



## CITY COUNCIL MEETING SPECIAL SESSION

Tuesday, January 30, 2024 at 5:00 PM

City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas and Via ZOOM at  
<https://zoom.us/j/98427261064> Meeting ID: 984 2726 1064

### AGENDA

BE IT KNOWN that the City Council of the City of Sweeny will meet in **Special Session** on **Tuesday, January 30, 2024 at 5:00 PM**, at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas and Via ZOOM at <https://zoom.us/j/98427261064> Meeting ID: 984 2726 1064 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.*

#### REGULAR AGENDA

1. Discussion and possible action on a request from Sweeny Independent School District for a variance to the 2015 International Plumbing Code adopted by the City's Code of Ordinance and a variance to Section 110-162 Parking Requirements of Article VI of the City's Code.
2. Discussion and possible action on engaging Kennemer, Masters, and Lunsford for professional financial audit services for the 2022-2023 Fiscal year ending September 30, 2023.
3. Discussion and possible action on agenda request for Council Meetings to be regularly scheduled to twice monthly; Councilman Brooks
4. Discussion and possible action to presentations from Water of Texas and Inframark on potential water project(s)
5. Discussion and possible action to adopt a capital improvement projects plan.

#### 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 **January 30, 2024** was posted on the City Hall bulletin board on the 26th day of January, 2024, at approximately 4:45 PM.

\_\_\_\_\_  
Kaydi Smith, City Secretary

I hereby certify that this Public Notice was removed from the City Hall bulletin board on \_\_\_\_\_, 2024 at approximately \_\_\_\_\_AM/PM.

\_\_\_\_\_  
Kaydi Smith, City Secretary



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

<b>Meeting Date</b>	1/30/2024	<b>Agenda Item</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	Lindsay Koskiniemi, City Manager Daniel Fuller, SISD Superintendent
<b>Reviewed by City Attorney</b>	No	<b>Department</b>	Development Services
<b>Subject</b>	Discussion and possible action on a request from Sweeny Independent School District for a variance to the 2015 International Plumbing Code adopted by the City's Code of Ordinance and a variance to Section 110-162 Parking Requirements of Article VI of the City's Code.		
<b>Attachments</b>	Letters requesting variances (2).		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

The Sweeny Independent School District intends to submit a ballot item for the May 2024 election for a bond for the purpose of improving facilities on school property that have exceeded their useful lives at Sweeny Independent School District campuses. The proposed improvements include safety upgrades to the stadium and surrounding facilities, including restrooms, at the Sweeny High School campus.

This item is a request to Council to approve two variances with the proposed plan. The standard process is to submit engineered plans for review prior to making a request for a variance. This project is in the preliminary planning phase; therefore, no engineered plans are available yet. The preliminary planning phase involves review of applicable Codes and design due diligence to assess project scope and feasibility.

The preliminary review of the project has disclosed that two variances will be needed to move forward with the concept.

**Variance One:**

Pursuant to the 2015 International Building Code, the plumbing code adopted by the City of Sweeny, with a total seat count of 5,000 in the proposed concept, 93 sinks and 30 lavatories (totals for both home and visitor sides) would be required. Currently, there are a total of 8 sinks and 4 lavatories for the stadium. The District requests a variance to the 2015 International Plumbing Code to allow a 26 sinks (20 Home, 6 Visitor) and 12 lavatories (8 Home, 4 Visitor).

**Variance Two:**

Pursuant to Article VI. Supplementary Regulations - Section 110-162 – Parking requirements (11) “Stadiums, ballparks, gymnasium, and other outdoor sports arenas: One (1) space for each three (3) seats. Such parking areas or any portion thereof may be located within eight hundred (800) feet of the nearest corner of the property on which the place of assembly is located.”



# AGENDA MEMO

## Business of the City Council

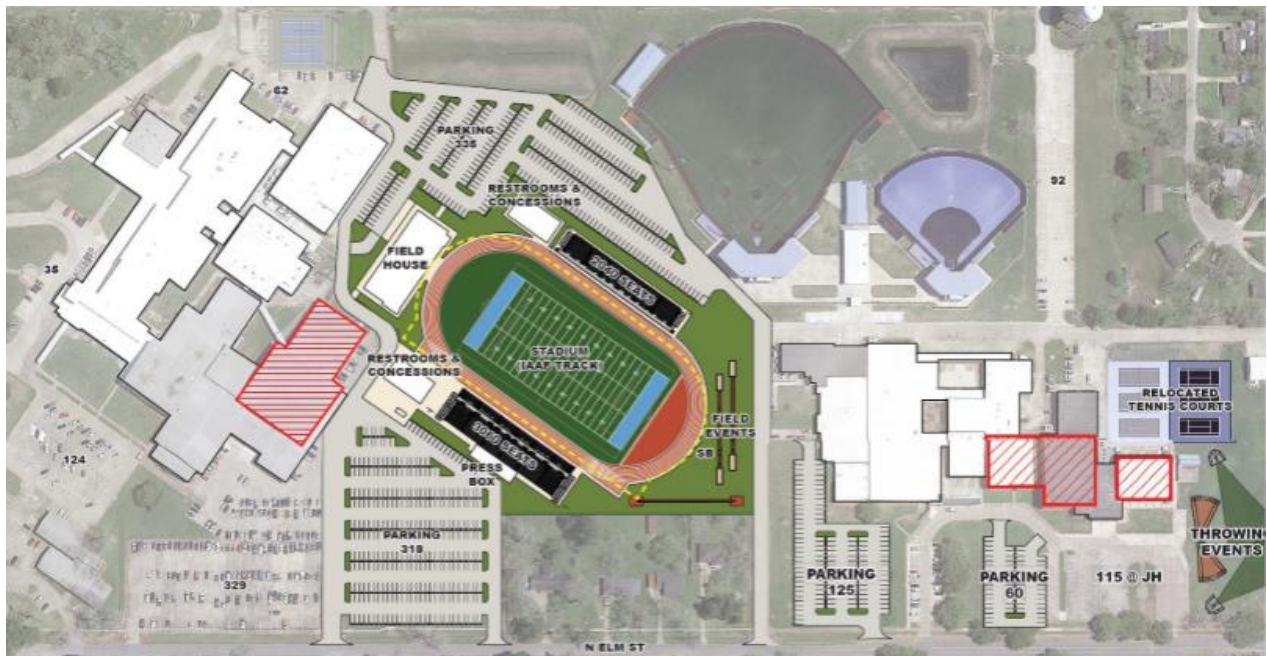
### City of Sweeny, Texas

The current parking count for the Sweeny High School and Sweeny Middle School campuses is 840 spaces. The zoning requirement for a 5,000-seat stadium (1:3) is 1,660 spaces, which would require the addition of another 826 spaces.

The requested variance is to allow one space for every six spaces (1:6) to keep the current parking.

The stadium currently seats 5,600, and the improvements proposed to the stadium will decrease the seating capacity by 600 seats.

Any addition of non-impervious surfaces such as concrete would trigger the need for a drainage study with a drainage improvement plan, which would require a significant amount of drainage detention. There is not adequate space to support additional concrete or detention facilities.



### **Staff Opinion:**

Staff has determined that the requested variances are reasonable. Variance One supports the addition of restroom facilities within reason, and Variance Two preserves the existing parking facilities without the need for additional drainage mitigation where available land is insufficient to support 826 additional parking spaces and the detention that would be required.

Finally, without the approval of the requested variances, there would be an undue hardship on the applicant, as there is no space to support the addition of restroom and parking facilities to meet the applicable Code.

### **Recommended Action**

Staff recommends approval of a variance to the 2015 International Plumbing Code adopted by the City of Sweeny to allow the District to have at least 20 total sinks and 12 total lavatories, and approval of a variance to Article VI. Supplementary Regulations - Section 110-162 – Parking requirements, of the City’s Code of Ordinances, to allow a 1:6 parking space to seat ratio, subject to the receipt of plans with the stamp of licensed architect or engineer in Texas.

*(Suggested motion next page)*



# AGENDA MEMO

Business of the City Council  
City of Sweeny, Texas

Item 1.

**Suggested Motion:**

“I move we approve a variance to the 2015 International Plumbing Code adopted by the City of Sweeny to allow the District to have at least 20 total sinks and 12 total lavatories, and approval of a variance to Article VI. Supplementary Regulations - Section 110-162 – Parking requirements, of the City’s Code of Ordinances, to allow a 1:6 parking space to seat ratio, subject to the receipt of plans with the stamp of licensed architect or engineer in Texas.”

11 Greenway Plaza, 22<sup>nd</sup> Floor  
Houston, Texas 77046  
Toll-free: 1-800-938-7272  
Fax: 713-961-4571  
PBK.com

January 17, 2024



Mr. Dusty Hopkins  
Mayor, City of Sweeny  
Sweeny City Hall  
102 Ashley-Wilson Road  
Sweeny, Texas 77480

Dear Mr. Hopkins,

The Sweeny Independent School District is considering the construction of a new athletic stadium to be located at its current location adjacent to the High School. It is intended to provide bleacher seating for a total of 5,000 spectators. 3,500 seats will be located on the home side, and 1,500 seats on the visitor's side.

Per the 2015 International Plumbing Code, as adopted by the City of Sweeny, the requirement on the number of toilet fixtures is as follows:

Total Fixture Count for Water Closets: 93 (64 Home side + 29 Visitor Side).

Total Fixture Count for Lavatories: 30 lavatories (21 Home side + 9 Visitor's side).

The existing stadium, which has the same number of seats as the proposed new stadium, currently has a total of 8 water closets and 4 lavatories (home and visitors combined). Should the District be required to provide the required number of fixtures, it would be a huge burden on the taxpayers, and probably considered an overkill by the community. Therefore, Sweeny Independent School District would like to request a variance of this requirement. Per conversations with the City Manager and Mayor, the following in agreed:

Total Fixture Count for Water Closets: 26 (20 Home side + 6 Visitor Side).

Total Fixture Count for Lavatories: 12 (8 Home side + 4 Visitor's side).

Agreed on January 17, 2024.

\_\_\_\_\_  
Dusty Hopkins, Mayor  
City of Sweeny

\_\_\_\_\_  
Lindsay Koskiniemi, City Manager  
City of Sweeny

\_\_\_\_\_  
Daniel Fuller, Superintendent  
Sweeny ISD



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January 17, 2024



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Mayor, City of Sweeny  
Sweeny City Hall  
102 Ashley-Wilson Road  
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Per the city of Sweeny, zoning ordinance section 110-162; Parking Requirements of article VI, Supplementary Regulations, there is the requirement to provide 1 parking space for every 3 seats. This would require a total of 1,660 spaces to be located on the High School and Junior High School site.

Currently, there are 840 spaces available. In order to meet the parking ordinance, the District would have to construct an additional 826 spaces. The taxpayer burden as well as limitations on the site make this requirement difficult to accomplish. Therefore, Sweeny Independent School District would like to request a variance of this requirement. Per conversation with the City Manager and Mayor, the following is agreed:

1 parking space for every 6 seats is acceptable, resulting in a total number of 833 parking spaces required.

Agreed on January 17, 2024.

\_\_\_\_\_  
Dusty Hopkins, Mayor  
City of Sweeny

\_\_\_\_\_  
Lindsay Koskiniemi, City Manager  
City of Sweeny

\_\_\_\_\_  
Daniel Fuller, Superintendent  
Sweeny ISD



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

<b>Meeting Date</b>	01/30/2024	<b>Agenda Item</b>	
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	Karla Wilson, Finance Director
<b>Reviewed by City Attorney</b>		<b>Department</b>	Finance
<b>Subject</b>	Discussion and possible action on engaging Kennemer, Masters, and Lunsford for professional financial audit services for the 2022 – 2023 Fiscal Year ending September 30, 2023.		
<b>Attachments</b>	Engagement letter		
<b>Financial Information</b>	Expenditure Required:		
	Amount Budgeted:		\$23,500
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

#### Executive Summary

Attached is an engagement letter from Kennemer, Masters, & Lunsford for professional auditing services of all City funds and required supplementary information procedures as required by the Governmental Accounting Standards Board for the year ended September 30, 2023, which covers Fiscal Year 2022 – 2023.

The formal approval of the engagement letter is a requirement for the audit to begin - field work for this audit is scheduled to begin the week of February 5, 2024.

#### Recommended Action

Staff recommends approval.





December 15, 2023

To the Honorable Mayor, Members of City Council and Management  
City of Sweeny  
Sweeny, Texas

We are pleased to confirm our understanding of the services we are to provide the City of Sweeny (the "City") for the year ended September 30, 2023.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the City as of and for the year ended September 30, 2023. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary Comparison Schedules
- 3) Required Pension Schedules
- 4) Required OPEB Schedules

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- 1) The Combining and Individual Nonmajor Fund Financial Statements

**Lake Jackson**

8 W Way Ct.  
Lake Jackson, TX 77566  
979-297-4075

**El Campo**

201 W. Webb St.  
El Campo, TX 77437  
979-543-6836

**Angleton**

2801 N. Velasco, Suite C  
Angleton, TX 77515  
979-849-8297

**Bay City**

2245 Avenue G  
Bay City, TX 7741  
979-245-9236



To the Honorable Mayor, Members of  
City Council and Management  
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### **Audit Scope and Objectives - Continued**

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the City and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will

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### **Auditor's Responsibilities for the Audit of the Financial Statements - Continued**

inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Improper Revenue Recognition
- Management Override of Controls

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a

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### **Audit Procedures—Internal Control - Continued**

direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

### **Other Services**

We will also assist in preparing the financial statements, related notes and maintain the capital asset schedules of the City in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements, related notes and capital asset schedules and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

### **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the

To the Honorable Mayor, Members of  
City Council and Management  
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### **Responsibilities of Management for the Financial Statements - Continued**

preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document

To the Honorable Mayor, Members of  
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### **Responsibilities of Management for the Financial Statements - Continued**

that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of KM&L, LLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a federal agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for the purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of KM&L, LLC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the federal agency. If we are aware that a



To the Honorable Mayor, Members of  
City Council and Management  
City of Sweeny  
December 15, 2023  
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### **Engagement Administration, Fees, and Other - Continued**

federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Wade Whitlow, CPA is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately February 6, 2024 and to issue our reports no later than March 21, 2024.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, confirmation service provider fees, etc.) except that we agree that our gross fee, including expenses, will not exceed \$30,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

### **Reporting**

We will issue a written report upon completion of our audit of the City's financial statements. Our report will be addressed to the Honorable Mayor and Members of City Council of the City. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other

To the Honorable Mayor, Members of  
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**Reporting - Continued**

purpose. If during our audit we become aware that the City is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the City and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

***KM&L, LLC***

RESPONSE:  
This letter correctly sets forth the understanding of the City.

Management signature: \_\_\_\_\_

Title: \_\_\_\_\_

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

Governance signature: \_\_\_\_\_

Title: \_\_\_\_\_

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



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

<b>Meeting Date</b>	01/30/2024	<b>Agenda Item</b>	
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	Councilman Brooks/City Manager
<b>Reviewed by City Attorney</b>		<b>Department</b>	Council
<b>Subject</b>	Discussion and possible action on agenda request for Council Meetings to be regularly scheduled to twice monthly; Councilman Brooks		
<b>Attachments</b>	Request		
<b>Financial Information</b>	Expenditure Required:	-	
	Amount Budgeted:	-	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

#### Executive Summary

Request received from Councilman Brooks to discuss regularly scheduling the City Council meetings to twice monthly until water issues are resolved.

Previously when meeting twice monthly, meetings were scheduled for the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of the month.

#### Recommended Action

Council Discretion

If approved to twice monthly, please specify a beginning date within the motion.

## Kaydi Smith

---

**From:** Lindsay Koskiniemi  
**Sent:** Monday, January 22, 2024 10:28 AM  
**To:** Brian Brooks; Kaydi Smith  
**Subject:** RE: Agenda Request

Received.

Thank you, Brian. I agree. I also feel that meeting more often shows the public you're tackling the issue.

Kaydi, please put this item on the agenda for discussion and action for the special meeting on 30 JAN 2024 (17:00).

I have discussed with Mayor Hopkins, and he agrees that meeting more than once per month in the face of the water quality issue is appropriate.

Thank you,

Lindsay Koskiniemi, CGFO, CPM, MPA, MSA  
City Manager

Office 979-548-3321  
Sweeny City Hall | 102 W. Ashley Wilson Rd. | Sweeny, TX 77480



---

**From:** Brian Brooks <bjbrooks@sweenytx.gov>  
**Sent:** Sunday, January 21, 2024 5:38 PM  
**To:** Lindsay Koskiniemi <citymanager@sweenytx.gov>; Kaydi Smith <kdsmith@sweenytx.gov>  
**Subject:** Agenda Request

I have a city council agenda request. I would like to request that council discuss having council meetings twice a month. We need to get some type of permanent direction on how we are going to address the city water line issue. I feel that having meetings once a month prolongs our water issue/problems.

Thank you,  
Brian

Get [Outlook for iOS](#)



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

<b>Meeting Date</b>	01/30/2024	<b>Agenda Item</b>	
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	Water of Texas; Inframark
<b>Reviewed by City Attorney</b>		<b>Department</b>	Water Department
<b>Subject</b>	Discussion and possible action to presentations from Water of Texas and Inframark on potential water project(s)		
<b>Attachments</b>			
<b>Financial Information</b>	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

#### Executive Summary

Michael Claybourne with Water of Texas will be in attendance to discuss the proposed water project previously presented to Council. Following the January Regular Session, Water of Texas and Brita Pro Commercial were scheduled to complete onsite field inspections at the Water Plant. Further information determined was to be presented at the Special Meeting as requested by Council.

Matt Kitterman will be in attendance to discuss the proposed water project on behalf of Inframark. Inframark is currently contracted by the City of Sweeny to provide operational services at the City Water Plant.

#### Recommended Action

Council Discretion



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

<b>Meeting Date</b>	1/30/2024	<b>Agenda Item</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	Lindsay Koskiniemi, City Manager
<b>Reviewed by City Attorney</b>	No	<b>Department</b>	Capital Projects
<b>Subject</b>	Discussion and possible action to adopt a capital improvement projects plan.		
<b>Attachments</b>	Presentation of capital needs including Water, Wastewater, Streets, Drainage, Sidewalks and Parks.		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

A general best practice in managing municipalities is having capital improvement project plan (CIP) adopted by the governing body that gives staff direction on how to save for capital needs and provides a blueprint for budgeting and planning for infrastructure upgrades and replacements. A CIP, if managed properly, can help cities respond proactively to capital needs.

City of Sweeny has never had a formally adopted CIP. There are several underserved departments that reflect decades of avoiding investment into upkeep of city assets such as the roads – many of which are potholed, cratered, and show signs of repeated filling that has failed. Most of Sweeny’s roads are asphalt, which do not have the life expectancy of concrete roadways, and many of the asphalt roads need to be resurfaced. Some roads actually need to be replaced.

There is an estimated 17 miles of 2” steel waterlines in Sweeny. The size and composition of these lines are inconsistent with today’s standards and are believed to be a huge contributing factor to the brown water observed by residents.

While roads and water are just two examples of major capital needs currently, a CIP includes any cost that is at least \$50,000 and improves or adds to the fixed asset portfolio. This CIP draft includes Water, Wastewater, Streets, Drainage, Sidewalks, and Parks. Facilities and Equipment are not included, because more research is needed to accurately determine those needs.

The CIP draft was initially intended to be presented to City Council for review and approval in March, however, there is an urgent need to present earlier. Due to the expansive possible waterline replacement project previously discussed at the Council meeting on January 16, 2024, the City intends to submit a low interest loan request to the Texas Water Development Board. The preliminary application, or, Project Information Form (PIF) is due to be submitted on or before March 01, 2024 to be eligible to be invited to submit the full application.

TWDB low interest loans are incredibly competitive because these loans have little or no interest rate and offer partial principal forgiveness to eligible entities. An adopted CIP is considered among





# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 5.

the rating criteria, as shown from the TWDB PIF below. Having an adopted CIP will allow the City to be more competitive, as a CIP is a standard practice for cities.

Furthermore, if the City is going to plan for a 2025 General Obligation bond to go to the voters, the City will need to know how much the bond will be for and how it will be used. This CIP draft takes the proposed 2025 GO Bond into consideration.

The screenshot shows a web browser window displaying the Texas Water Development Board's online form for creating a Project Information Form (PIF). The page title is "Rating Criteria for All Projects - Effective Management". A sidebar on the left lists various sections of the PIF, with "Mgmt Rating" currently selected. The main content area contains the following text:

Note: Information that is not submitted as requested will not be considered.

**A. Asset Management**

1 a. In the past 5 years, has an asset management plan been adopted by the entity's governing body that incorporates an inventory of all assets, an assessment of the criticality and condition of the assets, a prioritization of capital projects needed, and a budget? Note: A Capital Improvement Plan (CIP) alone does not constitute an asset management plan.

Yes  No

*Assistance with establishing an asset management plan is offered through TCEQ's FMT contract. Contact TCEQ, at (512) 239-4691 or [pdms@tceq.texas.gov](mailto:pdms@tceq.texas.gov) to schedule a meeting.*

2. Has asset management training been administered to the entity's governing body and employees?

Yes  No

At the bottom of the form, there are three buttons: "Reset", "Back", and "Next".

### Recommended Action

Staff recommends City Council review and comment on the CIP draft and direct the City Manager to make changes agreed on by City Council and present a final CIP at the next City Council meeting.

# City of Sweeny Capital Improvement Project Plan (CIP)

2024 – 2038

15-Year Outlook



# 2024 – 2038 CIP LEAD SHEET

CITY OF SWEENY  
 15-YEAR CAPITAL PLAN SUMMARY  
 CITY-WIDE

GENERAL FUND	TOTAL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
STREETS, DRAINAGE, SIDEWAL	4,203,365	-	201,852	-	897,741	1,291,481	834,741	99,000	290,250	72,000	103,500	148,500	88,800	175,500	-	-
PARKS	485,000	-	145,000	165,000	92,500	62,500										
FACILITIES & IMPROVEMENTS																
EQUIPMENT																
<b>TOTAL GENERAL FUND</b>	<b>4,688,365</b>	<b>-</b>	<b>346,852</b>	<b>165,000</b>	<b>990,241</b>	<b>1,353,981</b>	<b>834,741</b>	<b>99,000</b>	<b>290,250</b>	<b>72,000</b>	<b>103,500</b>	<b>148,500</b>	<b>88,800</b>	<b>175,500</b>	<b>-</b>	<b>-</b>

UTILITY FUND	TOTAL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
WATER	20,171,440	645,080	2,980,010	2,906,100	1,502,000	1,151,500	1,191,750	1,232,000	1,205,000	1,178,000	1,073,000	968,000	1,147,750	1,327,500	663,750	1,000,000
WASTEWATER	5,663,500	1,311,000	4,026,750	208,250	117,500	-										
GAS DISTRIBUTION SYSTEM	650,000	30,000	30,000	155,000	280,000	155,000										
FACILITIES & IMPROVEMENTS																
EQUIPMENT																
<b>TOTAL UTILITY FUND</b>	<b>26,484,940</b>	<b>1,986,080</b>	<b>7,036,760</b>	<b>3,269,350</b>	<b>1,899,500</b>	<b>1,306,500</b>	<b>1,191,750</b>	<b>1,232,000</b>	<b>1,205,000</b>	<b>1,178,000</b>	<b>1,073,000</b>	<b>968,000</b>	<b>1,147,750</b>	<b>1,327,500</b>	<b>663,750</b>	<b>1,000,000</b>

<b>TOTALS:</b>	<b>\$31,173,305</b>	<b>\$1,986,080</b>	<b>\$7,383,612</b>	<b>\$3,434,350</b>	<b>\$2,889,741</b>	<b>\$2,660,481</b>	<b>\$2,026,491</b>	<b>\$1,331,000</b>	<b>\$1,495,250</b>	<b>\$1,250,000</b>	<b>\$1,176,500</b>	<b>\$1,116,500</b>	<b>\$1,236,550</b>	<b>\$1,503,000</b>	<b>\$663,750</b>	<b>\$1,000,000</b>
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*\* Does not include Facilities or Equipment in General or Enterprise Funds.*

# WATER PROJECTS

WATER CAPITAL PROJECTS		TOTAL PROJECT COSTS			5-YR OUTLOOK					10-YR OUTLOOK					15-YR OUTLOOK					NOTES	FUNDING SOURCE	
PRIORITY	UTILITY FUND - WATER	TOTAL	CONSTRUCTION	ENGINEERING	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038			
1	MAIN STREET WATER MAIN	1,500,240	1,417,240	83,000	500,080	1,000,160														7,750 LF	2019 CERTIFICATES OF OBLIGATION	
2	MANGANESE FILTRATION PROJECT	120,000			120,000															INSTALLATION FY24, IF APPROVED	ENTERPRISE FUND	
3	WATER VALVE SURVEY / INVENTORY	25,000			25,000																ENTERPRISE FUND	
4	PECAN STREET WATERLINE REPLACEMENT	463,200	463,200			231,600	231,600													1,500 LF	CDBG-DR \$180,500, ENTERPRISE FUND \$282,700	
5	WEST SIDE WATERLINES	1,644,000	1,370,000	274,000		822,000	822,000													APPROX 1MI. 3RD, 4TH, 5TH, 6TH, CEDAR, MAGNOLIA, SYCAMORE, MILK	CONDITIONALLY AWARDED CDBG-MIT	
6	WATERLINE REPLACEMENT - ZONE 1	3,705,000	3,260,000	445,000		926,250	1,852,500	926,250												22,000 LF	2025 GENERAL OBLIGATION BOND / TWDB LOAN	
7	WATERLINE REPLACEMENT - ZONE 2	2,303,000	2,008,000	295,000				575,750	1,151,500	575,750										13,000 LF	2025 GENERAL OBLIGATION BOND / TWDB LOAN	
8	WATERLINE REPLACEMENT - ZONE 3	2,464,000	2,159,000	305,000						616,000	1,232,000	616,000								14,000 LF	2025 GENERAL OBLIGATION BOND / TWDB LOAN	
9	WATERLINE REPLACEMENT - ZONE 4	2,356,000	2,061,000	295,000								589,000	1,178,000	589,000						13,000 LF	2025 GENERAL OBLIGATION BOND / TWDB LOAN	
10	WATERLINE REPLACEMENT - ZONE 5	1,936,000	1,681,000	255,000										484,000	968,000	484,000				11,000 LF	2025 GENERAL OBLIGATION BOND / TWDB LOAN	
11	WATERLINE REPLACEMENT - ZONE 6	2,655,000	2,330,000	325,000												663,750	1,327,500	663,750		15,600 LF	2025 GENERAL OBLIGATION BOND / TWDB LOAN	
12	DRILL WELL	1,000,000	50,000	350,000																1,000,000	MAY NOT BE NEEDED, DEPENDS ON CITY'S GROWTH	TBD
<b>TOTAL COST</b>		<b>20,171,440</b>	<b>16,799,440</b>	<b>2,627,000</b>	<b>645,080</b>	<b>2,980,010</b>	<b>2,906,100</b>	<b>1,502,000</b>	<b>1,151,500</b>	<b>1,191,750</b>	<b>1,232,000</b>	<b>1,205,000</b>	<b>1,178,000</b>	<b>1,073,000</b>	<b>968,000</b>	<b>1,147,750</b>	<b>1,327,500</b>	<b>663,750</b>	<b>1,000,000</b>			

# STREETS, DRAINAGE, SIDEWALKS PROJECTS

STREETS, DRAINAGE & SIDEWALKS	AMOUNT	CONSTRUCTION	ENGINEERING	5-YR OUTLOOK				10-YR OUTLOOK					15-YR OUTLOOK				NOTES	FUNDING	
				2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036			2037
<b>STREETS</b>																			
ASPHALT OVERLAY - 6TH AND MLK CONSTRUCTION	159,852				159,852													BRAZORIA COUNTY INTERLOCAL INCLUDES \$10 ASPHAL UNIT INCREASE	BRAZORIA COUNTY INTERLOCAL AGREEMENT
ROAD REPLACEMENT CAREY & WOODWIN INTERSECTION	88,800	14,800	74,000												88,800			TO COINCIDE W/ PROJECT ZONE 5 WATER PROJECT	2025 GENERAL OBLIGATION BOND
ROAD REPLACEMENT N. ROSS - BETWEEN ALICE & 2ND	72,000	60,000	12,000								72,000							TO COINCIDE W/ PROJECT ZONE 4 WATER PROJECT	2025 GENERAL OBLIGATION BOND
ASPHALT OVERLAY N. HACKBERRY AWR TO 6TH	198,000									99,000	99,000							APPROX .6 MI - TO COINCIDE WITH TXDOT TA PROJECT	2025 GENERAL OBLIGATION BOND
ASPHALT OVERLAY ORANGE ST. TO AVE. C	198,000					99,000	99,000											APPROX .58 MI - TO COINCIDE WITH PROJECT ZONE 2 WATER PROJECT	2025 GENERAL OBLIGATION BOND
ASPHALT OVERLAY AVE. B - S. ORANGE TO YAUPON ST.	180,000							90,000		90,000								2840 LF, 0.5 MI. - TO COINCIDE WITH PROJECT ZONES 3 & 3 OR WATER PROJECT	2025 GENERAL OBLIGATION BOND
ASPHALT OVERLAY - 6TH AT CEDAR TO END OF MAGNOLIA	42,000				42,000													760 FT., 0.14 MI. - TO COINCIDE WITH WEST SIDE WATERLINE PROJECT	2025 GENERAL OBLIGATION BOND
ROAD RECONSTRUCTION - PORTION FROM 6TH BEYOND MIDDLE SCHOOL	175,500															175,500		1440 LF, .27 MI.	2025 GENERAL OBLIGATION BOND
ASPHALT OVERLAY - 4TH ST. HACKBERRY TO ORANGE	54,000						54,000											965 LF, 0.18 MI. WITH ZONE 1 WATER PROJECT	2025 GENERAL OBLIGATION BOND
ASPHALT OVERLAY - 5TH ST. HACKBERRY TO ORANGE	54,000					54,000												965 LF, 0.18 MI. WITH ZONE 1 WATER PROJECT	2025 GENERAL OBLIGATION BOND
ROAD RECONSTRUCTION - FIG ST.	351,000					175,500		175,500										2800 LF, 0.52 MI. WITH ZONE 1 & 2 WATER PROJECT	2025 GENERAL OBLIGATION BOND
ROAD RECONSTRUCTION - FRANCES ST.	101,250									101,250								800 LF, .15 MI - ZONE 3 WATER PROJECT	2025 GENERAL OBLIGATION BOND
ASPHALT OVERLAY - OLD OCEAN FROM HACKBERRY TO MCKINNEY	148,500												148,500					2300 LF, 0.44 MI. ZONE 3 WATER PROJECT	2025 GENERAL OBLIGATION BOND
ROAD RECONSTRUCTION - MEADOR ST.	103,500											103,500						800 LF, .15 MI - WITH ZONE 4 WATER PROJECT	2025 GENERAL OBLIGATION BOND
<b>SIDEWALKS</b>																			
SUP - N. HACKBERRY, AWR TO 6TH & PAR AWR	2,276,963	1,835,346	441,617			569,241	1,138,481	569,241										TXDOT ELIGIBLE REIMBURSEMENT OF 80%, SIDEWALK FUND - REAPPLY IN 2025/2026	80/20 REIMBURSABLE PROJECT TXDOT / SIDEWALK FUND
<b>DRAINAGE</b>																			
<b>TOTAL FOR STREETS, SIDEWALKS, DRAINAGE PROJECTS</b>	<b>4,203,365</b>				- 201,852	- 897,741	1,291,481	834,741	99,000	290,250	72,000	103,500	148,500	88,800	175,500				

# 2023 ROAD CONDITION SURVEY

Item 5.





PROPOSED PROJECT: CAREY DR. & WOODWIN AVE. ROADWAY IMPROVEMENT (SITE MAP)

Item 5.



City of Sweeny  
Interlocal Agreement Project Request Summary FY-23

Approved by Sweeny  
City Council on  
09-20-2022

**FY23 BRAZORIA COUNTY INTERLOCAL  
FOR ASPHALT OVERLAY (2MI.) WAS NOT  
BUDGETED.** Item 5.

STREET/LOCATION	LIMITS (TO - FROM)	LENGTH (FT)	WIDTH (FT)	WORK DESCRIPTION (Major Street Projects ONLY)	FOR OFFICE USE ONLY
W. 6th Street	FROM: MAGNOLIA ST. TO: N. MAIN ST.	1900	20		
N. and S. MARTIN LUTHER KING ST.	FROM: W. 6TH ST. TO: TERMINATING END OF S. MLK ST.	2400	20		

**Materials Cost Estimate for Project: N. and S. MLK St.**

Limits	Len	Pct	Ctr	Area	Priority	Type	FY
W. 6th St. to end of S. MLK St.	0.45	4	Bra	Wes	2	IS	2023

Item Description	Len_Mi	Wid_Ft	Thk_In	Rate	Rate Unit	Qty	Unit	Price	ItemCost
ABS-65	0.45	22		0.2	Gal/SqYd	1,173	Gal	2.96	3,473
ABS-65	0.45	22		1.4	Gal/SqYd	8,213	Gal	2.96	24,312
Base - crushed concr.	0.45	22	2			642	Ton	28.39	18,238
Asphalt - HMAC Type D	0.45	20	2			584	Ton	64.00	37,376

**Materials Cost Estimate for Project: West 6th Street**

**Project Cost: 83,398**

Limits	Len	Pct	Ctr	Area	Priority	Type	FY
Magnolia St. to N. Main St.	0.36	4	Bra	Wes	1	IS	2023

Item Description	Len_Mi	Wid_Ft	Thk_In	Rate	Rate Unit	Qty	Unit	Price	ItemCost
ABS-65	0.36	22		1.4	Gal/SqYd	6,502	Gal	2.96	19,247
ABS-65	0.36	22		0.2	Gal/SqYd	929	Gal	2.96	2,750
Base - crushed concr.	0.36	22	2			509	Ton	28.39	14,438
Asphalt - HMAC Type D	0.36	20	2			462	Ton	64.00	29,589

**Project Cost: 66,024**

**\*As of May 2023, costs per unit of asphalt has increased by \$10, or total increase of \$10,430 for both streets.**

# SEWER PROJECTS

SEWER CAPITAL PROJECTS		TOTAL PROJECTED COSTS			5-YR OUTLOOK						
PRIORITY	UTILITY FUND - SEWER	AMOUNT	CONSTRUCTION	ENGINEERING	2024	2025	2026	2027	2028	NOTES	FUNDING SOURCE
1	SEWER PLANT CLARIFIER REHAB	125,000			25,000	100,000				PROJECT STARTED IN FY23, DESLUDGE C2, INSTALL 2 NEW RAS PUMPS	ENTERPRISE FUND
2	SECONDARY PUMPS IN EACH LIFT STATION	22,000			11,000	11,000					FY24 ENTERPRISE FUND
3	DRYING BED REHAB	50,000			25,000	25,000				BEDS HAVE NOT BEEN USED AND NEED ASSESSMENT AND POSSIBLE REHAB.	ENTERPRISE FUND
4	SAN BERNARD LIFT STATION UPGRADE	181,500				90,750	90,750			LS NOT KEEPING UP WITH CAPACITY, NEEDS ELECTRICAL AND EQUIPMENT UPGRADES	ENTERPRISE FUND
5	MAC DRIVE SMOKE TESTING	50,000	-	50,000		50,000				TO IDENTIFY AREAS SUBJECT TO I&I	EF, POTENTIAL GRANT
6	MAC DRIVE I&I REMEDIATION	235,000	200,000	35,000			117,500	117,500		NEEDED IF AREAS OF I&I ARE IDENTIFIED	EF, POTENTIAL GRANT
	GLO - MIT SEWER IMPROV. PROJECT CONSTRCT.	5,000,000			1,250,000	3,750,000				PROJECT FUNDED AND PROJECTED TO BE BID IN FEB 2024.	GLO \$4,850,000, COS 2019 CO \$150,000
<b>TOTAL SEWER</b>		<b>5,663,500</b>	<b>200,000</b>	<b>85,000</b>	<b>1,311,000</b>	<b>4,026,750</b>	<b>208,250</b>	<b>117,500</b>	<b>-</b>		

# GAS PROJECTS

GAS UTILITY CAPITAL PROJECTS		5-YR OUTLOOK						
UTILITY FUND - GAS	AMOUNT	2024	2025	2026	2027	2028	NOTES	FUNDING
STEEL SERVICE LINE REPLACEMENT	150,000	30,000	30,000	30,000	30,000	30,000	KEEP WORK IN HOUSE FOR COST SAVINGS - TO BEGIN STEEL SERVICE LINE CHANGE OUT IN APRIL 2024 TO MEET 2011 MANDATE.	ENTERPRISE FUND
USDOT NAT GAS DIST MODERNIZATION PRJOCT	500,000			125,000	250,000	125,000	TO IMPLEMENT UPDATES SYSTEM WIDE	FEDERAL GRANT TO APPLY FOR IN FY25 *NOT AWARDED*
<b>TOTAL GAS</b>	<b>650,000</b>	<b>30,000</b>	<b>30,000</b>	<b>155,000</b>	<b>280,000</b>	<b>155,000</b>		



# PARKS PROJECTS

GENERAL FUND - PARKS	AMOUNT	2024	2025	2026	2027	2028	NOTES	FUNDING
<b>BACKYARD PARK</b>								
PREFABRICATED RESTROOM INSTALLATION, DEMO EXISTING RR	130,000		65,000	65,000			PREFAB ADA BUILDING AND DEMOLITION OF OLD STRUCTURE	
BIG PAVILION RE-ROOF & UPGRADES	20,000			20,000			ROOF NEEDS TO BE REPLACED	FY26 GENERAL FUND BUDGET
ASPHALT RESURFACING OF WALKING TRAILS	80,000		40,000	40,000			EXISTING ASPHALT HAS FAILED. LARGE CRACKS MAKE THE WALKWAYS UNSAF	GENERAL FUND BUDGET
SHADE STRUCTURE OVER PLAYGROUND	30,000				30,000			
SPLASH PAD UPGRADES	125,000				62,500	62,500	UPGRADE PLUMBING (NECESSARY) INCLUDE A DUMP BUCKET AND SPRINKLER STRUCTURE	
<b>MLK PARK</b>								
PREFABRICATED RESTROOM INSTALLATION	80,000		40,000	40,000			CURRENTLY NO RESTROOMS - INSTALL FAMILY RR ADA COMPLIANT	
REPLACE PAVILLION WITH WINDSTORM RATED STRUCTURES	20,000	20,000					EXISTING PAVILLION IS NON-WINDSTORM-RATED CARPORT. REPLACE FOR SAFETY/AESTHETICS	\$16,750 GRANT FROM P66
<b>TOTAL PARKS</b>	<b>485,000</b>	<b>-</b>	<b>145,000</b>	<b>165,000</b>	<b>92,500</b>	<b>62,500</b>		

# Hexagonal Umbrella

\$20,070.00

Model Number QR1848

Hexagons are used to enhance existing structures and designs. The hexagonal hip shade uses a 6-column design featuring a canopy tensioned over a hip and ridge frame. It is available in a range of sizes and offered with 8', 10' and 12' entry heights.

REQUEST A QUOTE

COMPARE



## Specifications

### DESIGN FEATURES

- Blocks up to 97% of harmful UV rays
- Cools covered area by as much as 25° (14° C)
- Available QuickRelease™ system makes it fast and easy to adjust or remove fabric
- Available in standard or high-wind options for your specific regional needs
- Compliant with local building codes in US and Canada





**BACKYARD PARK RESTROOM REPLACEMENT PROJECT – PREFABRICATED BUILDING ADA COMPLIANT**



Item 5.



**RESTROOM/ STORAGE BUILDING**

**PUBLIC RESTROOM COMPLIANT**

www.PublicRestroom.com  
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# PROJECTED STUDIES NEEDED

PLANNING/ STUDIES PROJECTS	ESTIMATED COST	JUSTIFICATION	POTENTIAL FUNDING SOURCE
UTILITY RATE STUDY	\$ 20,000	THE UTILITY RATE STUDY IS GOING TO BE REQUIRED TO ASSESS REVENUE FROM UTILITIES AS COLLATORAL FOR A POSSIBLE 2025 GENERAL OBLIGATION BOND.	ENTERPRISE FUND
GIS SYSTEM	\$ 30,000	THE CITY NEEDS A GIS SYSTEM TO HAVE ALL UTILITY SYSTEMS AND THEIR COMPONENTS, FACILITIES, ZONING INFORMATION, FEMA FLOOD MAPS, CONSTRUCTION RECORD DRAWINGS, ETC. ALL IN ONE REPOSITORY ELECTRONICALLY FOR RECORD KEEPING AND INFORMATION ACCESS. THE CITY CURRENTLY DOES NOT HAVE A CENTRAL GIS WITH ALL NECESSARY LAYERS.	ENTERPRISE AND GENERAL FUNDS
COMPREHENSIVE MASTER PLAN	\$ 35,000	A COMPREHENSIVE MASTER PLAN IS A TOOL CITIES USE AS A GUIDE FOR LAND DEVELOPMENT AND PROJECTING FUTURE GROWTH WITH LONG RANGE GOALS AND OBJECTIVES FOR ALL ACTIVITIES THAT AFFECT THE LOCAL GOVERNMENT. THIS TYPE OF PLAN IS TYPICALLY COMPLETED BY A PROFESSIONAL PLANNER. A COMP MASTER PLAN IS REQUIRED TO BE ELIGIBLE FOR SOME GRANTS.	TEXAS A&M GRADUATE STUDIES - LOWER COST ALTERNATIVE TO DEVELOPING A COMP MASTER PLAN. LENGTHY WAIT PERIOD AND SELECTION PROCESS.
COMPREHENSIVE UTILITY PLAN	\$ 60,000	A UTILITY MASTER PLAN IS A TOOL USED BY LOCAL GOVERNMENTS AND UTILITY PROVIDERS THAT PROJECTS FUTURE GROWTH AND IMPACTS ON UTILITY USAGE FOR ESTIMATING FUTURE CAPACITY EXPANSION NEEDS. THIS TYPE OF PLAN IS TYPICALLY COMPLETED BY AN LICENSED ENGINEER.	ENTERPRISE FUND / TWDB LOAN
IMPACT FEE STUDY	\$ 25,000	IT IS IMPORTANT FOR CITIES TO HAVE IMPACT FEES ESTABLISHED PRIOR TO NEW DEVELOPMENT CONSTRUCTION SO THAT THE CITY CAN COLLECT FEES FOR THE ADDED USE OF THE UTILITY SYSTEMS AND USE IMPACT FEES COLLECTED FOR INFRASTRUCTURE UPGRADES AS NEEDED. IMPACT FEES CAN INCLUDE PARKLAND DEDICATION OR FEES IN LIEU OF DEDICATION TO ALLOCATE THE PROPORTIONATE SHARE OF THE COST OF ADDING OR UPGRADING PARKS WHEN NEW DEVELOPMENTS ARE CONSTRUCTED THAT ADD TO THE CITY'S EXISTING POPULATION.	ENTERPRISE FUND





**CITY OF SWEENEY, TEXAS**  
**REBID OF WATER LINE IMPROVEMENTS–MAIN STREET**  
**ENGINEER'S OPINION OF PROBABLE PROJECT COST**  
**January 12, 2024**

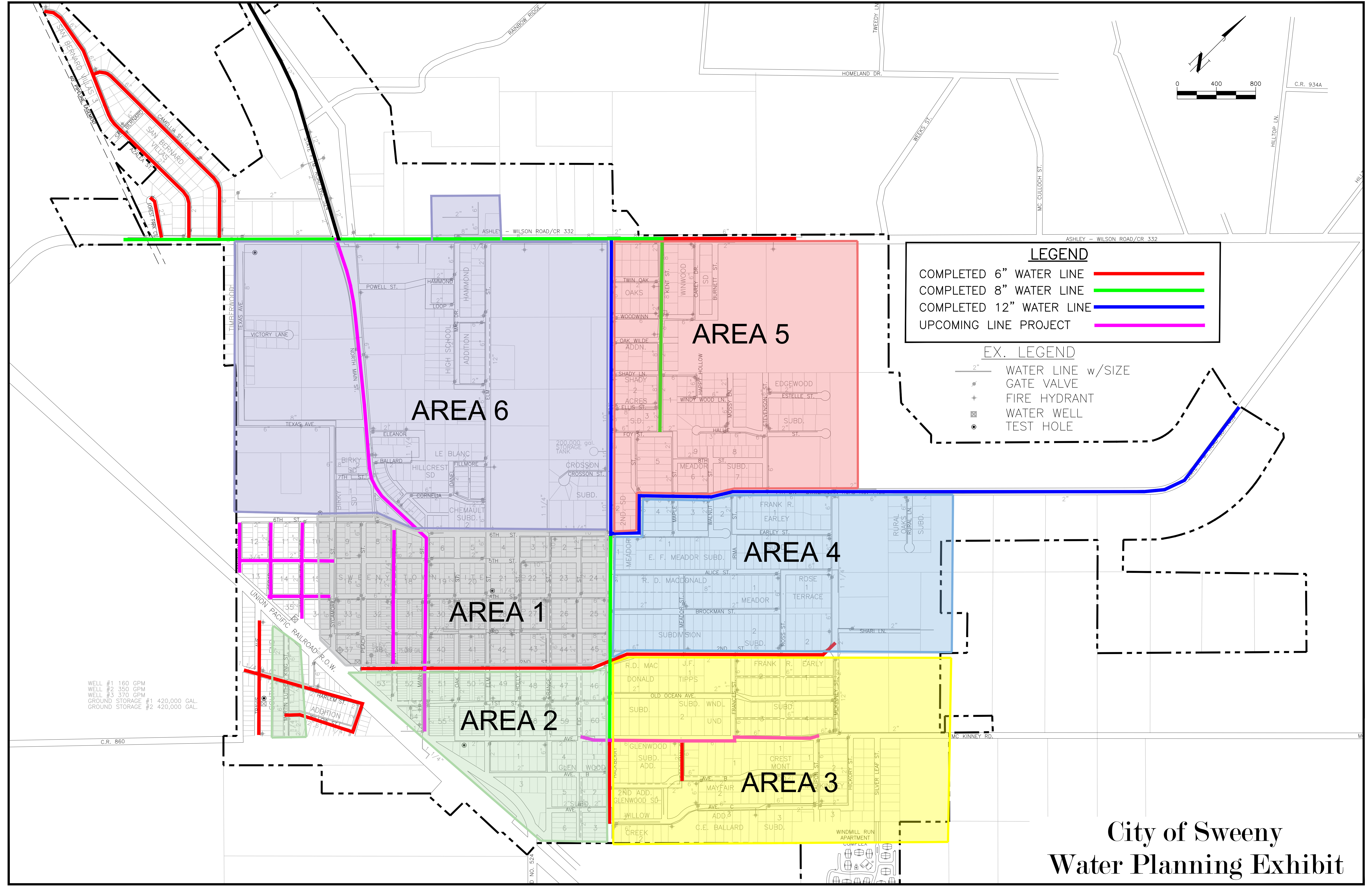
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
1.	Furnish materials and install 12-inch American Water Works Association (AWWA) C900 dimension ratio (DR)18 polyvinyl chloride (PVC) water line by open cut, with trace wire, and complete in place.	2,550	LF	\$ 100.00	\$ 255,000.00
2.	Furnish materials and install 12-inch AWWA C900 DR18 PVC water line by bore, no casing, with trace wire, and complete in place.	2,520	LF	\$ 180.00	\$ 453,600.00
3.	Furnish materials and install 12-inch AWWA C900 DR18 PVC water line by bore, inside 20-inch welded steel casing, with trace wire, and complete in place.	60	LF	\$ 400.00	\$ 24,000.00
4.	Furnish materials and install 6-inch AWWA C900 DR18 PVC water line by open cut, with trace wire, and complete in place.	350	LF	\$ 50.00	\$ 17,500.00
5.	Furnish materials and install 6-inch AWWA C900 DR18 PVC water line by bore, no casing, with trace wire, and complete in place.	970	LF	\$ 90.00	\$ 87,300.00
6.	Furnish materials and install 3/4-inch polyethylene service line by open cut; complete in place.	760	LF	\$ 15.00	\$ 11,400.00
7.	Furnish materials and install 3/4-inch polyethylene service line inside 1-inch welded steel casing by bore; complete in place.	1,300	LF	\$ 60.00	\$ 78,000.00
8.	Furnish and install 12-inch gate valve with valve box; complete in place.	8	EA	\$ 4,500.00	\$ 36,000.00
9.	Furnish and install 6-inch gate valve with valve box; complete in place.	2	EA	\$ 1,800.00	\$ 3,600.00
10.	Furnish and install ductile iron fittings; complete in place.	4	TON	\$ 10,000.00	\$ 40,000.00
11.	Furnish and install a standard fire hydrant unit; complete in place.	15	EA	\$ 7,000.00	\$ 105,000.00
12.	Furnish materials and connect a new water line to the existing 6-inch line (wet connection); complete in place.	5	EA	\$ 1,400.00	\$ 7,000.00
13.	Furnish materials and connect new water line to the existing 2-inch line (wet connection), as shown on the details for small diameter water connection; complete in place.	6	EA	\$ 700.00	\$ 4,200.00
14.	Furnish materials and install 10-inch tapping sleeve and valve; complete in place.	1	EA	\$ 8,000.00	\$ 8,000.00
15.	Furnish materials and install 8-inch tapping sleeve and valve; complete in place.	2	EA	\$ 5,000.00	\$ 10,000.00
16.	Furnish materials and install 6-inch tapping sleeve and valve; complete in place.	2	EA	\$ 4,500.00	\$ 9,000.00
17.	Furnish materials and install 3/4-inch single water service connection (including service saddle, corporation stop, meter stop, connection to existing meter, and other fittings and piping necessary to connect existing service to new water line); complete in place.	60	EA	\$ 1,200.00	\$ 72,000.00
18.	Furnish materials and install asphalt pavement repair for water lines (all sizes) in all locations; complete in place.	30	LF	\$ 60.00	\$ 1,800.00
19.	Furnish materials and install concrete pavement repair for water lines (all sizes) in all locations; complete in place.	200	LF	\$ 50.00	\$ 10,000.00
20.	Furnish materials and perform seeding and restoration in all areas (including Texas Department of Transportation [TxDOT] right-of-way [ROW]) disturbed by construction of new water lines; complete in place.	1	LS	\$ 10,000.00	\$ 10,000.00

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
21.	Furnish materials and perform all necessary traffic control in the City and TxDOT ROW, in accordance with the latest version of the Texas Manual on Uniform Traffic Control Devices and applicable TxDOT permit requirements; complete in place.	1	LS	\$ 25,000.00	\$ 25,000.00
22.	Furnish materials and connect the new water line to the existing water tower supply line.	1	EA	\$ 20,000.00	\$ 20,000.00
Subtotal Construction Costs (Rounded):					\$ 1,288,400.00
10% Contingencies (Rounded):					\$ 128,840.00
<b>TOTAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST:</b>					<b>\$ 1,417,240.00</b>
<b>2022 SANITARY SEWER IMPROVEMENTS-ALTERNATIVE FORCE MAIN ALIGNMENT</b>					
1.	Basic services (design-, bidding-, construction-phase services).				\$ 60,000.00
2.	Additional services (Resident Project Representative).				\$ 23,000.00
<b>TOTAL ENGINEERING COSTS (ROUNDED):</b>					<b>\$ 83,000.00</b>
<b>TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COSTS (ROUNDED):</b>					<b>\$ 1,500,240.00</b>

William J. Huebner, P.E.  
Strand Associates, Inc.<sup>®</sup> (TBPE No. F-8405)  
1906 Niebuhr Street  
Brenham, TX 77833





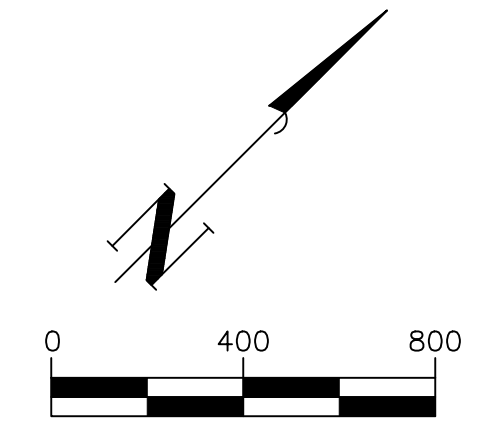


**LEGEND**

- COMPLETED 6" WATER LINE (Red line)
- COMPLETED 8" WATER LINE (Green line)
- COMPLETED 12" WATER LINE (Blue line)
- UPCOMING LINE PROJECT (Magenta line)

**EX. LEGEND**

- 2" WATER LINE w/SIZE (Line with '2' label)
- GATE VALVE (Symbol: small circle with cross)
- FIRE HYDRANT (Symbol: small circle with cross and dot)
- WATER WELL (Symbol: square with cross)
- TEST HOLE (Symbol: circle with dot)



**City of Sweeny  
Water Planning Exhibit**