prevention program for an estimated 900 students at the elementary school.

We accepted delivery of a new Class A Engine to replace our oldest Engine. It will be placed in service soon.

Training was held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of last month and we have several members taking outside classes.

**10/01/2025 - 10/31/2025 (31 Days)**

Breakdown by Incident Category

| Incident Category | # Incidents | % of Total  |
|-------------------|-------------|-------------|
| Alarm             | 7           | 35%         |
| Fire              | 5           | 25%         |
| Accident          | 4           | 20%         |
| HazMat            | 1           | 5%          |
| Medical           | 1           | 5%          |
| Other             | 1           | 5%          |
| Public Service    | 1           | 5%          |
| <b>Total</b>      | <b>20</b>   | <b>100%</b> |



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 5.

|                           |  |              |                                 |
|---------------------------|--|--------------|---------------------------------|
| Meeting Date              | 11/18/2025   | Agenda Item  |                                 |
| Approved by City Manager  | Yes  | Presenter(s) | Kaydi Smith                     |
| Reviewed by City Attorney |  | Department   | Zoning / Developmental Services |
| Subject                   | Discussion and possible action to requested variances at 906 N Main, §156.018 A(1)(a) for size of signage allowance; O'Reilly Auto Parts |              |                                 |
| Attachments               | Variance Request with Supporting Information, Signage Drawing  |              |                                 |
| Financial Information     | Expenditure Required:  | -            |                                 |
|                           | Amount Budgeted:   | -            |                                 |
|                           | Account Number:  | -            |                                 |
|                           | Additional Appropriation Required:   | -            |                                 |
|                           | Additional Account Number:   | -            |                                 |

#### Executive Summary

Contractors for O'Reilly Auto Parts are proposing increased sizing plans for illuminated signage to be adhered to the structure. Signage requires a variance to the size, as it exceeds the allowable size.

Previously, Council granted the variance to allow illuminated signage to exceed the allowable size of the current signage in April of 2025. Requestor is seeking a variance to enlarge the current signage. This signage has an encompassing rectangle footage of 168.77 square feet, and a combined individual component size of 114.40 sq. ft. Current signage is approximately 59 square feet.

#### § 156.018 SIGNS REQUIRING A PERMIT.

The following signs shall require a permit, issued prior to construction:

(A) Signs on property in other than residential areas.

(1) *Single commercial building.* Signs shall be permitted as follows:

- (a) Attached or painted onto each side of a building. No single sign may be larger than 32 square feet.
- (b) One free standing sign not larger than 24 square feet or taller than ten feet.
- (c) One projecting sign not to exceed 12 square feet.
- (d) The aggregate of all signs may not exceed 80 square feet.

(2) *Commercial complex.* Signs shall be permitted as follows:

- (a) One free standing sign not larger than 64 square feet or taller than 12 feet.

1. A commercial complex with a land area of two acres or more may have one freestanding sign along each street which borders the complex for a distance of 200 feet.

2. If the structure of a free standing sign contains or supports more than one sign, then each sign shall be of the same construction, coloring, design, and style.

- (b) Signs housed in the complex not to exceed 50% of the front wall space.

(3) *Flags.* No flagpole may be higher than 20 feet or extend beyond the maximum allowable building height limit as established in the city building regulations, whichever is shorter. At any establishment, the entire area of all flags shall be counted toward the aggregate for signs on the premises. Flags may only be illuminated in compliance with this chapter.

(4) *Illuminated signs.*

(a) Neon signs are prohibited except for signs no greater than 4.5 square feet located on or inside of a window of an establishment. No more than two such signs are permitted per business.

(b) No sign shall be lighted to such intensity or in such a manner as to cause glare or brightness to a degree that it constitutes a traffic hazard. Any such sign shall constitute a nuisance.

- (c) Signs may not be illuminated by mercury arc or mercury vapor light sources.

- (d) Illuminated signs may not be installed facing adjacent or adjoining residential areas.



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 5.

#### **§ 156.046 VARIANCES; City of Sweeny Ordinance**

(A) *Application and fee required.* A variance is written approval to depart from the strict application of the provisions of this chapter. Any person, business or other organization desiring to continue to construct, reconstruct, place, install, repair, maintain, relocate, alter or use any sign which does not conform to the provisions of this article may make application to the City Council for a variance to the provisions of this subchapter. The application shall be filed with the City Manager, accompanied by the appropriate fees established by the city, which are set out in the city's fee schedule for each application for variance.

(B) *Standards for variances.* The City Council may approve a variance only if it makes affirmative findings, reflected in the minutes of the City Council's proceedings, as to all of the followings:

- (1) The variance will not authorize a type of sign which is specifically prohibited by this subchapter;
- (2) The variance is not contrary to the goals and objectives outlined by the City of Sweeny's comprehensive plan;
- (3) The variance is not contrary to the public interest; and
- (4) Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly classified properties will not satisfy this requirement. Financial or economic hardship alone will not ordinarily satisfy this requirement.

(5) The spirit and purpose of the ordinance will be observed, and substantial justice will be done.

(C) *Conditions of variances.* The City Council may impose such conditions or requirements in a variance as are necessary in the City Council's judgment to achieve the fundamental purposes of this article. A violation of such conditions or requirements shall constitute a violation of this subchapter. A variance, if granted, shall be for a specific event, use or other application of a business and shall not continue with the property. If a variance is granted and the activity authorized is not substantially underway within six months of the date of approval of the variance, the variance shall lapse and become of no force or effect.

#### **Recommended Action**

Council Discretion:

If approving, Council must make affirmative findings per §156.046(B) to be stated in the motion.—see below.

#### **SEE ABOVE FOR FULL STANDARDS OF VARIANCES §156.046**

Council may only approve if it makes affirmative findings reflected in the minutes as to all the following:

**Motion if approving:** To approve the requested variance to Ordinance 156.018(A)(1)(a), permitting increased signage dimensions at 906 N Main as detailed in the submitted plans, and to adopt affirmative findings in support of the variance, as:

- it will not authorize a type of sign which is specifically prohibited by this subchapter
- is not contrary to the goals and objectives outlined by the City's comprehensive plan
- is not contrary to the public interest
- due to special conditions a literal enforcement of the ordinance would result in unnecessary hardship
- the spirit and purpose of the ordinance will be observed, and substantial justice will be done.



# CITY OF SWEENEY

102 W. Ashley Wilson Rd. • PO Box 248 • Sweeny, Texas 77480 • P: (979) 548-3321

## Zoning and/or Variance Application

Please complete each field. Incomplete applications will **not** be accepted.

### TYPE OF APPLICATION:

Zoning Change (from zone) \_\_\_\_\_ (to zone) \_\_\_\_\_  
 Variance Request to P & Z Exhibit, Section § \_\_\_\_\_  
 Variance Request to Ordinance, Section § 156.018 A.1.a \_\_\_\_\_  
 Re-Plat Type: \_\_\_\_\_

\*Plat Types include: Amending, Replats, Combination, Subdivide, Subdivision, Preliminary, Final

\*\*Re-plats/Mylars can only be accepted the 1<sup>st</sup> thru the 5<sup>th</sup> business day of each month to comply with HB 3167.

### PROJECT INFORMATION:

Residential Project Name/Owners Name: O'Reilly Auto Parts \_\_\_\_\_  
 Commercial Brazoria County Appraisal District Property ID # 259326 \_\_\_\_\_  
 Survey attached? Project Address/Location: 906 N Main Street \_\_\_\_\_  
 Drawing attached? Subdivision: S8089 \_\_\_\_\_ No. of Lots: 1 \_\_\_\_\_  
 Total Acreage &/or Square Footage: \_\_\_\_\_

(Any additional supporting information can be submitted and attached with this request.)

### Brief Description of Property & Reason for Proposed Request:

Requesting a variance to allow the increase of the existing illuminated wall sign on the front elevation from from 59 sq. ft. to 114 sq. ft.

*Administration and/or their designee reserves the right to delay the item to the following regularly scheduled meeting if it is determined that more time is needed in order to compile information specific to the request.*

### PROPERTY OWNER'S INFORMATION:

Name: O'Reilly Auto Enterprises, LLC \_\_\_\_\_  
 Mailing Address: 233 S Patterson Avenue \_\_\_\_\_  
 City: Springfield \_\_\_\_\_ State: MO \_\_\_\_\_ Zip: 65802 \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

### APPLICANT OR AGENT'S INFORMATION:

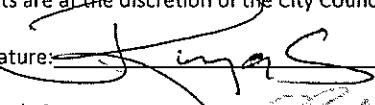
Name: Jennifer Ronneburger of GoPermit \_\_\_\_\_  
 Mailing Address: 9061 Woodlark Terrace \_\_\_\_\_  
 City: Boynton Beach \_\_\_\_\_ State: FL \_\_\_\_\_ Zip: 33472 \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: yourfriends@gopermit.com \_\_\_\_\_

\*\*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

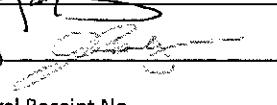
As owner and applicant, I hereby request approval of the above described request as provided for by The City of Sweeny.

**Zoning Change Requests are charged an advertisement fee per the official newspaper rate plus a \$20.00 administrative fee. Additional fees assessed for additional pages and/or additional administrative duties required. Current advertisement rates start at \$265.00. Any advertisement rate completed that is over the current minimum rate will be invoiced to the requestor. All zone change requests are subject to the discretion of the P&Z Board of Commissions and City Council.**

**Replats and variances are \$50.00 each. Re-plat and variance requests are not a guaranteed approval. All replats and variance requests are at the discretion of the City Council.**

\*\*Owner's Signature:  \_\_\_\_\_

Date: 10-21-25

Agent's/Applicant's Signature:  \_\_\_\_\_

Date: 10/17/2025

Fees Paid: \$50 \_\_\_\_\_ General Receipt No. \_\_\_\_\_

Date: \_\_\_\_\_

### OFFICE USE ONLY:

Date Received: \_\_\_\_\_ Amount Collected: \_\_\_\_\_ City Representative: \_\_\_\_\_



Item 5.

LETTER OF AUTHORIZATION

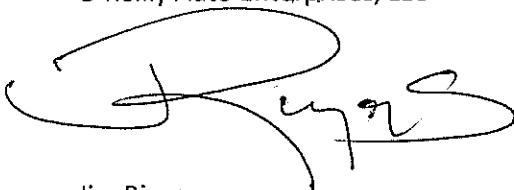
10/17/25

To Whom It May Concern:

This letter is to certify that GoPermit is authorized to survey, permit, and install signage on behalf of O'Reilly Auto Enterprises, LLC at the following property address: 906 N. Main St. Sweeny, TX. This letter grants permission to enter, perform work, and obtain necessary permits and approvals for such signage.

Sincerely,

O'Reilly Auto Enterprises, LLC

  
Jim Riggs

Senior Director Real Estate Development



9061 Woodlark Terrace. Boynton Beach, FL 33436

631.882.4718 • [gopermit@gmail.com](mailto:gopermit@gmail.com)

Item 5.

October 24, 2025

City of Sweeny  
Planning and Zoning  
102 W Ashley Wilson Road  
Sweeny, Texas 77480

Re: Justification Letter  
O'Reilly Auto Parts  
906 N Main Street  
Sweeny, TX 77480

To Whom It May Concern:

Please allow this letter to serve as the justification letter for the subject property noted above. We are seeking a variance from City Ordinance Section 156.018 A.1.a: *No single sign may be larger than 32 square feet.*

Variance Request: Fabricate and install one (1) wall-mounted letter set internally illuminated to the building facade, identifying "O'Reilly Auto Parts," on the south elevation above the main entrance to the building with an overall square footage of 114.4 square feet. The current existing sign is 59.4 square feet.

The property's building entrance is uniquely positioned over 125 feet from Main Street, significantly reducing visibility. To compensate for this setback, a larger, internally illuminated sign is necessary. This will attract vehicular traffic, particularly given the area's transformation from a residential neighborhood to a vibrant commercial center. Drivers on Main Street, traveling at an average speed of 45 mph, will have ample time to identify the business and react accordingly. Accurately displaying the business's branding is crucial for passersby to quickly and easily recognize the property's commercial nature.

We respectfully request approval and look forward to discussing it with you.

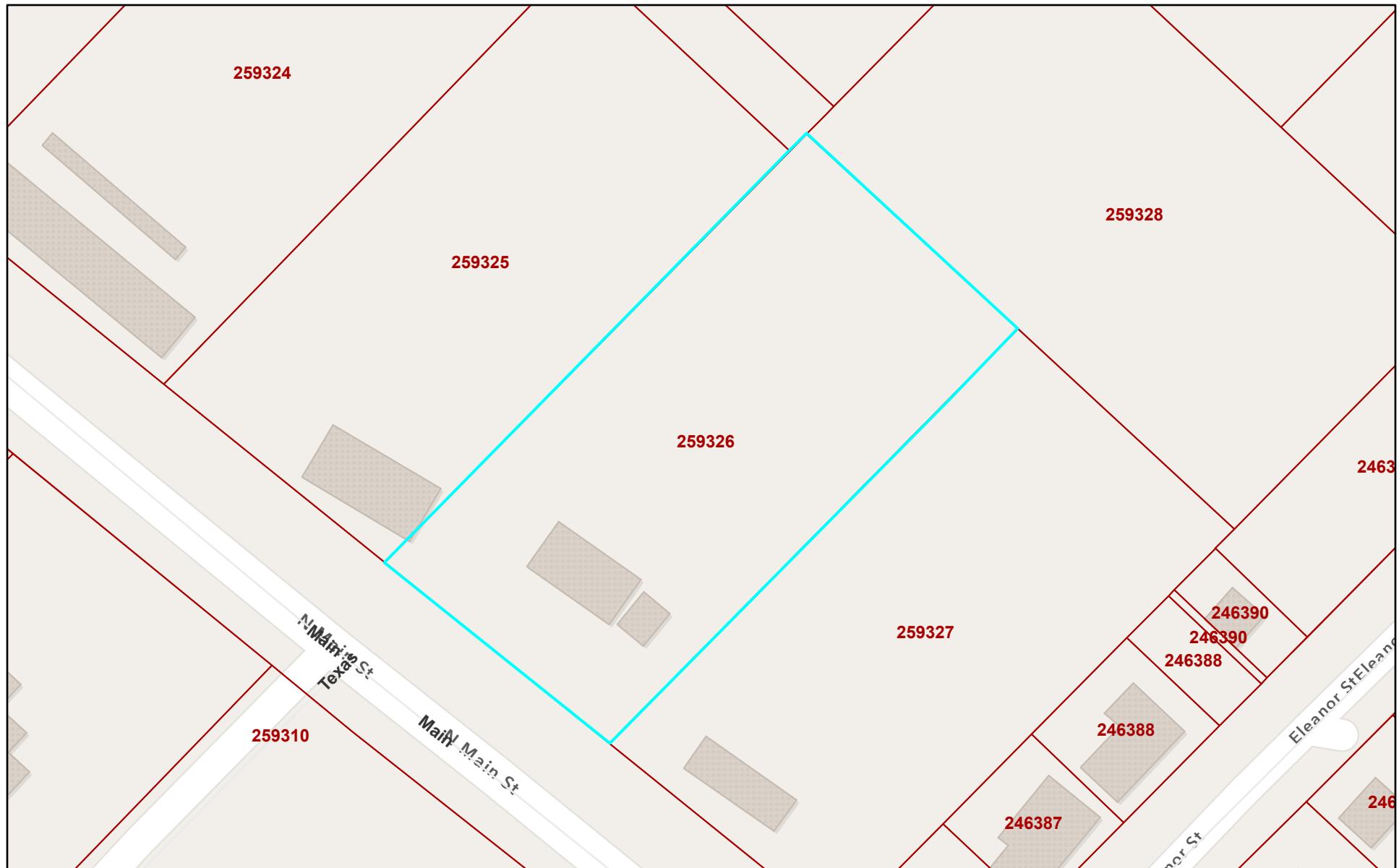
Sincerely,

Jennifer Ronneburger  
President, GoPermit



# Brazoria CAD Web Map

Item 5.



3/20/2025, 10:06:40 AM

Abstracts  Streets

Parcels  Brazoria County Boundary

1:1,128  
0 0.01 0.01 0.03 0.05 mi  
0 0.01 0.03 0.05 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Brazoria County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

# Brazoria CAD Property Search

## Property Details

| Account                      |  |                                     |
|------------------------------|--|-------------------------------------|
| <b>Property ID:</b>          | 259326   | <b>Geographic ID:</b> 8089-0118-110 |
| <b>Type:</b>                 | R  | <b>Zoning:</b> 11/20/2018 CH        |
| <b>Property Use:</b>         |  |                                     |
| Location                     |  |                                     |
| <b>Situs Address:</b>        | 906 MAIN SWEENEY, TX 77480                                       |                                     |
| <b>Map ID:</b>               |  | <b>Mapsco:</b>                      |
| <b>Legal Description:</b>    | S/D TRS A-B-D-E-H (A0079 I KEEP) BLK B LOT 19D ACRES 1.44        |                                     |
| <b>Abstract/Subdivision:</b> | S8089  |                                     |
| <b>Neighborhood:</b>         | (CSW) TOWNSITE   |                                     |
| Owner                        |  |                                     |
| <b>Owner ID:</b>             | 1242470  |                                     |
| <b>Name:</b>                 | OREILLY AUTO ENTERPRISES LLC                                     |                                     |
| <b>Agent:</b>                |  |                                     |
| <b>Mailing Address:</b>      | 233 S PATTERSON AVE<br>SPRINGFIELD, MO 65802-2210                |                                     |
| <b>% Ownership:</b>          | 100.0%   |                                     |
| <b>Exemptions:</b>           | HS -<br>For privacy reasons not all exemptions are shown online. |                                     |

## Property Values

|   |         |
|---|---------|
| <b>Improvement Homesite Value:</b>  | N/A (+) |
| <b>Improvement Non-Homesite Value:</b>  | N/A (+) |
| <b>Land Homesite Value:</b>   | N/A (+) |
| <b>Land Non-Homesite Value:</b>   | N/A (+) |
| <b>Agricultural Market Valuation:</b>   | N/A (+) |
| <b>Market Value:</b>  | N/A (=) |
| <b>Agricultural Value Loss:</b>  | N/A (-) |
| <b>Appraised Value:</b>          |         |
| <b>HS Cap Loss:</b>              |         |

**Circuit Breaker:** 0**Assessed Value:**

N/A

**Ag Use Value:**

N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## ■ Property Taxing Jurisdiction

**Owner:** OREILLY AUTO ENTERPRISES LLC **%Ownership:** 100.0%

| Entity | Description                                | Tax Rate | Market Value | Taxable Value |
|--------|--|----------|--------------|---------------|
| CAD    | BRAZORIA COUNTY APPRAISAL DISTRICT         | N/A      | N/A          | N/A           |
| CSW    | CITY OF SWEENEY                            | N/A      | N/A          | N/A           |
| DR9    | WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11 | N/A      | N/A          | N/A           |
| EM2    | BRAZORIA COUNTY EMERGENCY DISTRICT #2      | N/A      | N/A          | N/A           |
| GBC    | BRAZORIA COUNTY                            | N/A      | N/A          | N/A           |
| HSW    | SWEENEY HOSPITAL DISTRICT                  | N/A      | N/A          | N/A           |
| NAV    | PORT FREEPORT                              | N/A      | N/A          | N/A           |
| RDB    | ROAD & BRIDGE FUND                         | N/A      | N/A          | N/A           |
| SSW    | SWEENEY INDEPENDENT SCHOOL DISTRICT        | N/A      | N/A          | N/A           |

**Total Tax Rate:** N/A

## Property Improvement - Building

**Description:** RESIDENTIAL **Type:** Residential **Living Area:** 1546.0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|-------------|----------|------------|------|
| MA   | MAIN AREA   | 4+       | 1986       | 1546 |
| OPP  |             | 4+       | 1986       | 72   |
| EFP  |             | 4+       | 1986       | 168  |
| MU   |             | 4+       | 1986       | 54   |

**Description:** CANOPY **Living Area:** 0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|-------------|----------|------------|------|
| RC2  |             | 4        | 1986       | 360  |

**Description:** STORAGE BUILDING **Living Area:** 0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|-------------|----------|------------|------|
| RS1  |             | 4        | 1986       | 120  |

**Description:** FV WOOD DECK **Living Area:** 0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|-------------|----------|------------|------|
| WD   | WOOD DECK   | *        | 0          | 0    |

## Property Land

| Type | Description          | Acreage | Sqft      | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|----------------------|---------|-----------|-----------|-----------|--------------|-------------|
| C-HS | COMMERCIAL HOMESTEAD | 1.10    | 47,724.34 | 0.00      | 0.00      | N/A          | N/A         |
| C-HS | COMMERCIAL HOMESTEAD | 0.34    | 15,000.00 | 0.00      | 0.00      | N/A          | N/A         |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed  |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2025 | N/A          | N/A         | N/A          | N/A       | N/A         | N/A       |
| 2024 | \$186,460    | \$100,710   | \$0          | \$287,170 | \$61,216    | \$225,954 |
| 2023 | \$186,540    | \$100,710   | \$0          | \$287,250 | \$81,837    | \$205,413 |
| 2022 | \$157,130    | \$56,730    | \$0          | \$213,860 | \$27,121    | \$186,739 |
| 2021 | \$127,430    | \$48,630    | \$0          | \$176,060 | \$6,297     | \$169,763 |
| 2020 | \$127,430    | \$48,630    | \$0          | \$176,060 | \$21,730    | \$154,330 |
| 2019 | \$107,630    | \$32,670    | \$0          | \$140,300 | \$0         | \$140,300 |
| 2018 | \$115,820    | \$28,940    | \$0          | \$144,760 | \$0         | \$144,760 |
| 2017 | \$115,820    | \$28,940    | \$0          | \$144,760 | \$0         | \$144,760 |
| 2016 | \$115,820    | \$28,940    | \$0          | \$144,760 | \$11,231    | \$133,529 |

## Property Deed History

| Deed Date | Type | Description                 |  | Grantor                | Grantee                      | Volume | Page   | Number |
|-----------|------|-----------------------------|--|------------------------|------------------------------|--------|--------|--------|
| 1/15/2025 | WD   | WARRANTY DEED               |  | JAMMER DAVID C         | OREILLY AUTO ENTERPRISES LLC | 2025   | 002678 |        |
| 7/21/2000 | DV   | DEED RETAINING VENDORS LIEN |  | VIERNES TRUST          | JAMMER DAVID C               | 00     | 032063 | 0      |
| 9/29/1994 | WD   | WARRANTY DEED               |  | FRIDAY WINIFRED ESTATE | VIERNES TRUST                | 95     | 003461 | 0      |

# Brazoria CAD Property Search

## Property Details

| Account                      |  |                                     |
|------------------------------|--|-------------------------------------|
| <b>Property ID:</b>          | 259326   | <b>Geographic ID:</b> 8089-0118-110 |
| <b>Type:</b>                 | R  | <b>Zoning:</b> 11/20/2018 CH        |
| <b>Property Use:</b>         |  |                                     |
| Location                     |  |                                     |
| <b>Situs Address:</b>        | 906 MAIN SWEENEY, TX 77480                                       |                                     |
| <b>Map ID:</b>               |  | <b>Mapsco:</b>                      |
| <b>Legal Description:</b>    | S/D TRS A-B-D-E-H (A0079 I KEEP) BLK B LOT 19D ACRES 1.44        |                                     |
| <b>Abstract/Subdivision:</b> | S8089  |                                     |
| <b>Neighborhood:</b>         | (CSW) TOWNSITE   |                                     |
| Owner                        |  |                                     |
| <b>Owner ID:</b>             | 1242470  |                                     |
| <b>Name:</b>                 | OREILLY AUTO ENTERPRISES LLC                                     |                                     |
| <b>Agent:</b>                |  |                                     |
| <b>Mailing Address:</b>      | 233 S PATTERSON AVE<br>SPRINGFIELD, MO 65802-2210                |                                     |
| <b>% Ownership:</b>          | 100.0%   |                                     |
| <b>Exemptions:</b>           | HS -<br>For privacy reasons not all exemptions are shown online. |                                     |

## Property Values

|   |         |
|---|---------|
| <b>Improvement Homesite Value:</b>  | N/A (+) |
| <b>Improvement Non-Homesite Value:</b>  | N/A (+) |
| <b>Land Homesite Value:</b>   | N/A (+) |
| <b>Land Non-Homesite Value:</b>   | N/A (+) |
| <b>Agricultural Market Valuation:</b>   | N/A (+) |
| <b>Market Value:</b>  |         |
| <b>Agricultural Value Loss:</b>  |         |

|   |         |
|---|---------|
| <b>Appraised Value:</b>  | N/A (=) |
| <b>HS Cap Loss:</b>      | N/A (-) |
| <b>Circuit Breaker:</b>  | N/A (-) |
| <b>Assessed Value:</b>  | N/A     |
| <b>Ag Use Value:</b>  | N/A     |

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## Property Taxing Jurisdiction

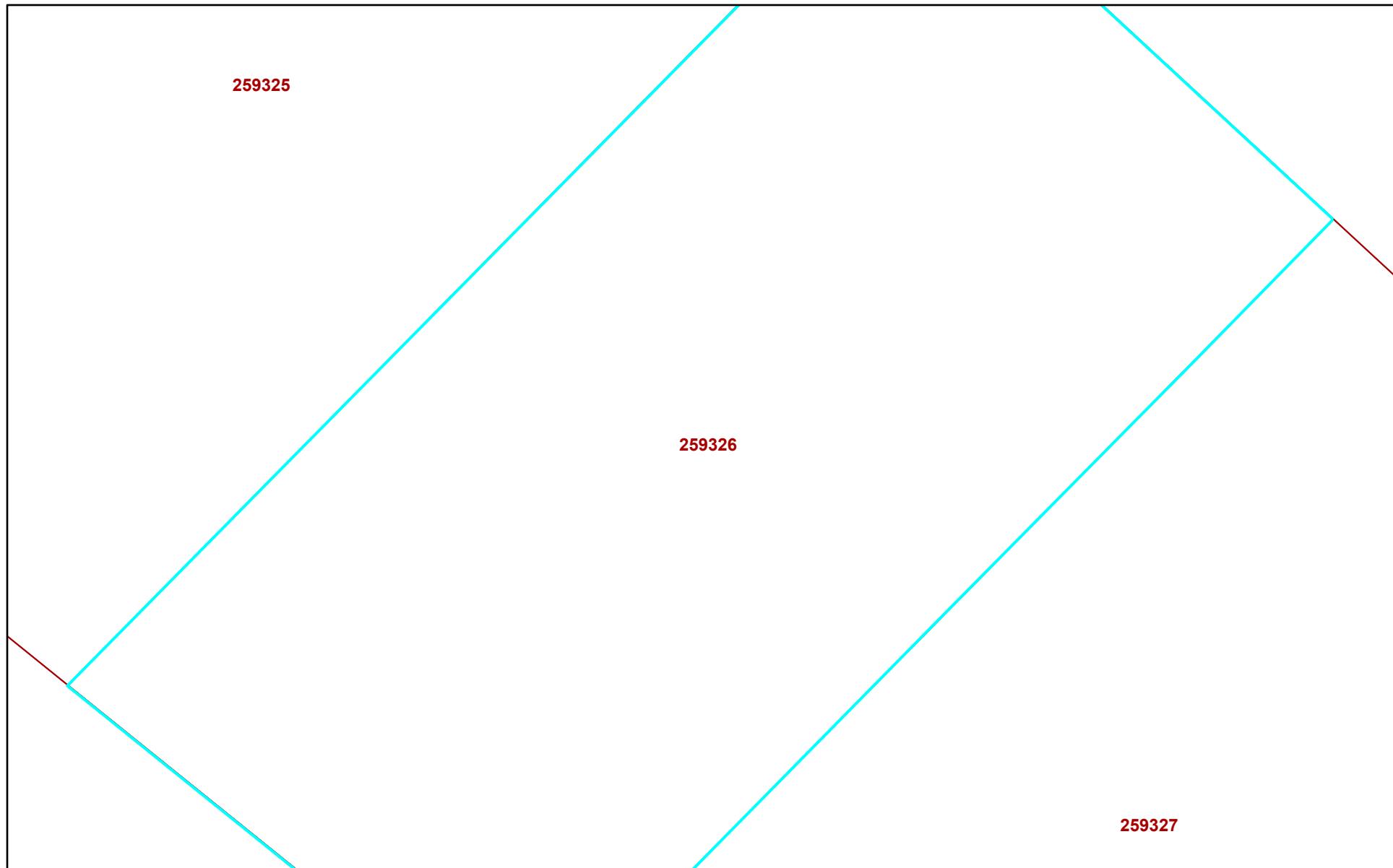
**Owner:** OREILLY AUTO ENTERPRISES LLC %**Ownership:** 100.0%

| Entity | Description                                | Tax Rate | Market Value | Taxable Value |
|--------|--|----------|--------------|---------------|
| CAD    | BRAZORIA COUNTY APPRAISAL DISTRICT         | N/A      | N/A          | N/A           |
| CSW    | CITY OF SWEENEY                            | N/A      | N/A          | N/A           |
| DR9    | WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11 | N/A      | N/A          | N/A           |
| EM2    | BRAZORIA COUNTY EMERGENCY DISTRICT #2      | N/A      | N/A          | N/A           |
| GBC    | BRAZORIA COUNTY                            | N/A      | N/A          | N/A           |
| HSW    | SWEENEY HOSPITAL DISTRICT                  | N/A      | N/A          | N/A           |
| NAV    | PORT FREEPORT                              | N/A      | N/A          | N/A           |
| RDB    | ROAD & BRIDGE FUND                         | N/A      | N/A          | N/A           |
| SSW    | SWEENEY INDEPENDENT SCHOOL DISTRICT        | N/A      | N/A          | N/A           |

**Total Tax Rate:** N/A

# O'Reilly Auto Part Sweeny TX

Item 5.



3/19/2025, 1:05:38 PM

Abstracts  Brazoria County Boundary  
 Parcels

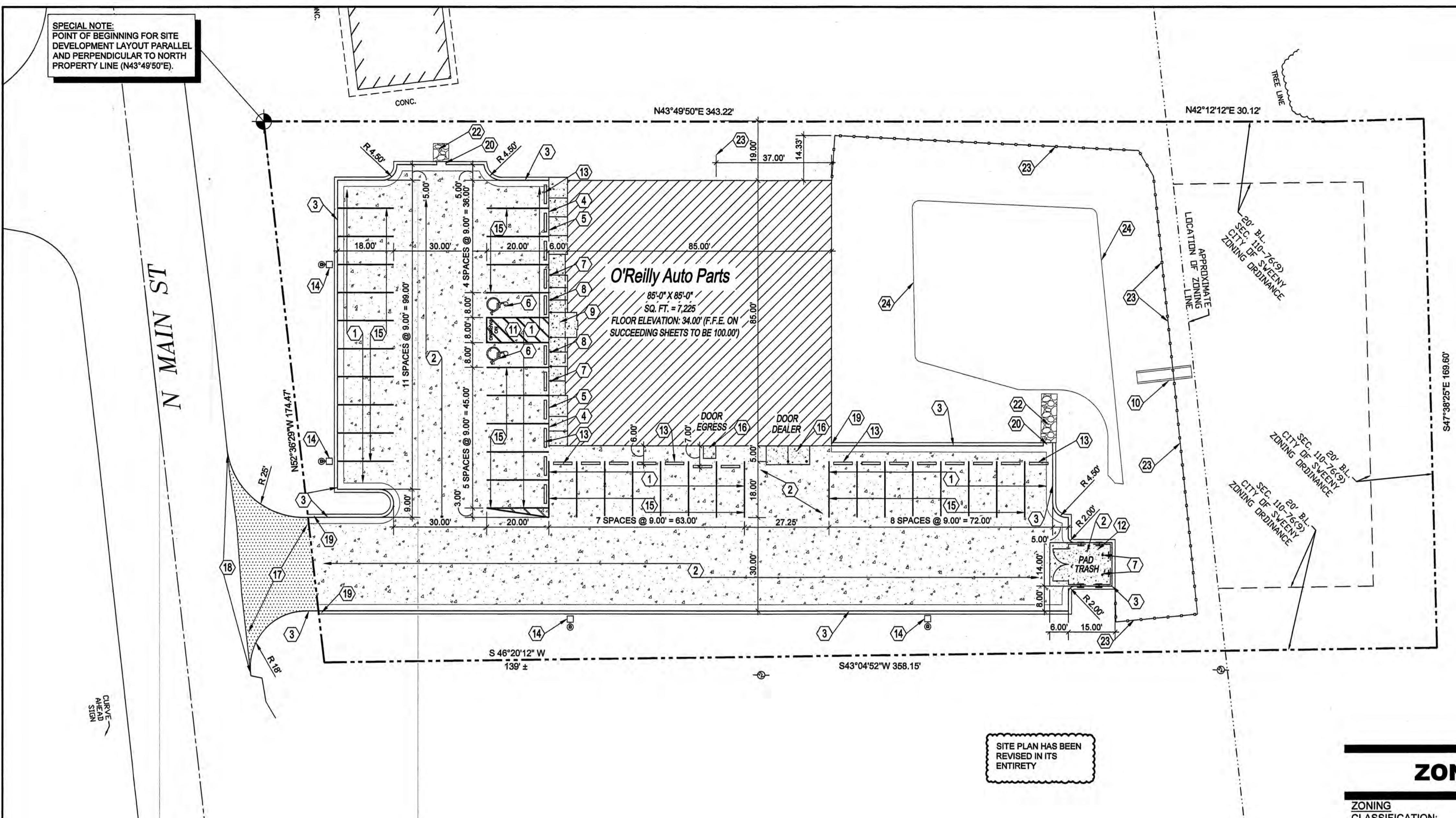
1:564  
0 0 0.01 0.02 mi  
0 0.01 0.01 0.02 km

Brazoria County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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REGIS  
TATION  
ARCHITECT  
SCHNEIDER  
70356  
7-10-14  
7-10-14

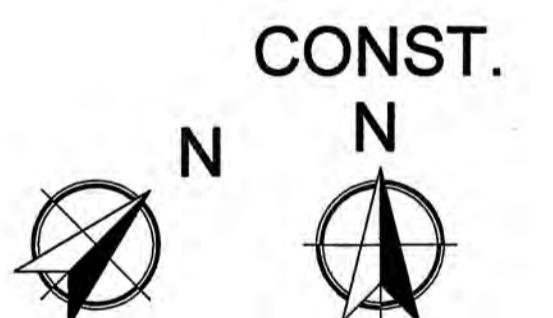
7-10-14  
7-10-14



## 1 SITE DEVELOPMENT PLAN

C2.1 SCALE: 1" = 20'-0"

**SPECIAL NOTE:**  
 PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.



SITE PLAN HAS BEEN REVISED IN ITS ENTIRETY

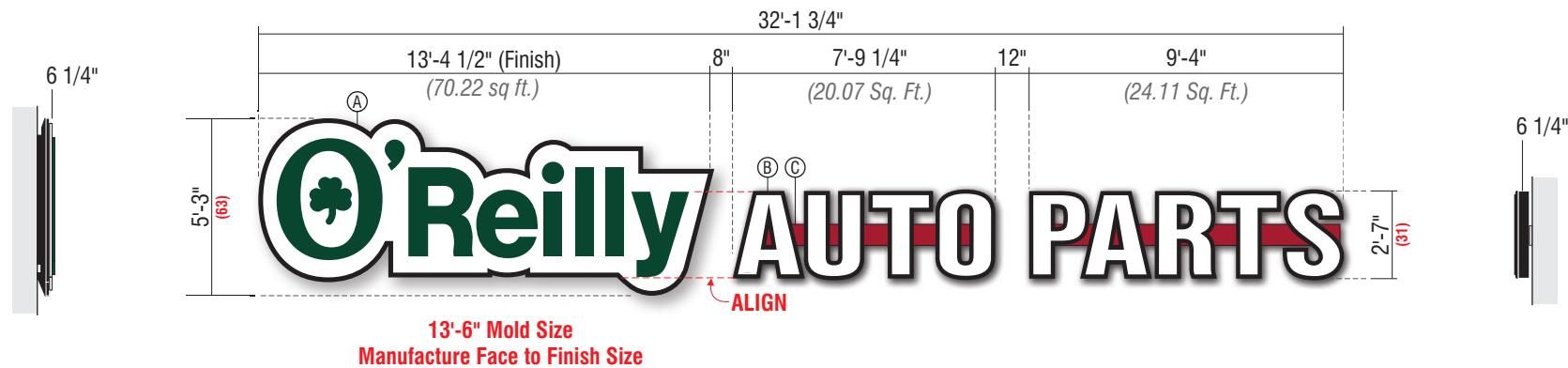
**O'Reilly** AUTO PARTS  
 CORPORATE OFFICES  
 233 SOUTH PATTERSON  
 SPRINGFIELD, MISSOURI 65802  
 (417) 862-2674 TELEPHONE

COMM # 4800  
 DATE: 3-29-24  
 REVISION DATE: 4-4-24  
 5-21-24  
 7-16-24

C2.1

1736 East Sunshine, Suite 417  
 Springfield, Missouri 65804  
 Fax: 417.862.3265  
 e-mail: architect@esteryschneider.com

**PROJECT:**  
**NEW O'REILLY AUTO PARTS STORE**  
**N MAIN ST**  
**SWEENEY, TX**  
**SITE DEVELOPMENT PLAN**



② Side View - Cloud  
Scale: 3/16" = 1'-0"

① Front View  
Scale: 3/16" = 1'-0"

(168.77 Sq. Ft.) Encompassed Rectangle  
(114.40 Sq. Ft.) Combined Individual Components

③ Side View - Letters  
Scale: 3/16" = 1'-0"

Manufacture & Supply One (1) Set of Illuminated  
Formed Cloud Logo & Channel Letters w/Formed Cap Faces - Wireways

Ⓐ Cloud Logo

- Formed polycarb with double embossment & 2nd surface painted graphics.
- Paint match to: Green (PMS# 342c), Black & White.
- Principal White 7100K LEDs (24V 60W Power Supply)
- Final electrical connection & supply by others

|       |                |
|-------|----------------|
| PAINT | Green PMS 342c |
| PAINT | Black          |
| PAINT | White          |

Ⓑ Auto Parts Letters

- Formed polycarb caps with 1/4" (White) letter "bumps".
- Black 5" aluminum coil returns.
- 2nd surface Black & White paint.
- Principal White 7100K LEDs (24V 60W Power Supply)
- Final electrical connection & supply by others

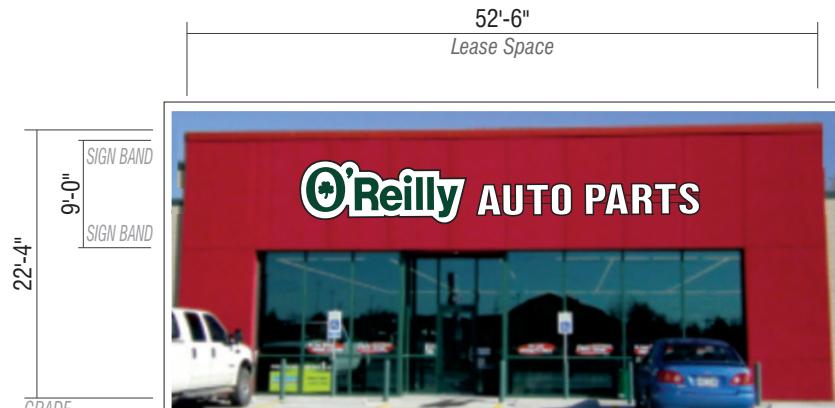
Ⓒ Wireways

- 7" x 1" Deep Fabricated alum. painted to match: **TBD**
- Mount w/required fasteners

\*ALL SIGNS TO HAVE 15'-0" POWER WHIP



④ Simulated Night View  
\*NTS



⑤ Front Elevation - North  
Scale: 1/16" = 1'-0"

Proposed New Sign

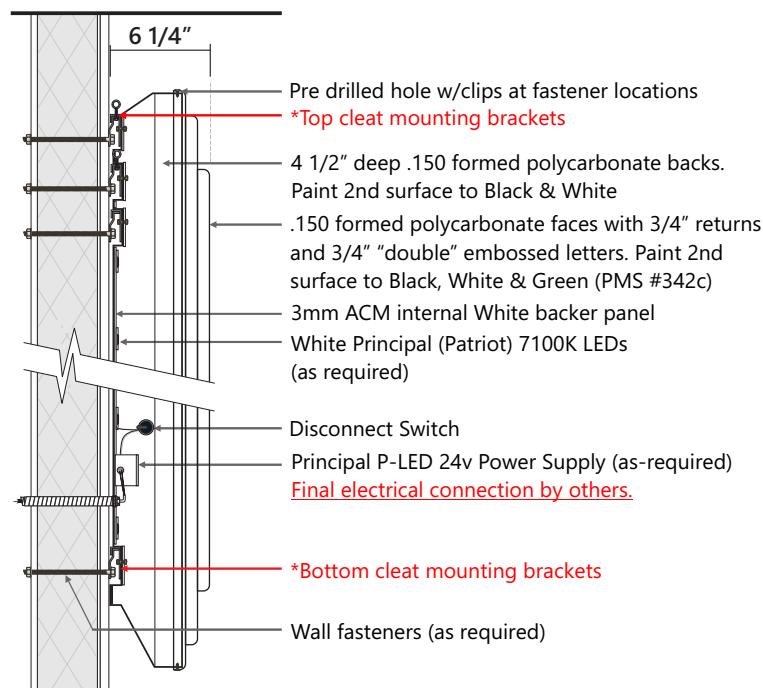


O'Reilly Auto Parts  
233 Patterson St.  
Springfield, MO 65803

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of this design concept without permission.

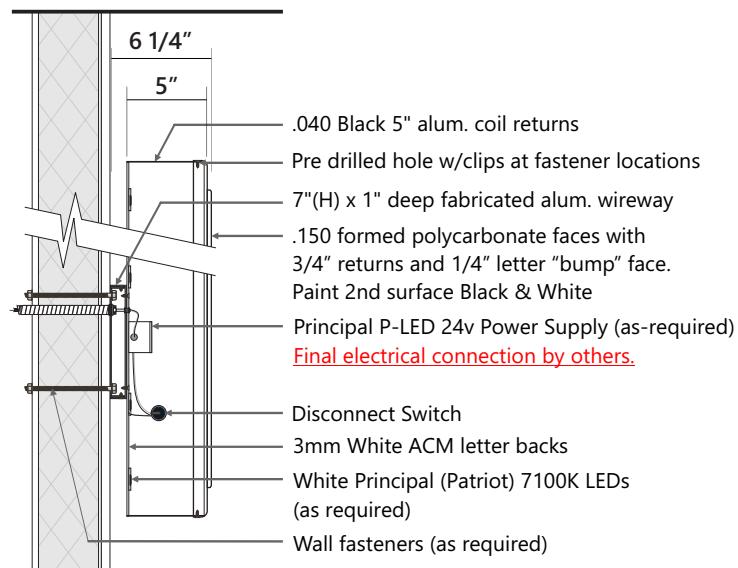
Property of O'Reilly Automotive Inc.  
Colors on print may not accurately  
depict specific colors.

Formed Embossed Cloud Logo  
AUTO PARTS Channel Letters  
w/Formed Embossed Cap Faces  
63/31-L-CldLogo&ChLtrs WFC-2022  
SEPTEMBER 2022



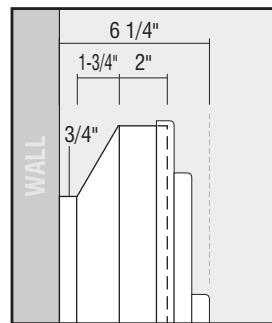
① Formed Cloud Logo - Section Detail

Scale: 1" = 1'-0"



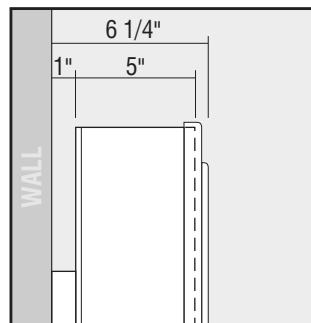
② Channel Letter w/formed cap face - Section Detail

Scale: 1" = 1'-0"



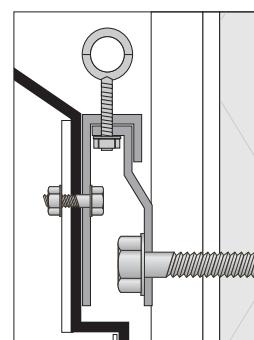
③ Cloud - Side Detail

Scale: 1 1/2" = 1'-0"



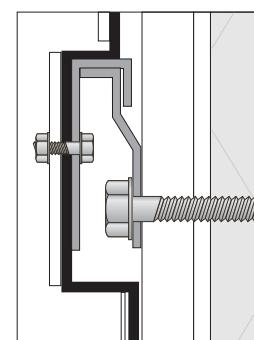
④ Letter - Side Detail

Scale: 1 1/2" = 1'-0"



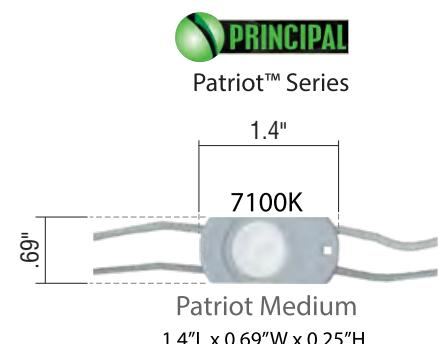
⑤ Top Cleat Detail

Scale: 1:2



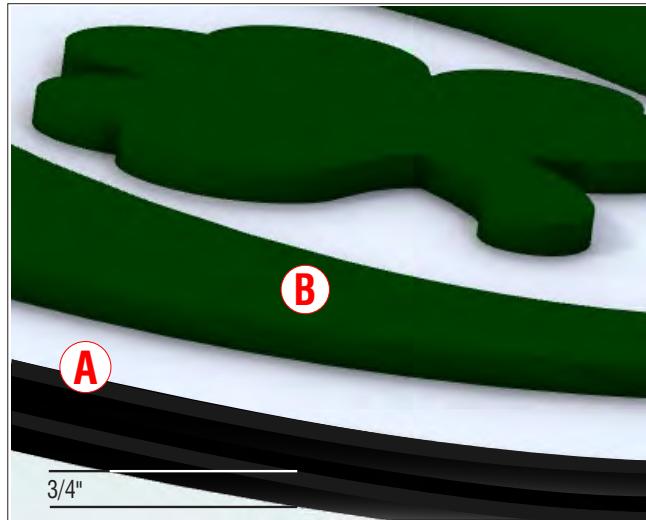
⑥ Bottom Cleat Detail

Scale: 1:2



⑦ LED Detail

Scale: 1:2



② O'Reilly Cloud - Embossment Detail  
\*NTS



① O'Reilly Cloud - Formed Cap Face  
\*NTS

(42.53 Sq. Ft.)

③ A 3/4" formed returns with 3/4" face embossment.  
Paint 2nd surface Black & White.

④ B 3/4" embossed letters faces. Paint 2nd surface  
White and Green (PMS# 342c)

⑤ C ACM (White) reflective panel.

⑥ D LED population: Principal-Patriot Series (7100K)  
Module UL Part #PL-PT71-MD-P. Lumens per  
linear foot (160). Total population of 154 LED  
modules. Vertical LEDs on 5 1/2" +/- centers.  
Boarder string of LEDs inset at 2" +/-.

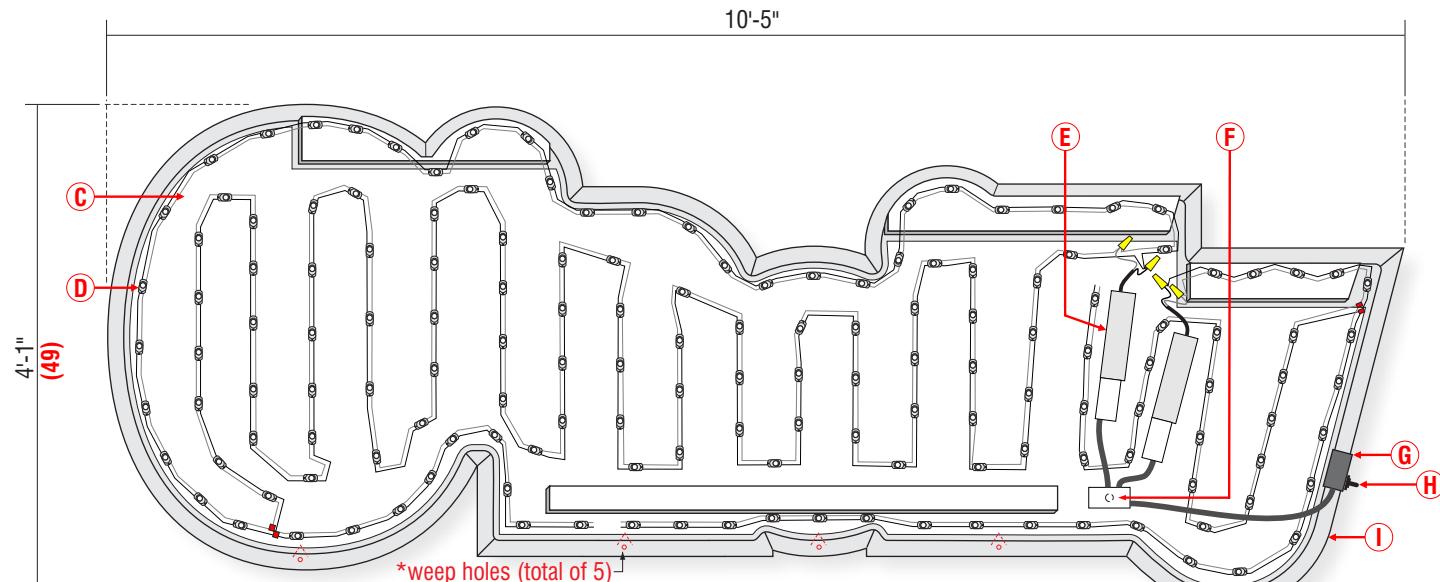
⑦ E Qty. of (2) Principal P-LED 24V DC power supply.

⑧ F 7/8" power feed hole with 1/2" coupler.

⑨ G Qty of (1) U.L. approved 2" x 4" "Handy Box"  
with 3/8" flex conduit.

⑩ H U.L. approved Disconnect switch (side to side).

⑪ I Rubberlite - Black rubber based adhesive tape  
(on front edge of cloud pan).



③ O'Reilly Cloud - Formed Back (Interior View) - LED Population/Power Supply Detail  
\*NTS



O'Reilly Auto Parts  
233 Patterson St.  
Springfield, MO 65803

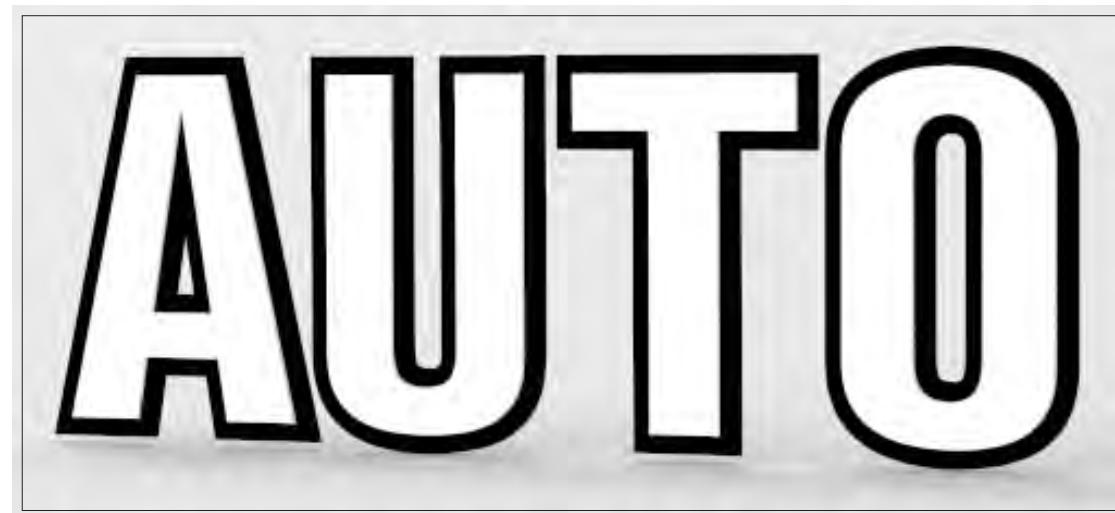
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Colors on print may not accurately  
depict specific colors.

Formed Embossed Cloud Logo  
AUTO PARTS Channel Letters  
w/ Formed Embossed Cap Faces  
49/19-S-CldLogo&ChLtrs WFC-2022  
SEPTEMBER 2022



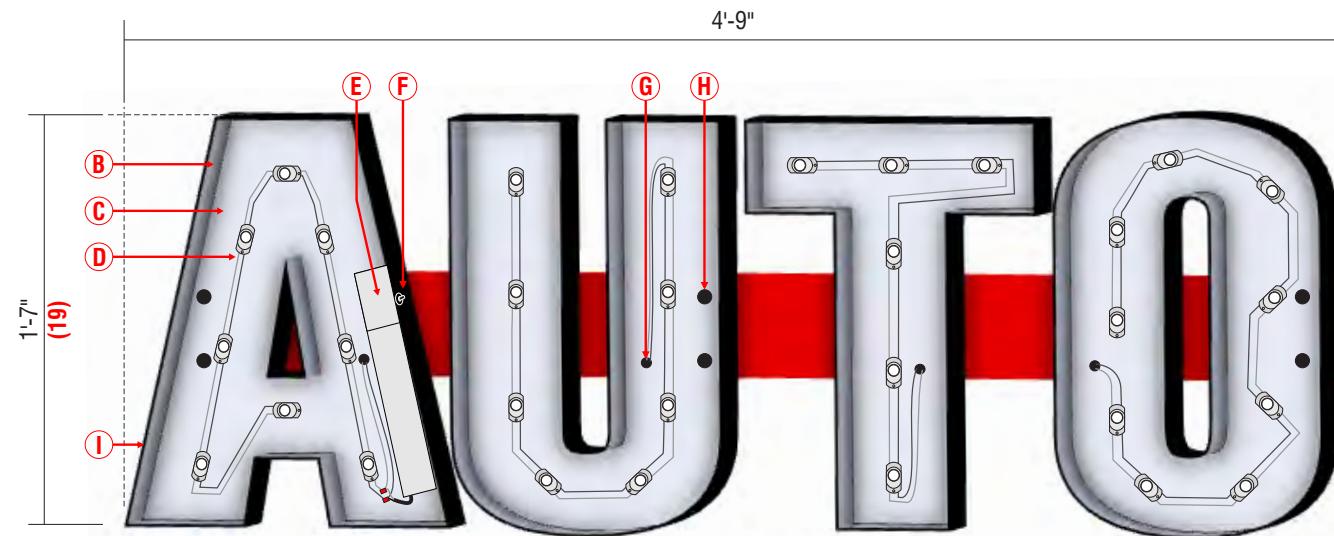
② “AUTO” Letters - Face Embossment Detail  
\*NTS



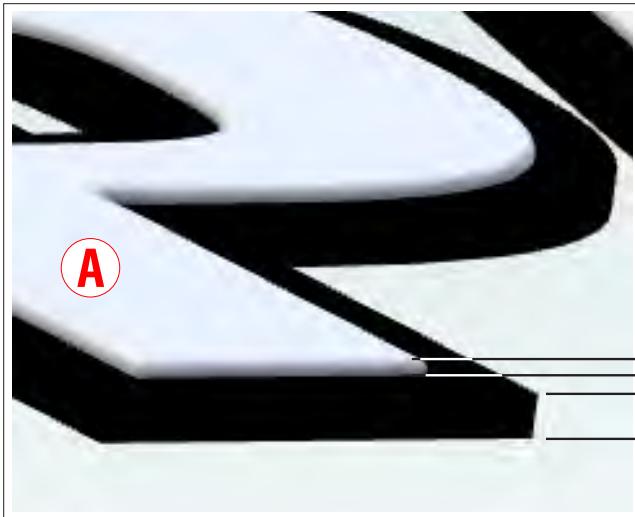
① “AUTO” Letters - Formed Cap Face  
\*NTS

(7.52 Sq. Ft.)

- Ⓐ 3/4" formed returns with 1/4" letter embossment.  
Paint 2nd surface Black & White.
- Ⓑ .040 Black stock 5" coil returns.
- Ⓒ 3mm ACM (White) letter backs
- Ⓓ LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of 31 LED modules.  
(A):8 (U):8 (T):6 (O):9
- Ⓔ Qty. of (1) Principal P-LED 24V DC power supply w/junction box.
- Ⓕ U.L. approved Disconnect switch (side to side).
- Ⓖ 7/8" power feed hole with 1/2" coupler.
- Ⓗ Wireway mount access hole.
- Ⓘ PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).



③ “AUTO” Letters - Channel Returns Interior View - LED Population/Power Supply Detail  
\*NTS



② “PARTS” Letters - Face Embossment Detail  
\*NTS



① “PARTS” Letters - Formed Cap Face  
\*NTS

(9.04 Sq. Ft.)

- Ⓐ 3/4" formed returns with 1/4" letter embossment.  
Paint 2nd surface Black & White.
- Ⓑ .040 Black stock 5" coil returns.
- Ⓒ 3mm ACM (White) letter backs
- Ⓓ LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of 38 LED modules.  
(P):7 (A):8 (R):9 (T):6 (S):8
- Ⓔ Qty. of (1) Principal P-LED 24V DC power supply w/junction box.
- Ⓕ U.L. approved Disconnect switch (side to side).
- Ⓖ 7/8" power feed hole with 1/2" coupler.
- Ⓗ Wireway mount access hole.
- Ⓘ PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).



③ “PARTS” Letters - Channel Returns Interior View - LED Population  
\*NTS



Part# 49-Cloud Logo-2022

\*NTS

| Part Description                      | Remarks  | Qty.                    |
|---------------------------------------|--|-------------------------|
| .150 Clear Polycarbonate              | No substitutes, Male Molds Must be Used  | 1                       |
| 2nd Surface Green Paint (translucent) | Brand: Spraylat Lacryl   | Color Match: PMS# 342 c |
| 2nd Surface White Paint (translucent) | Brand: Spraylat Lacryl   | Color Match: White      |
| 2nd Surface Black Paint (opaque)      | Brand: Spraylat Lacryl   | Color Match: Black      |
| 3mm ACM (White) Backer Panel          | Attached w/rivots & silicone - Holes required for electrical                   | 1                       |
| .090 Aluminum Wall Cleats             | Brake Formed   | 4                       |
| .090 Aluminum Cabinet Cleats          | Brake Formed   | 4                       |
| Principal Patriot White LEDs          | Principal Patriot White (7100K) UL Part#: PL-PT71-MD-P<br>Lumens per ft. (160) | 154 Modules             |
| Principal Power Supply & Junction Box | Principal P-LED 24V DC power supply w/junction box.                            | 2 of each               |
| 2" x 4" Electrical Handy Box          | U.L. Approved with required wiring per NEC                                     | 1                       |
| Disconnect Switch                     | U.L. Approved with required wiring per NEC                                     | 1                       |

All Primary Wiring to be 12 Gauge with 14 Gauge Ground per NEC. All Secondary Wiring to be 18 Gage per NEC

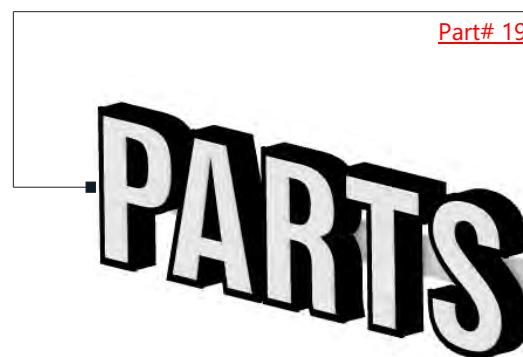


Part# 19-Auto-ChLtrs-WFC-2022

\*NTS

| Part Description                      | Remarks  | Quantity           |
|---------------------------------------|--|--------------------|
| .150 Clear Polycarbonate              | No substitutes, Male Molds Must be Used  | 4 Letters          |
| 2nd Surface White Paint (translucent) | Brand: Spraylat Lacryl   | Color Match: White |
| 2nd Surface Black Paint (opaque)      | Brand: Spraylat Lacryl   | Color Match: Black |
| 3mm ACM (White) Letter Backs          | Attached w/rivots & silicone - Holes required for mounting & electrical        | 4 Letters          |
| Principal Patriot White LEDs          | Principal Patriot White (7100K) UL Part#: PL-PT71-MD-P<br>Lumens per ft. (160) | 31 Modules         |
| Principal Power Supply & Junction Box | Principal P-LED (P-OH096-24-HE) 24V DC power supply w/junction box.            | 1 of each          |
| Disconnect Switch                     | U.L. Approved with Required Wiring per NEC                                     | 1                  |
| .090 Aluminum Fabricated Wireway      | 1" Deep by 7" Tall with Mounting Holes (paint match as required)               | 1                  |

All Primary Wiring to be 12 Gauge with 14 Gauge Ground per NEC. All Secondary Wiring to be 18 Gage per NEC



Part# 19-Parts-ChLtrs-WFC-2022

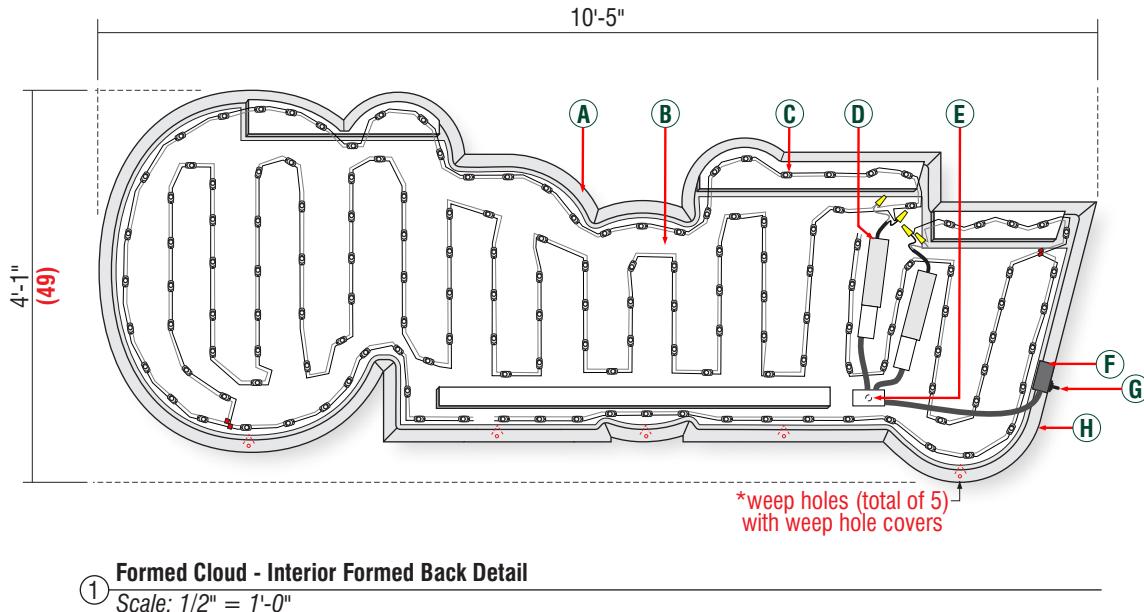
\*NTS

| Part Description                      | Remarks  | Quantity           |
|---------------------------------------|--|--------------------|
| .150 Clear Polycarbonate              | No substitutes, Male Molds Must be Used  | 5 Letters          |
| 2nd Surface White Paint (translucent) | Brand: Spraylat Lacryl   | Color Match: White |
| 2nd Surface Black Paint (opaque)      | Brand: Spraylat Lacryl   | Color Match: Black |
| 3mm ACM (White) Letter Backs          | Attached w/rivots & silicone - Holes required for mounting & electrical        | 5 Letters          |
| Principal Patriot White LEDs          | Principal Patriot White (7100K) UL Part#: PL-PT71-MD-P<br>Lumens per ft. (160) | 38 Modules         |
| Principal Power Supply & Junction Box | Principal P-LED (P-OH096-24-HE) 24V DC power supply w/junction box.            | 1 of each          |
| Disconnect Switch                     | U.L. Approved with Required Wiring per NEC                                     | 1                  |
| .090 Aluminum Fabricated Wireway      | 1" Deep by 7" Tall with Mounting Holes (paint match as required)               | 1                  |

All Primary Wiring to be 12 Gauge with 14 Gauge Ground per NEC. All Secondary Wiring to be 18 Gage per NEC



- (A) 4 1/2" deep formed .150 clear polycarbonate rear sign pan. Paint 2nd surface Black & White.
- (B) 3mm ACM (White) reflective panel
- (C) LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of 154 LED modules. Vertical LEDs on 5 1/2" +/- centers. Boarder string of LEDs inset at 2" +/-.
- (D) Qty. of (2) Principal P-LED 24V DC power supply.
- (E) 7/8" power feed hole with 1/2" coupler.
- (F) Qty of (2) U.L. approved 2" x 4" "Handy Box" with 3/8" flex conduit.
- (G) U.L. approved Disconnect switch (side to side).
- (H) Rubberlite - Black rubber based adhesive tape (on front edge of cloud pan).

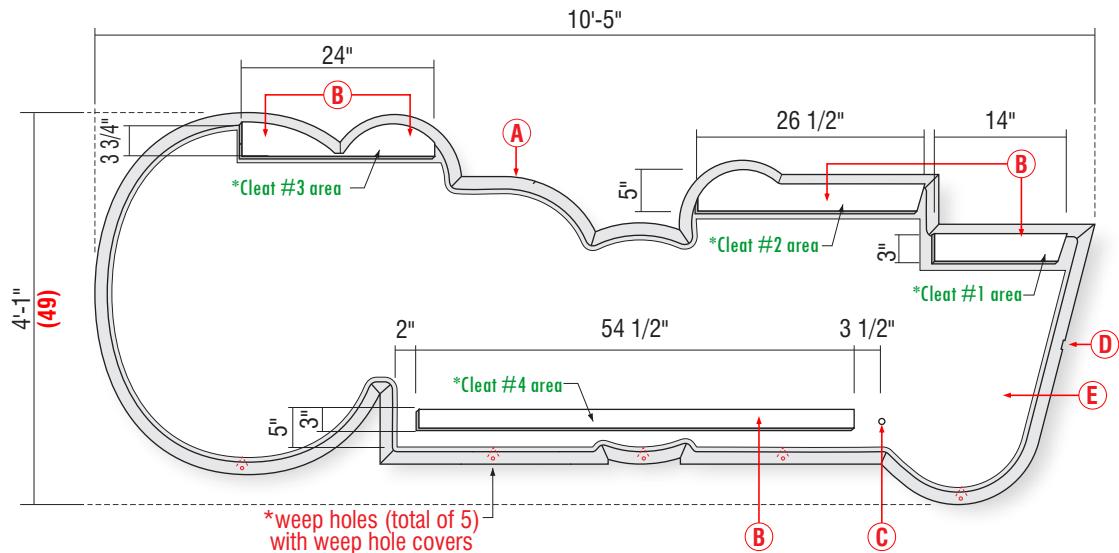


O'Reilly Auto Parts  
233 Patterson St.  
Springfield, MO 65803

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Colors on print may not accurately  
depict specific colors.

Formed Embossed Cloud Logo  
AUTO PARTS Channel Letters  
w/ Formed Embossed Cap Faces  
49/19-S-ClDLogo&ChLtrs WFC-2022  
SEPTEMBER 2022



① Formed Cloud Rear Panel (Interior View) Detail

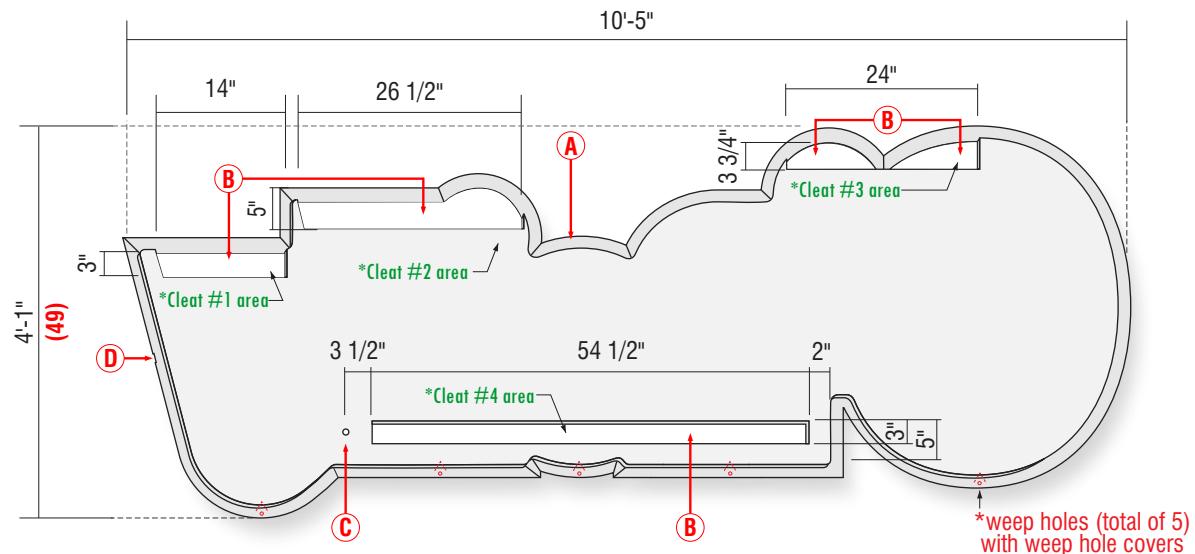
Scale: 1/2" = 1'-0"

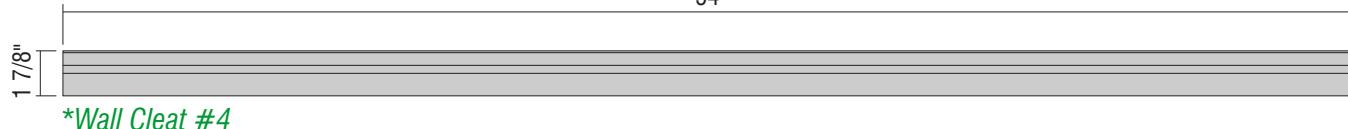
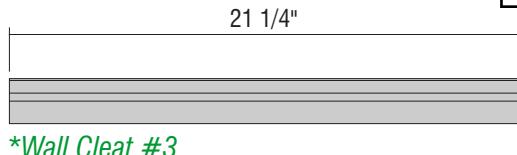
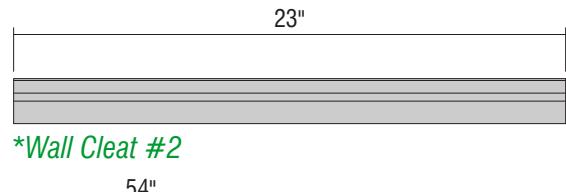
- Ⓐ 4 1/2" deep formed .150 clear polycarbonate rear sign pan. Paint 2nd surface Black & White.
- Ⓑ 3/4" embossed (from back of panel) cleat bracket mounting area. Covered w/ACM (White) reflector backer panel.
- Ⓒ 7/8" power feed hole with 1/2" coupler.
- Ⓓ 1/2" disconnect switch hole.
- Ⓔ ACM (White) reflector backer panel.

② Formed Cloud Rear Panel (Back View) Detail

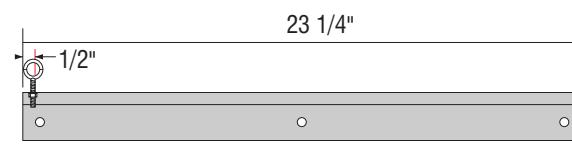
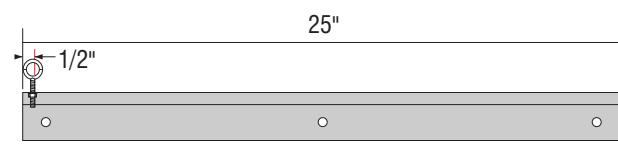
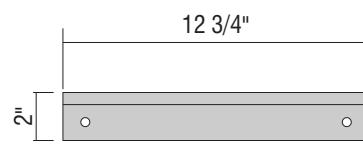
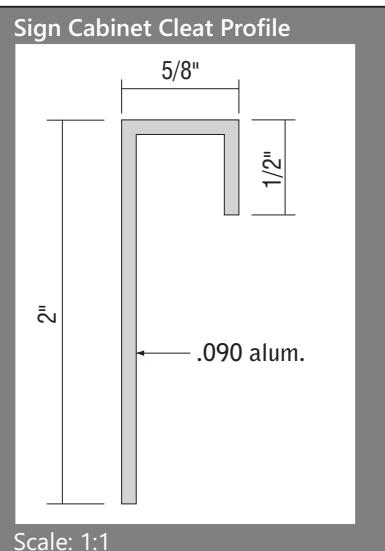
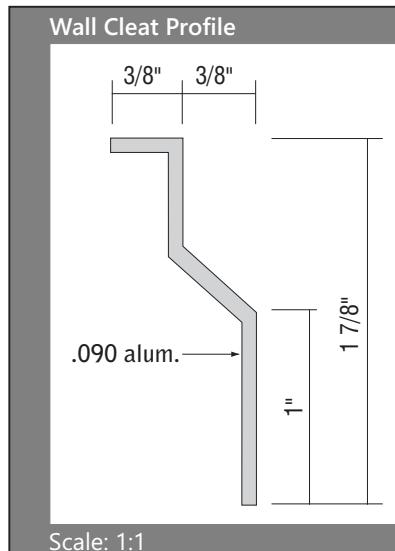
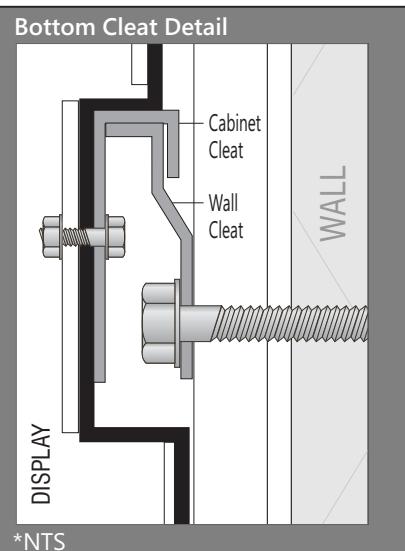
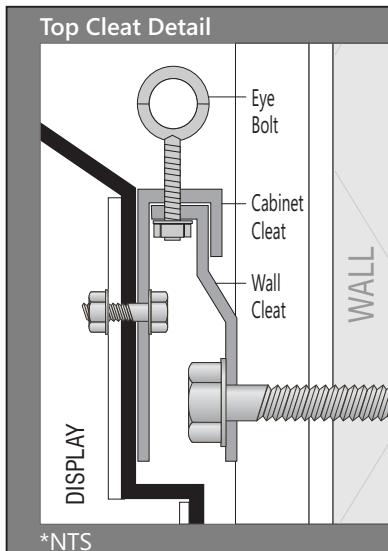
Scale: 1/2" = 1'-0"

- Ⓐ 4 1/2" deep formed .150 clear polycarbonate rear sign pan. Paint 2nd surface Black & White.
- Ⓑ 3/4" embossed (from back of panel) cleat bracket mounting area.
- Ⓒ 7/8" power feed hole with 1/2" coupler.
- Ⓓ 1/2" disconnect switch hole.

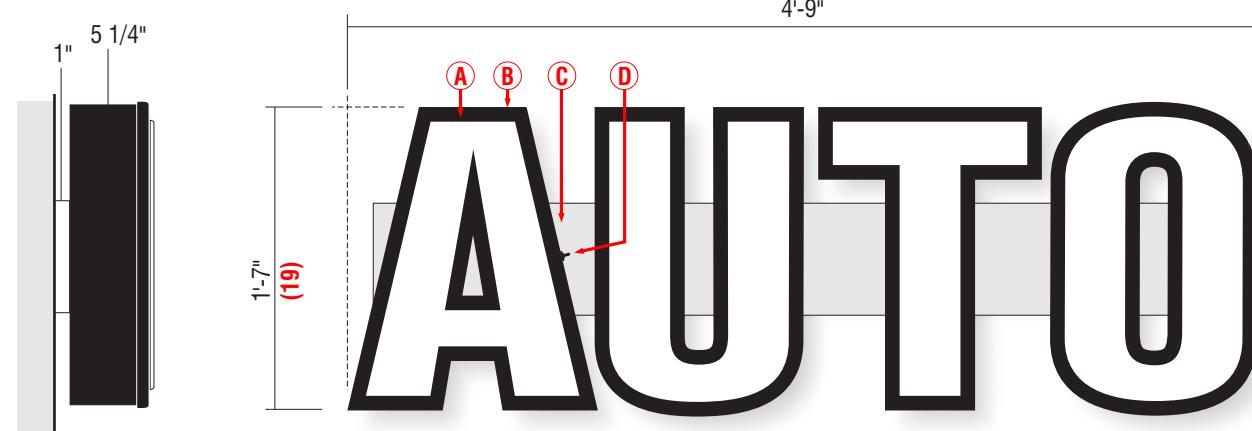




**Wall Cleat(s) Detail**  
Scale: 1 1/2"=1'-0"



**Cabinet Cleat(s) Detail**  
Scale: 1 1/2"=1'-0"

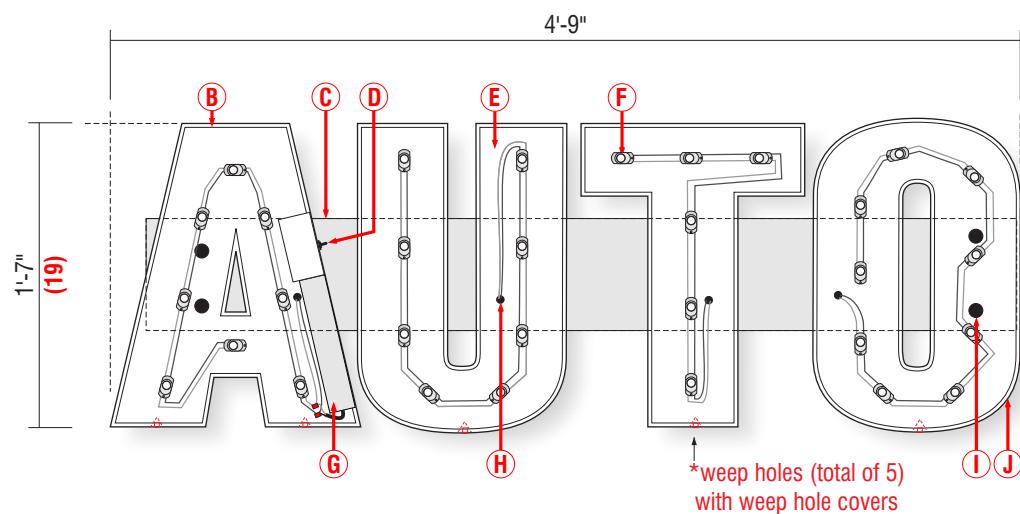
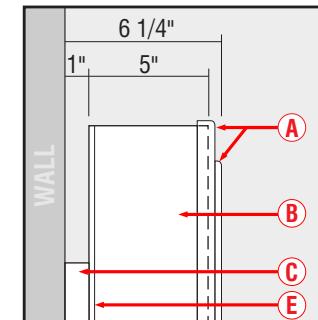


② Side View  
Scale: 1" = 1'-0"

① Front View  
Scale: 1" = 1'-0"

(7.52 Sq. Ft.)

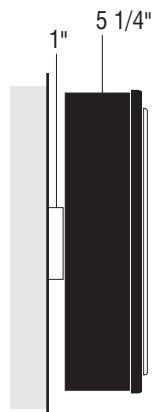
③ Letter - Side Detail  
Scale: 1 1/2" = 1'-0"



④ "AUTO" Letters - Interior Channel Letter Detail  
Scale: 1" = 1'-0"

(7.52 Sq. Ft.)

- (A)** 3/4" formed .150 clear polycarb letter caps with 1/4" White letter area embossment. Paint 2nd surface Black & White.
- (B)** .040 Black stock 5" coil returns.
- (C)** .090 fabricated 7"(H) x 1" deep wireway (paint match as required).
- (D)** U.L. approved Disconnect switch (side to side).
- (E)** 3mm ACM (White) letter backs.
- (F)** LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of 31LED modules.  
(A):8 (U):8 (T):6 (O):9
- (G)** Qty. of (1) Principal P-LED 24V DC power supply w/junction box.
- (H)** 7/8" power feed hole with 1/2" coupler.
- (I)** Wireway mount access hole.
- (J)** PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).

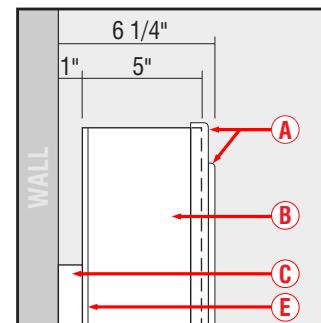


② Side View  
Scale: 1" = 1'-0"

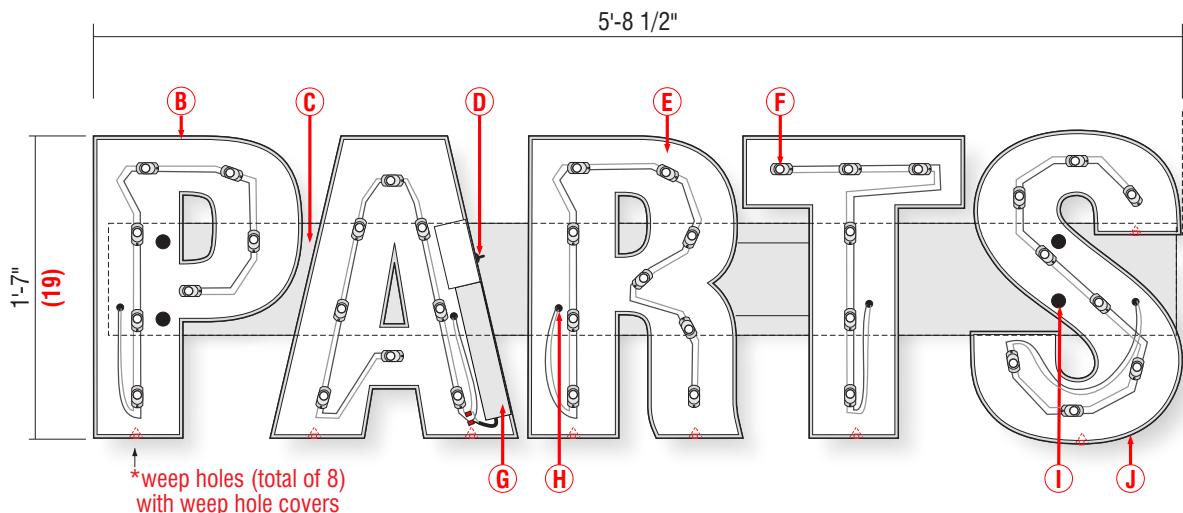


① Front View-Face Detail  
Scale: 1" = 1'-0"

(9.04 Sq. Ft.)



③ Letter - Side Detail  
Scale: 1 1/2" = 1'-0"



④ "PARTS" Letters - Interior Channel Letter Detail  
Scale: 1" = 1'-0"

(9.04 Sq. Ft.)

- Ⓐ 3/4" formed .150 clear polycarb letter caps with 1/4" White letter area embossment. Paint 2nd surface Black & White.
- Ⓑ .040 Black stock 5" coil returns.
- Ⓒ .090 fabricated 7"(H) x 1" deep wireway (paint match as required).
- Ⓓ U.L. approved Disconnect switch (side to side).
- Ⓔ 3mm ACM (White) letter backs.
- Ⓕ LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of 38 LED modules.  
(P):7 (A):8 (R):9 (T):6 (S):8
- Ⓖ Qty. of (1) Principal P-LED 24V DC power supply w/junction box.
- Ⓗ 7/8" power feed hole with 1/2" coupler.
- Ⓘ Wireway mount access hole.
- Ⓛ PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 6.

|   |  |                     |                                 |
|---|--|---------------------|---------------------------------|
| <b>Meeting Date</b>                       | 11/18/25   | <b>Agenda Items</b> |                                 |
| <b>Approved by City Manager</b>           | Yes  | <b>Presenter(s)</b> | Sanci Kennedy                   |
| <b>Reviewed by City Attorney</b>          |  | <b>Department</b>   | Sweeny Beautification Committee |
| <b>Subject</b>                            | Discussion and possible action to agenda request for usage of the Gazebo Park for Christmas in the Park; Sweeny Beautification Committee |                     |                                 |
| <b>Council Strategic Goals</b>            | Sense of Community-Community Event   |                     |                                 |
| <b>Attachments / Supporting documents</b> | Agenda Request   |                     |                                 |
| <b>Financial Information</b>              | Expenditure Required:  | N/A                 |                                 |
|   | Amount Budgeted:   | N/A                 |                                 |
|   | Account Number:  | -                   |                                 |
|   | Additional Appropriation Required:   | -                   |                                 |
|   | Additional Account Number:   | -                   |                                 |

#### Executive Summary

Agenda request received for usage of city owned property for the annual Christmas in the Park. Date of requested usage is December 6<sup>th</sup>.

Also requesting usage of the City's porta cans and barricades for the event.

Considerations: police enforcement/patrol and traffic safety, porta cans, trash considerations, barricades.

The lease agreement for the railroad right of way property was not renewed with Union Pacific.

#### Recommended Action

To Approve:

Council's discretion on the request to use the porta cans, as the cleaning amount is not budgeted.

To approve the requested usage of the Gazebo Park on December 6<sup>th</sup>, 2025 for Sweeny Beautification's annual Christmas in the Park, to include the usage of the City's barricades and porta cans.



# CITY OF SWEENY

102 W. Ashley Wilson Rd. • PO Box 248 • P: (979) 548-3321 • E: info@sweenytx.gov

Item 6.

The following will be used to request an item to be placed on the agenda with the Sweeny City Council.

## Personal Information:

Name: Sweeny Beautification

Mailing Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Email(s): \_\_\_\_\_

Phone(s): \_\_\_\_\_

## **Please include specific details of the item you wish to be placed on the agenda.**

Sweeny Beautification is requesting the use of Chick Anderson Park on December 6th 2025 for the Annual Christmas in the Park. We are also asking for the city barricades to close the intersection of Peca/1st and pecan/Main. Also the use of city porta cans. The parade route has already been approved by tx dot.

October Report:

Halloween Dance

Tree Planting ...over 30 trees planted between the Library and Mlk Park (45 adult Volunteers and all of 2nd grade Sweeny Christian School)

Library Mural is complete..needs a light

Signature: \_\_\_\_\_ Date: 11-3-2025

Requests must be received by the City Manager, **by close of business on the last business day of the month**, to ensure placement on the following month's agenda. Administration and/or their designee reserves the right to delay the item to the following regularly scheduled meeting if it is determined that more time is needed in order to compile information specific to the request. This updated deadline is pursuant to H.B 1522, enacted and effective as of September 01, 2025.

Regular Session Council meetings are held the third (3rd) Tuesday of each month. Agendas are required to be posted at least three (3) business days before the scheduled date of the meeting.

Once Council has acted on an agenda item, that item cannot be placed on the agenda for a period of six (6) months. Exception is provided if three members of Council ask that the item be returned early to the agenda, or the Mayor or the City Manager determines it is in the interest of the City to do so.



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 7.

|   |  |                     |              |
|---|--|---------------------|--------------|
| <b>Meeting Date</b>                       | 11/18/2025   | <b>Agenda Items</b> |              |
| <b>Approved by City Manager</b>           |  | <b>Presenter(s)</b> | Karla Wilson |
| <b>Reviewed by City Attorney</b>          |  | <b>Department</b>   | Finance      |
| <b>Subject</b>                            | Discussion and possible action to Res.25-113, authorizing and designating official bank signatures of the Sweeny Beautification Committee. |                     |              |
| <b>Attachments / Supporting documents</b> | SBC Meeting Minutes from 10/02/2025<br>Resolution 25-113   |                     |              |
| <b>Financial Information</b>              | Expenditure Required:  | N/A                 |              |
|   | Amount Budgeted:   | N/A                 |              |
|   | Account Number:  | N/A                 |              |
|   | Additional Appropriation Required:   | N/A                 |              |
|   | Additional Account Number:   | N/A                 |              |

#### Executive Summary

Sweeny Beautification Committee voted on this year's authorized signers for the SBC bank account.

Signers will be Committee Members Sanci Coufal, Kayla Peterson, and Ashley Rambo and City of Sweeny Finance Director Karla Wilson.

#### Recommended Action

To Approve:

To approve Resolution 25-113, authorizing and designating Sanci Coufal, Kayla Peterson, Ashley Rambo, and Karla Wilson as the official bank signers for the Sweeny Beautification Committee.

RESOLUTION NO. 25-113A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SWEENEY, BRAZORIA COUNTY, TEXAS, AUTHORIZING  
AND DESIGNATING OFFICIAL BANK SIGNATURES OF  
THE SWEENEY BEAUTIFICATION COMMITTEE; AND  
FINDING FACT.

WHEREAS, the Sweeny Beautification Committee has a duly authorized bank account located at the First State Bank of Louise, which maintains a branch location in Sweeny, Texas; and

WHEREAS, the Sweeny Beautification Committee is a committee of the City of Sweeny, Texas, which has authorized the bank account under the authority and terms of the City of Sweeny Financial Policy; and

WHEREAS, the City of Sweeny desires to designate persons who are authorized to sign the disbursements and take any other action necessary to deal with the account located at said bank; and

WHEREAS, the City Council is now convened in Open Session;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL

OF THE CITY OF SWEENEY, TEXAS:

SECTION ONE (1):

The recitals of fact and findings above are found to be true and correct and that it is in the best interest of the City of Sweeny to adopt this Resolution.

SECTION TWO (2):

The City of Sweeny hereby designates the following individuals to sign on the Sweeny Beautification Committee account located at the First State Bank of Louise.

NAME- SANCI COUFAL

---

Signature

NAME- KAYLA PETERSON

---

Signature

NAME- ASHLEY RAMBO

---

Signature

NAME- KARLA WILSON, CITY OF SWEENEY FINANCE DIRECTOR

---

Signature

### SECTION THREE (3):

The authority conferred upon the above named agents shall be and remain in full force and effect until written notice of any amendment or revocation thereof shall have been delivered to the Financial Institution at the location where an account is maintained.

### SECTION FOUR (4):

This Resolution shall serve as a certification that the Resolution now stands of record on the books of the City and that it is in full force and effect and has not been modified in any manner.

PASSED AND ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

---

DUSTY HOPKINS, MAYOR OF THE  
CITY OF SWEENEY, TEXAS

ATTEST:

---

KAYDI SMITH, CITY SECRETARY,  
CITY OF SWEENEY, TEXAS



## SWEENEY BEAUTIFICATION COMMITTEE

Thursday, October 2, 2025 at 5:30 PM

Sweeny Community Center Meeting Room; 205 W Ashley Wilson Road, Sweeny, Texas

### MINUTES

BE IT KNOWN that Sweeny Beautification Committee of the City of Sweeny met in **Regular Session on Thursday, October 2, 2025 at 5:30 PM** at Sweeny Community Center Meeting Room; 205 W. Ashley Wilson Road, Sweeny, Texas with the following agenda.

---

- I. CALL TO ORDER: Sanci Coufal called to order the meeting of the Sweeny Beautification Committee at 5:36pm on Thursday, October 2, 2025
- II. ROLL CALL: Sanci Coufal, Ashley Rambo-by phone, Joanna Rambo, Ellen Farley, Starr Fitch, J'Cee Coufal, Erica Landriault, Kayla Peterson, Stacy McMullin, Tabatha Crober and Shelli Alfrey were present.
- III. TREASURER'S REPORT: Current Balance = **\$27,369.97**
- IV. CONSENT AGENDA: Motion made by Starr and seconded by Kayla to approve the previous minutes from regular meeting September 4, 2025. All in favor. Motion carried.
- V. NEW BUSINESS:

#### INSTALLATION OF OFFICERS:

- Board of Directors for the new term October 1, 2025 – September 30, 2026 are as follows:
  - President: Sanci
  - Vice President: Ashley
  - Secretary: Joanna
  - Treasurer: Kayla
- These officers were sworn in.

#### BYLAWS AND STANDING RULES:

- Motion made by Joanna and seconded by Ellen to amend the standing rules as follows:
  - Standing Rules
    - 3. SBC meetings will be held on the first Thursday of the month at 5:30pm at Sweeny Community Library Center Meeting Room; 205 W. Ashley Wilson Rd., Sweeny, TX 77480.
  - Christmas in the Park
    - 2a. First place will receive the “Traveling Trophy” for a year a trophy.
    - 3a. Cash prizes will be awarded to first, second, and third place winners.

- ~~Mardi Gras Festival and Cookoff~~ [Remove entire section]

#### SBC BANK ACCOUNT:

- Motion made by Joanna and seconded by Starr for Sanci Coufal, Kayla Peterson and Ashley Rambo to be the committee's authorized signers on the Sweeny Beautification bank account.
  - All in favor. Motion carried.

#### TRAFFIC CONTROL BOX ART:

- Previous approved project by the committee; further research proves aluminum is hard to paint.
- A wrap may be a way to achieve “painting” the traffic control box.
- Starr will do some extra research about painting aluminum.

#### POSSIBLE ART MURAL PROJECT FOR DOWNTOWN SWEENEY:

- Original idea to paint a mural on the side of Sweeny Graphics. We found out the building needs some repairs and anything painted could be damaged/removed whenever those repairs are done in the future.
- Southern Speech is very interested in collaborating and splitting the cost to paint a mural at their business. SBC will need city council approval for this matter.
- No action taken.

#### JR HIGH HALLOWEEN DANCE:

- **Friday, October 24, 2025 6 – 9pm; setup begins at 5:30pm**
- Sweeny Methodist Church Gym
  - Theme: Glow-een
  - Door: Kayla & Erica
  - Concession: Sanci, Joanna & Ryan Nallie
  - Backdrop: Ellen & Melanie
  - DJ: Kasey Kennedy
  - Purchasing concession items: Ellen
  - Bringing Ice: Kayla
  - Costume Contest Prize: Ellen

#### HALLOWEEN IN THE PARK:

- **Saturday, October 25, 2025 6 – 9pm; setup begins at 5:30pm**
- SBC Booth will have a dice game to play for the public and Sanci will get candy to pass out at the booth.

#### FALL SWEEP:

- **Thursday, October 30, 2025; Meet behind the Library 8-10:30am**
- P66 volunteers and possible CPChem volunteers to be expected.
- Peace-Love-Retro Treats will not be able to attend this event.

#### MAIN STREET CLEANUP:

- **Saturday, November 15, 2025; Gazebo Park 8-10:30am**

- Litter Cleanup
- Peace-Love-Retro Treats will be at this event providing complimentary treats to volunteers.

CHRISTMAS IN THE PARK 2025:

- **Saturday, December 6, 2025**; Gazebo Park
  - Theme: **“Santa’s Workshop”**
- Updates and needs:
  - Gazebo Lights – Mark Morgan’s Company has given us a new quote of \$600 to hang the gazebo lights this year; the previous 3 years we paid him \$200/year. Shelli knows someone who hangs lights and will reach out to them for a quote.
  - Manger Scene – The manger was damaged last year; the frame will need to be replaced. We’re waiting for public works to get it out of their storage for us. We could possibly have something made out of metal, or wood cutouts with silhouette lighting.
  - SCS Art Contest – Recycled Christmas Ornament contest
  - Vendors – need forms and flyer
  - Decorating – Elves purchased
  - Parade – Need forms and flyer
  - Walk of Trees – Need form and flyer; Kayla needs emails
  - Joe Pantalone/Street of Lights – Flyer and forms have been made; need to post link
  - Entertainment – Lineup has been set
  - Children’s Entertainment – Petting zoo, snowball pit, and bouncehouse
  - Publicity/Sponsors – Letters and forms need to be updated and sent out. We may utilize Facebook Ads for marketing the event.
  - SBC Booth – Need large thermal water cans for Hot Chocolate
- Decorating will begin **Saturday, November 8<sup>th</sup>**.

Meeting adjourned at 6:58pm.

NEXT MEETING: NOVEMBER 6, 2025

Respectfully Submitted,

*Joanna Rambo*

Joanna Rambo, Secretary

Passed and approved this 6<sup>th</sup> day of November, 2025.

*JR*

Joanna Rambo, Secretary



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 8.

|   |   |                     |   |
|---|---|---------------------|---|
| <b>Meeting Date</b>                       | 11/18/2025  | <b>Agenda Items</b> |   |
| <b>Approved by City Manager</b>           |   | <b>Presenter(s)</b> | Agenda Req.; Councilman Bess Pos. No. 1 |
| <b>Reviewed by City Attorney</b>          |   | <b>Department</b>   | Animal Shelter; ACO                     |
| <b>Subject</b>                            | Discussion and possible action to requested update of the Animal Shelter; Councilman Bess, Pos. No. 1 |                     |   |
| <b>Attachments / Supporting documents</b> |   |                     |   |
| <b>Financial Information</b>              | Expenditure Required:   | N/A                 |   |
|   | Amount Budgeted:  | N/A                 |   |
|   | Account Number:   |                     |   |
|   | Additional Appropriation Required:  |                     |   |
|   | Additional Account Number:  |                     |   |

#### Executive Summary

Following the Special Meeting held on November 6, 2025, Councilman Bess requested that an update on the Animal Shelter be included on the next meeting agenda.

#### Recommended Action

Council discretion.



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 9.

|                                  |  |                     |                |
|----------------------------------|--|---------------------|----------------|
| <b>Meeting Date</b>              | 11/18/2025   | <b>Agenda Item</b>  |                |
| <b>Approved by City Manager</b>  |  | <b>Presenter(s)</b> | City Manager   |
| <b>Reviewed by City Attorney</b> |  | <b>Department</b>   | Administration |
| <b>Subject</b>                   | Discussion and possible action to Resolution 25-112; nominating candidates for the Board of Directors of the Brazoria County Appraisal District. |                     |                |
| <b>Attachments</b>               | Letter, BCAD Ballot, BCAD Resolution   |                     |                |
| <b>Financial Information</b>     | Expenditure Required:  | -                   |                |
|                                  | Amount Budgeted:   | -                   |                |
|                                  | Account Number:  | -                   |                |
|                                  | Additional Appropriation Required:   | -                   |                |
|                                  | Additional Account Number:   | -                   |                |

#### Executive Summary

The City is entitled to **cast 3 votes**. This is five fewer than last year. You may cast all votes for one candidate OR distribute votes among any number of candidates. To cast nominations, we must submit a written resolution to accompany the ballot.

Nominees are Nina Harrison, Eric Hayes, Wayman Hutchings, Chelsey Lay, Marinell Music, Gail Robinson, Susan Spoor, and Michelle Wetzel.

Current Board members are Tommy King, Susan Spoor, George Sandars, Kristin Bulanek, Gail Robinson, Patrick O'Day, Robert York-Westbrook, John Luquette, Elizabeth Day.

#### Recommended Action

To approve Resolution 25-112; nominating \_\_\_\_\_ for all three votes.

**OR**

To approve Resolution 25-112; nominating \_\_\_, \_\_\_, & \_\_\_\_.  
(3 votes distributed any way you wish)

# BRAZORIA COUNTY APPRAISAL DISTRICT

Red 10/27/25

Item 9.

## MEMBERS OF THE BOARD

Kristin Bulanek  
Elizabeth Day  
Tommy King  
John Luquette  
Patrick O'Day  
Gail Robinson  
George Sandars  
Susan Spoor  
Robert York-Westbrook

## CHIEF APPRAISER

Marcel Pierel III  
500 N. Chenango  
Angleton, Texas 77515  
979-849-7792  
Fax 979-849-7984

October 23, 2025

Honorable Dusty Hopkins  
Mayor of Sweeny  
P.O. Box 248  
Sweeny, TX 77480

Dear Honorable Dusty Hopkins,

Thirty-four voting taxing units were entitled to submit by written resolution, nominations to appoint two members to the board of directors of the Brazoria County Appraisal District for a four-year term beginning January 1, 2026. **Attached is the official ballot with the nominations we received.**

**CITY OF SWEENEY IS ENTITLED TO CAST 3 VOTE(S).**

Each voting unit must vote by **Written Resolution** and submit it to the chief appraiser before **December 15, 2025**. The governing body of the taxing unit may cast all its votes for one candidate or distribute the votes among the candidates. Your total number of votes should not be greater than your allotted number.

Votes must be cast for a person, or persons nominated and named on the ballot. There is no provision for write-in candidates. The chief appraiser may not count votes cast for someone not listed on the official ballot.

Please complete the ballot and submit it to Marcel Pierel III, Chief Appraiser, by mail to 500 North Chenango, Angleton, Texas 77515, email [mpierel@brazoriacad.org](mailto:mpierel@brazoriacad.org) or fax to 979-849-7984 with a Written Resolution before December 15, 2025. If you have any questions about the format of your resolution or any other matter, give me a call immediately.

It is important that your **Ballot and Resolution** be submitted to the chief appraiser before **December 15, 2025**, so that we may count the votes, declare the winners, and notify all taxing units and candidates of the results.

Sincerely,



Marcel Pierel III  
Chief Appraiser

**BRAZORIA COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS ELECTION 2025**

**OFFICIAL BALLOT**

**NOMINATIONS/CANDIDATES**

1. Nina Harrison
2. Eric Hayes
3. Wayman Hutchings
4. Chelsey Lay
5. Marinell Music
6. Gail Robinson
7. Susan Spoor
8. Michelle Wetzel

**VOTE(S) CAST**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

**PLEASE ATTACH YOUR RESOLUTION TO THIS FORM**

SUBMITTED BY: \_\_\_\_\_

VOTES ENTITLED TO: \_\_\_\_\_

VOTES CAST: \_\_\_\_\_

**RESOLUTION NO. 25-112**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SWEENEY, BRAZORIA COUNTY, TEXAS.**

**WHEREAS**, the official ballot containing the names of the duly nominated candidates for the Board of Directors of the Brazoria County Appraisal District has been received from the Chief Appraiser of the Brazoria County Appraisal District; and

**WHEREAS**, the Sweeny City Council wishes to cast its votes thereon;

**NOW, THEREFORE, BE IT RESOLVED**, the City of Sweeny City Council does hereby determine and cast its votes for the candidates of the Board of Directors of the Brazoria County Appraisal District as follows:

---

**BE IT FURTHER RESOLVED** that the official ballot be marked in accordance with this resolution and returned to the Chief Appraiser of the Brazoria County Appraisal District with a copy of this resolution attached hereto prior to December 15, 2025.

PASSED AND ADOPTED, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

---

DUSTY HOPKINS, Mayor  
City of Sweeny, Texas

ATTEST:

---

KAYDI SMITH, City Secretary  
City of Sweeny, Texas



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 10.

|   |   |                     |                |
|---|---|---------------------|----------------|
| <b>Meeting Date</b>                       | 11/18/2025  | <b>Agenda Items</b> |                |
| <b>Approved by City Manager</b>           | Yes   | <b>Presenter(s)</b> | City Manager   |
| <b>Reviewed by City Attorney</b>          |   | <b>Department</b>   | Grant Services |
| <b>Subject</b>                            | Discussion and possible action regarding the Notice of Award for the Resilient Communities Program, administered by the Texas General Land Office (GLO), and authorization to submit the SF-424 application form as part of the grant acceptance process. |                     |                |
| <b>Attachments / Supporting documents</b> | Award Notice RCP  |                     |                |
| <b>Financial Information</b>              | Expenditure Required:   | N/A                 |                |
|   | Amount Budgeted:  | N/A                 |                |
|   | Account Number:   |                     |                |
|   | Additional Appropriation Required:  |                     |                |
|   | Additional Account Number:  |                     |                |

#### Executive Summary

The City was recently notified of a grant award in the amount of \$250,000 through the Resilient Communities Program, administered by the Texas General Land Office – Community Development and Revitalization Division. This a NO MATCH grant.

This funding will support the development of a comprehensive planning initiative, which includes the creation of a full Comprehensive Plan and an update to the City's zoning code. The grant aims to enhance long-term resilience, guide sustainable growth, and ensure alignment with community priorities and regulatory standards.

A Comprehensive Plan serves as a long-term strategic framework that guides the physical, economic, and social development of a municipality. It typically addresses key elements such as land use, transportation, housing, public facilities, economic development, environmental sustainability, parks, and community character. By establishing a clear vision and set of goals, the plan helps local leaders make informed decisions about growth, infrastructure investments, and policy priorities.

The inclusion of a zoning code update ensures that the City's land use regulations are aligned with the goals of the Comprehensive Plan, promoting orderly development, protecting property values, and enhancing quality of life for residents. This grant-funded initiative will strengthen the City's resilience, support sustainable planning practices, and position the community for future success.

By adopting a Comprehensive Plan, the City would be eligible to apply for further grant funding in the future, as several of the needed studies are being encompassed within this plan. This would additionally allow for enforceable and actionable updates to our codes.

The development and adoption of the Comprehensive Plan will require a significant investment of time and engagement from City Council. This process will involve multiple public hearings to ensure transparency and community input, as well as a series of workshops and working sessions where Council members will be asked to review, discuss, and take formal action on various



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 10.

components of the plan. Active participation will be essential to ensure the plan reflects the City's long-term vision and meets the needs of its residents.

Any project costs **exceeding** the awarded grant amount of \$250,000 will be the responsibility of the City and must be covered through local funding sources. Furthermore, it is important to note that successful completion of the grant is contingent upon formal adoption of the Comprehensive Plan and associated zoning code updates. **Should the City fail to adopt these deliverables, it would be obligated to reimburse the Texas General Land Office for the full amount of the grant, as stipulated by the program requirements.**

Council needs to determine if the City is still wanting to move forward in pursuit of the full project. If Council wishes to continue pursuit, the City will be required to submit a revised SF424. The original was for an amount above what the GLO is allowing for the City of Sweeny. The SF424 would need to reflect the \$250,000.00 awar



TEXAS GENERAL LAND OFFICE  
COMMISSIONER DAWN BUCKINGHAM, M.D.

October 27, 2025

Lindsay Koskiemi  
City Manager  
City of Sweeny  
102 W. Ashley Wilson Rd  
Sweeny, Texas 77480

*VIA EMAIL: citymanager@sweenytx.gov*

Re: Notice of Eligibility – Resilient Communities Program Application RCP-100688

Dear Ms. Koskiemi:

Thank you for applying to the Resilient Communities Program (RCP). The Texas General Land Office (GLO) has reviewed the City's application and determined the following project to be eligible for funding:

|                  |                                   |
|------------------|-----------------------------------|
| Project Title:   | City of Sweeny Comprehensive Plan |
| CDBG-MIT Amount: | \$250,000.00                      |

This notice of eligibility confirms that the identified project is eligible for CDBG-MIT Funding.

Currently, the project cost exceeds the recommended maximum award per the program application and Application Guide. The original application requested a funding amount of \$300,000.00 for the City of Sweeny Comprehensive Plan. The recommended maximum is \$200,000.00, based on cost reasonableness for the population size. Because the City of Sweeny does not have an existing Comprehensive Plan and their Zoning Ordinance is more than fifteen years old, we can grant eligibility in the amount of \$250,000.00.

Prior to executing a contract, the following items must be addressed:

- Provide an updated budget with updated project costs or confirm that the City acknowledges that any project costs over \$250,000.00 will be paid by the City.
- Provide an updated SF-424 that reflects a request of \$250,000.00.

Upon satisfactory completion of the items identified, this application will move forward to the contracting phase.

Contract documents will be emailed via DocuSign for execution, followed by a contract Kickoff Workshop. A GLO Grant Manager will be assigned to assist you in meeting program requirements and the terms of your executed Subrecipient Agreement.

The GLO is dedicated to facilitating the successful implementation and completion of your Resilient Communities Program application project. If you have any immediate questions regarding this notice, you may contact me at [kalyn.scott.glo@recovery.texas.gov](mailto:kalyn.scott.glo@recovery.texas.gov).

Sincerely,

*Kalyn Scott*

Kalyn Scott  
Director – Development, Plans, and Operations Support  
Community Development and Revitalization

cc: Kaydi Smith, City Secretary  
Carlos Beceiro, Grant Works  
Jet Hays, GLO Deputy Director  
Heather Lagrone, GLO Sr. Deputy Director



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 11.

|                                  |  |                     |                |
|----------------------------------|--|---------------------|----------------|
| <b>Meeting Date</b>              | 11/18/2025   | <b>Agenda Items</b> |                |
| <b>Approved by City Manager</b>  | Yes  | <b>Presenter(s)</b> | City Manager   |
| <b>Reviewed by City Attorney</b> |  | <b>Department</b>   | Administration |
| <b>Subject</b>                   | Discussion and possible action to Resolution No. 25-114, concerning the reallocation of funds within the CDBG GLO grant (Contract No. 22-082-007-D205), in preparation for finalization and upcoming closeout. |                     |                |
| <b>Financial Information</b>     | Expenditure Required:  |                     |                |
|                                  | Amount Budgeted:   |                     |                |
|                                  | Account Number:  |                     |                |
|                                  | Additional Appropriation Required:   |                     |                |
|                                  | Additional Account Number:   |                     |                |

#### Executive Summary

In preparation of the closeout and finalizations of the Community Development Block Grant - Mitigation Program (CDBG-MIT) General Land Office (GLO) state contract number 22-082-007-D205 Grant, contractual amounts have been amended to reallocate funds between utilities and street improvements reflective of the completed construction.

The contract amounts have been revised as a result of prior adjustments made to the allocation of funding between utility infrastructure and street improvement activities. These changes reflect a strategic rebalancing of resources to better align with the projects priorities and compliance requirements during the final phase.

#### Recommended Action

To approve Resolution 25-114 reallocating the funds within the CDBG GLO Grant under Contract No. 22-082-007-D205, signifying the City's commitment, and allowing for a budget amendment (if needed).



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 12.

|   |  |                     |   |
|---|--|---------------------|---|
| <b>Meeting Date</b>                       | 11/18/2025   | <b>Agenda Items</b> |   |
| <b>Approved by City Manager</b>           |  | <b>Presenter(s)</b> | Agenda Req.; Councilman Bess Pos. No. 1 |
| <b>Reviewed by City Attorney</b>          |  | <b>Department</b>   | Grants                                  |
| <b>Subject</b>                            | Discussion and possible action to requested agenda item; email received by Councilman Bess, Pos. No1; TWDB |                     |   |
| <b>Attachments / Supporting documents</b> | Email Received.; Minutes 12/17/24  |                     |   |
| <b>Financial Information</b>              | Expenditure Required:  | N/A                 |   |
|   | Amount Budgeted:   | N/A                 |   |
|   | Account Number:  |                     |   |
|   | Additional Appropriation Required:   |                     |   |
|   | Additional Account Number:   |                     |   |

#### Executive Summary

Previously, the City of Sweeny applied for a possible loan forgiveness grant from the Texas Water Development Board (TWDB). The grant was requested at a 12+ million dollars.

The City was notified that we were approved for a little over a million dollars, but they could not verify it was a loan forgiveness grant. We were also notified that we had 45 days to complete all paperwork and additional engineering documents, that had not been started at the time. Those documents included design of the project, proposed bid documents, and a budget scope.

With the City not having enough time to get the engineering completed nor the funds to pay for engineering, we requested additional time and were told that was not possible. We let Council determine, and it was decided not to move forward, but re-apply when the City was more prepared. We were told this would not affect our ability to re-apply in the future.

I have recently been interviewed by an independent journalism organization that is investigating how funds are distributed and handled by the TWDB. I answered most of their questions the best I possibly could. The reporter informed me as the conversation closed, that we were not the only small city or city utility company that has faced these issues. It appeared to her, that it was a trend that took place, and most of the money was awarded to bigger agencies that could afford to have studies and engineering completed before applying for these grants.

I have asked Grantworks to seek out available grants that we qualify for and before we apply, to make sure we have ALL required documents available or can provide them in a short term moving forward.

#### Timeline:

11/16/24 Received invitation to apply with required intent to apply to be received by 12/06/24

11/21/24 Sent letter of intent to apply ; Pre-meeting held following the letter sent. Pre-meeting is required to go over specifics on intent of applying to include funding sources for our size City and application requirements.

12/17/24 Council moved to stop the development of the TWDB Grant due to financing and lacking documents to proceed with a full application.

01/10/25 Full application package due, to include full application, map, budget, engineering, impact assessment, engineering feasibility report

#### Recommended Action

Council discretion.

**Fwd: Re: Texas Water State Revolving Fund**

1 message

**Neal Bess**

To:

Tue, Sep 30, 2025 at 3:54 PM

----- Forwarded message -----

From: Elena Bruess <[REDACTED]>  
Date: Sep 29, 2025 1:13 PM  
Subject: Re: Texas Water State Revolving Fund  
To: Neal Bess <[nbess@sweenytx.gov](mailto:nbess@sweenytx.gov)>  
Cc:

Hi Neal,

I just wanted to follow up on my Friday email. Did you have time for a chat on this?

Thanks again!

Best,  
Elena

On Fri, Sep 26, 2025 at 9:56 AM Elena Bruess <[REDACTED]> wrote:  
Hi Neal,

I am an investigative reporter based in Houston working on a story about the Water Development Board's drinking water state revolving fund. I understand that Sweeny was offered to fully apply last year for 70/30 funding, but turned it down. Did you have time for a call on this today or early next week? I'd appreciate hearing more on it.

Thank you!

Best,  
Elena

**Elena Varela Bruess | Texas Environment & Climate Reporter**

[Capital & Main](#)

**Elena Varela Bruess | Texas Environment & Climate Reporter**  
319-830-3872  
[Capital & Main](#)

**CITY COUNCIL MEETING REGULAR SESSION****Tuesday, December 17, 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 met in **Regular Session on Tuesday, December 17, 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., Brian Brooks, and Caniel "Shaun" Massey were present.  
Reese Cook and John Rambo were absent.

**PLEDGES & INVOCATION**

Pledges were led by Councilman Massey.  
Invocation was given by Attorney Stevenson.

**CEREMONIAL PRESENTATIONS**

1. Sweeny Beautification Committee's Yard of the Month  
Mayor Hopkins stated November's Yard of the Month was Milden Handy at 315 Harlem.
2. Proclamation(s): Stewart's Grocery; Dwain & Tina Stewart  
Sweeny Fire Chief; Roger Barton

Mayor Hopkins presented proclamations to Dwain and Tina Stewart of Stewarts Grocery and Sweeny Fire Chief Roger Barton. Sweeny Fire & Rescue presented Chief Barton with a retirement gift.

**CITIZENS WISHING TO ADDRESS CITY COUNCIL**

John Richers of the Drainage District approached Council stating the letter of no objection has been approved for 605 N Main. The Drainage District has not been the holdup on this project. They have turned it around quickly with conditions and requirements to be completed. He will be available 24/7 to assist.

Leigh Ann Thornton, 702 Ave B, spoke to Council about the animal shelter. The shelter is full and out of room. She has received donated contract work. The winter is coming and she wants to make this a priority with urgency.

**CONSENT AGENDA**

3. Minutes: Regular Session, November 19, 2024  
Mayor Hopkins asked for a motion to approve the minutes of the Regular Session, November 19<sup>th</sup>, 2024.  
Neal Bess Jr. stated so moved. Shaun Massey seconded. All in favor. Motion carried.
4. Financial Statements
5. Personnel Status/Vacancies
6. Project Status Report
7. Critical Equipment Report; Generator Hourly Activated Self-Test Report
8. Gas Compliance Update

## REGULAR AGENDA

9. Discussion and possible action to allow an Eagle Project to be constructed at Backyard Park and MLK Park; Parks & Recreation Board & Thomas Paniagua

Cerrington Massey, President of the Parks & Recreation Board, approached Council stating their board approved the sandboxes to be built at the parks.

Mayor Hopkins asked for a motion to approve the Eagle Project to be constructed at Backyard Park and MLK Park consisting of sandboxes and benches. Neal Bess Jr. stated so moved. Brian Brooks seconded. All in favor. Motion carried.

10. Discussion and possible action to allow P66 to hold event within the Backyard Park on April 26, 2025; Russell Thompson

Russell Thompson of P66 approached Council about holding a fundraiser for BACA to support kids of domestic violence and abuse. He is requesting usage of the Backyard Park on April 26, 2024 and is expecting 300 to 400 people. Kids would eat free, there would be vendors for food, and a car show. Security will be needed from our local police department.

This is the weekend before Pride Day and there may be setup conflicts. Stewarts Grocery has agreed to allow them to use their parking lot for the event.

No action; discussion only.

11. Discussion and possible action to agenda request received for allowance of Project Graduation's Annual Senior Bonfire, granting a variance to Ordinance §92.01 of the City's Code of Ordinances; Woodrow Tolley

Woodrow Tolley of project graduation approached Council requesting an additional date to hold the bonfire due to a prior scheduling conflict. He has submitted a list of proposed dates as they are still trying to determine. They are moving the bonfire to a Saturday to avoid conflicts during the school week. Mayor Hopkins asked for a motion to approve the variance to Ordinance 92.01, allowing Project Graduation to hold one requested annual Senior's Bonfire on SISD property, as per the requested dates proposed, subject to a burn ban in effect, and to follow all Fire Department and Fire Marshal regulations with submittals for approvals to the respective agencies, and to notify the City of the selected date prior too. Shuan Massey stated so moved. Neal Bess Jr. seconded. All in favor. Motion carried.

12. Discussion and possible action to agenda request for variances to the Zoning Ordinance, Exhibit A, Section 110-69 and Chapter 150 of the City's Code of Ordinances, Building Regulations; Construction; Jennifer Johnson

Jayla Johnson, Jennifer Johnson's daughter, approached Council. She has moved back to Sweeny and wants to request a variance to live within a tiny home at the address of 102 Travis Street. She is asking for a variance to the building codes and zoning ordinance.

Shaun Massey motioned to approve the variance pending supplied engineer drawings for the foundation and bring back to Kaydi. Neal Bess Jr. seconded.

Discussion: Mr. Jordan asked if the motion is pertaining to the foundation on the existing building or full compliance of the 800 sq. ft. Yes, full, meeting minimum compliance of the full code stated Massey. Massey amended his motion for a variance to the building code and foundation, to a total of 800 sq. ft., upon providing engineered drawings for the attachment of the portable building, for the windstorm and foundation. Neal Bess Jr. seconded. All in favor. Motion carried.

13. Discussion and possible action to Waste Connections annual contractual CPI and fuel increase. Zachary Ryan of Waste Connections approached Council and explained the annual contractual CPI and fuel increase. Councilman Massey questioned residential pickup issues and complaints. Mr. Ryan stated that Waste Connections strives to be good at their job and tries to respond to reported issues within 24 hours.

Mayor Hopkins asked for a motion to accept a rate adjustment, effective January 1, 2025, of 3.8% to reflect an annual CPI increase and 1.41% to reflect an annual fuel cost increase for a total increase of

5.21% to our current residential and commercial garbage rates as billed by Waste Connections, with proportionate increases to City customer garbage billing rates. Brian Brooks stated so moved. Neal Bess Jr. seconded. Brian Brooks and Neal Bess Jr. were in favor. Shaun Massey opposed. Motion carried.

14. Discussion and possible action to requested variance to Ordinance §156.018 A(4)(d) for Illuminated Signage at 305 N McKinney; Sweeny Community Hospital

Kari Schroeter of Sweeny Hospital approached Council requesting a variance for illuminated signage at the Sweeny Hospital Emergency Room. The signage is for identification purposes required by the State and will be reflecting towards Ross Street, in which requires a variance.

Mr. Jordan stated it is our opinion to approve, to stay within compliance of our ordinance and to allow the hospital to stay in compliance with the Texas Administrative Code. Attorney Stevenson stated the Council may only approve if it makes affirmative findings reflected in the minutes as to all the following: it will not authorize a type of sign which is specifically prohibited by this subchapter, is not contrary to the goals and objectives outlined by the City's comprehensive plan, is not contrary to the public interest, due to special conditions a literal enforcement of the ordinance would result in unnecessary hardship, and the spirit and purpose of the ordinance will be observed, and substantial justice will be done.

Neal Bess Jr. stated so moved to allow the variance and the affirmative findings as read by Attorney Stevenson. Brian Brooks seconded. All in favor. Motion carried.

15. Discussion and possible action for needs of completion of project at 605 N Main.

Sohil "Sam" Maredia of 605 N Main approached Council with his new plans for drainage mitigation. The plans have been approved by Txdot and the Drainage District. He is awaiting the permit extension from Txdot before proceeding. PT Brunner added that Sam would like to pull the City permit once the extension is granted by TxDot. Upon final permitting, he estimates the construction should take approximately three weeks to complete.

Shaun Massey moved to approve the drawings approved by the Drainage District and the State for 605 N Main. Brian Brooks seconded.

Discussion: Mr. Jordan stated the City has received the letter from Txdot showing the plans have been approved, the owner is only waiting on the extension permit to work within TxDot right of way. He would be able to start construction on everything else, just not within the TxDot right of way. All in favor. Motion carried.

16. Discussion and possible action on re-plat of 2.2974 acres within the Extra Territorial Jurisdiction (ETJ).

Mayor Hopkins asked for a motion to approve the replat of 2.2974 acres located within the City of Sweeny's Extra Territorial Jurisdiction (ETJ). Neal Bess Jr. stated so moved. Shaun Massey seconded. All in favor. Motion carried.

17. Discussion and possible action to approve Resolution 24-118 designating official bank signatories of the Sweeny Beautification Committee.

Shaun Massey moved to approve Resolution 24-118 designating official bank signatories of the Sweeny Beautification Committee. Neal Bess Jr. seconded. All in favor. Motion carried.

18. 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

Shaun Massey moved to table. Neal Bess Jr. seconded. All in favor. Motion carried.

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

Staff gave updates on moving forward. Reducing the scope for resubmittal would require additional engineering. Based off of prior conversations within the previous workshop, Council discussed using funds to repair existing sidewalks with current funds.

No action; discussion only.

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

Staff gave updates on moving forward, financing, engineering, required documents for full submittal of the application, and time constraints.

Neal Bess Jr. moved to stop the development of the TWDB grant. Brian Brooks seconded. All in favor. Motion carried.

21. Discussion and possible action to the Brazoria County Cities Association (BCCA) membership, participation, and hosting duties.

No action; discussion only.

22. Discussion and possible action to proposed utility billing policy.

Shaun Massey moved to approve the proposed utility billing policy with reflective changes. Neal Bess Jr. seconded. All in favor. Motion carried.

#### **EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE SECTION 551.071, 551.072 AND 551.074**

*The City Council will now convene into executive session pursuant to the provision of Chapter 551 Texas Government Code, in accordance with the authority contained therein at 7:07 PM:*

23. Deliberation of Personnel Matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, pursuant to Section 551.074 of the Texas Government Code; City Manager.

#### **OPEN SESSION**

*The City Council will now adjourn Executive Session, reconvene into Open Session 7:15 PM pursuant to the Provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.*

24. Discussion and possible action, if any, on item discussed during Closed Executive Session pursuant to Section 551.074 of the Texas Government Code, to appoint City Manager and action related thereto.

Shaun Massey stated, I approve a motion for David Jordan as the permanent City Manager, at a salary of \$80,000.00, not required to immediately move to the City of Sweeny, and he will remain, his health care, under his wife's policy, and will have all other City of Sweeny benefits. Neal Bess Jr. seconded. All in favor. Motion carried.

#### **ITEMS OF COMMUNITY INTEREST**

Shaun Massey wished everyone a Merry Christmas.

David Jordan thanked Council for their confidence, and he looks forward to serving for a good while. He feels we can accomplish quite a bit moving forward.

Chief Caudle stated that they have Blue Santa coming up on Sunday from 12-1 PM at the Fire Station. They have approximately 50 kids and 15 families.

#### **ADJOURN REGULAR SESSION**

Mayor adjourned the meeting at 7:18 PM.

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

**Staff and Affiliates Present:**

David Jordan, City Manager

Brad Caudle, Police Chief

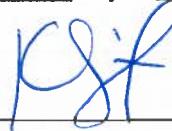
Karla Wilson, Finance and Personnel Director

Terrence Bell, Director of Public Works

RC Stevenson, City Attorney

Kaydi Smith, City Secretary

Passed and approved this 23<sup>rd</sup> day of January, 2025.



Kaydi Smith, City Secretary