



## CITY COUNCIL MEETING REGULAR SESSION

Tuesday, December 16, 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, December 16, 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, November 18, 2025
2. Financial Statements
3. Monthly Departmental Updates: November 2025
4. Monthly Board Updates: November 2025

#### REGULAR AGENDA

5. Discussion and possible action to variance request to the zoning requirements at 604 Harlem; allowing the placement of an accessory building without a principal dwelling and to exceed to size requirement; Zoning Ordinance, Section 110-69.2 & 110-69.2 (9) f; Shedrick Johnson

6. Discussion and possible action regarding the FLOCK Safety pilot program proposal, which includes the installation of five surveillance cameras.
7. Discussion and possible action to approve EDC to purchase the restrooms for Backyard Park.
8. Discussion and possible action to CDBG MIT GLO 22-082-007-D205 Construction Change Order Request.
9. Discussion and possible action to Resolution 25-114 committing local funds to CDBG MIT GLO 22-082-007-D205 Sewer and Street Improvement Project.
10. Discussion and possible action to engineering performance from City Engineers, Strand & Associates Inc.
11. Discussion and possible action to authorize the solicitation of engineering services through a Request for Qualifications (RFQ) process for the City of Sweeny.
12. Discussion and possible action concerning the City's water infrastructure and distribution system.
13. Discussion and possible action to interlocal agreement for services, IS26-0014, with Brazoria County for previously submitted streets improvement request.

## **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 **December 16, 2025** was posted on the City Hall bulletin board on the \_\_\_\_\_ day of December 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 \_\_\_\_\_, 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, November 18, 2025

## CITY COUNCIL MEETING REGULAR SESSION

**Tuesday, November 18, 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, November 18, 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.

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

#### **PLEDGES & INVOCATION**

Pledges were led by Neal Bess Jr.

Invocation given by Attorney Stevenson.

#### **CITIZENS WISHING TO ADDRESS CITY COUNCIL**

Kevin Cole, a resident of Pearland, Texas, introduced himself as a candidate for Brazoria County Judge. His platform emphasizes safe communities, low taxes, and a strong future through proper countywide planning and attention to critical needs. He highlighted his experience managing storm seasons as the current Emergency Manager and Mayor.

#### **CONSENT AGENDA**

1. Minutes: Regular Session, October 21, 2025 and Special Session, November 06, 2025

Mayor Hopkins asked for a motion to approve the minutes of the Regular Session, October 21, 2025 and Special Session, November 06, 2025. Brian Brooks stated so moved. Seconded by Neal Bess Jr.

All in favor. Motion carried.

2. Financial Statements

No financial statements were presented due to the accounting software conversion.

3. Monthly Departmental Updates: October 01-31

The Chief of Police, the Director of Public Works, and the City Secretary were available to address any questions regarding the monthly updates included within the Council packet.

4. Board Updates: October 01 -31

SEDC Executive Director Michelle Medina, Sweeny Beautification Committee President Sanci Kennedy, Parks & Recreation Board President Cerrington Massey, and Fire Chief Tim Webb presented their October reports to the Council on behalf of their respective boards. Parks & Recreation Boards update was submitted and entered as Exhibit A.

#### **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

Jenn from Go Permit, representing O'Reilly's, addressed the Council regarding a signage variance. A sizing variance was previously granted in April. The current request seeks approval for a larger signage

allowance to improve visibility. The property does not have a freestanding sign and proposes a linear sign totaling 114 sq. ft. rather than a stacked design.

John Rambo moved 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, it is not contrary to the goals and objectives outlined by the City's comprehensive plan, it 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. Seconded by Neal Bess Jr. All in favor. Motion carried.

6. Discussion and possible action to agenda request for usage of the Gazebo Park for Christmas in the Park; Sweeny Beautification Committee

Sanci Kennedy requested use of the park for the "Christmas in the Park" event on December 6, along with barricades and porta cans.

Mayor asked for a motion to approve the requested usage of the Gazebo Park on December 6th, 2025 for Sweeny Beautification's annual Christmas in the Park, to include the usage of the City's barricades and porta cans. So moved stated Neal Bess Jr. Seconded by John Rambo. All in favor. Motion carried.

7. Discussion and possible action to Res. 25-113, authorizing and designating official bank signatures for the Sweeny Beautification Committee.

Mayor asked for a motion 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. So moved stated Shuan Massey. Seconded by Brian Brooks. Neal Bess Jr., Brian Brooks, Sandra Blaine, and Shaun Massey approved. John Rambo abstained. Motion carried.

8. Discussion and possible action to requested update of the Animal Shelter; Councilman Bess, Pos. No. 1

Councilman Neal Bess Jr. requested this item on the agenda as the shelter has not been completed, and he is worried the contractors' donated labor has expired. The City Manager noted the Council accepted the donation with the understanding that no work would proceed until full funding was secured. He provided Council with a breakdown of what funds have been spent and the funds needed to complete the shelter; entered as Exhibit B. Direction is needed from Council regarding the next steps and timeline to complete.

Brian Brooks moved to authorize David (City Manager) to finish building and come back to look at kennels, not to exceed funds we already have available at this time. Seconded Neal Bess Jr. All in favor. Motion carried.

9. Discussion and possible action to Resolution 25-112; nominating candidates for the Board of Directors of the Brazoria County Appraisal District.

The City received three votes that can be applied to one person or split as chosen.

Neal Bess Jr. motioned to apply all three votes to Wayman Hutchings. Seconded by John Rambo. All in favor. Motion carried.

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.

The City has been awarded a \$250,000 grant through the Resilient Communities Program, administered by the Texas General Land Office – Community Development and Revitalization Division. This no-match grant will fund a comprehensive planning initiative, including a full Comprehensive Plan and an update to the City's zoning code. The original request was \$300,000; if the City accepts the award, a revised application and budget scope must be submitted to reflect the \$250,000 allocation. Staff time and scheduling will need to be considered to support the project.

Brian Brooks motioned to move forward with the pursuit of the full project and submit the revised SF424 to reflect the awarded amount. Seconded by Neal Bess Jr. All in favor. Motion carried.

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.

Brian Brooks motioned to table for the next meeting. Seconded by John Rambo. All in favor. Motion carried.

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

Councilman Bess expressed concern about missed opportunities and stressed the importance of grants in advancing progress. He requested additional information regarding the previously declined TWDB grant. The City Manager explained that submission was not feasible due to a 60-day deadline within incomplete engineering and the absence of a grant writer. The application was prepared internally, which affected compliance with required steps and documentation.

Discussion only; no action.

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

Neal Bess Jr. showed Council his discolored water filters and feels we need to bring the water softeners back online. It was requested to place the water discussion on the next agenda.

Shaun Massey stated that Blue Santa applications are out now, as well as the Silver Santa applications for the elderly. Chief Caudle stated they will be giving gifts out on December 21<sup>st</sup>.

#### **ADJOURN REGULAR SESSION**

Mayor adjourned the meeting at 7:10 PM.

#### Exhibits:

- A. Parks & Recreation Board's monthly update; Consent Item No. 4
- B. Animal Shelter expenditures, funding still required, and drawing; Regular Item No. 8

#### *Staff and Boards Present*

City Manager, David Jordan

Chief of Police, Brad Caudle

Director of Public Works, DeLane Brown

Finance Director / Personnel Services, Karla Wilson

City Secretary, Kaydi Smith

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

\_\_\_\_\_  
Kaydi Smith -- City Secretary

## SWEENEY PARKS and RECS MONTHLY UPDATE

Sweeny Parks and Rees successfully completed our project at the Backyard Park! We added four tables with umbrellas, added two benches, installed a new basketball goal, and revitalized the volleyball court. The walkway was also scraped and cleaned to improve accessibility and appearance. We would like to extend a special thank-you to the many organizations and community members who helped make this possible, including CP Chern, Phillips 66, BAABS, the City of Sweeny workers, the Sweeny Lions Club, Sweeny Parks and Recreation, Shaun Massey for donating his time to install the poles and electrical work, and many other dedicated citizens. Additionally, we installed a third antique light (donated by SBC) at Chick Anderson Park and installed a new light pole, donated from Chemical Incorporation, at MLK Park. We are also proud to that Sweeny Lions Club purchased outdoor exercise equipment for the TJT Walking Trail Park through a \$5000 grant from MLK Celebration Committee, which it is expected to arrive and be installed in January. A new bench was also purchased from the grant and will be added at that location.

Upcoming Projects: Installation of additional lights and benches along the TJT Walking Trail and

Placement of informational and commemorative placards. We will be requesting funding from Council from our budget to complete these projects.

Collaboration on Entry Signs for Sweeny

Grant options on a Skate Park

Arrival and installation of the new restrooms for the Backyard Park, funded by the EDC

Thank you for your continued support!

MLK and JTJ Walking Trail

## SWEENEY PARKS and RECS MONTHLY UPDATE

Material List	Lab	Unit cost	Total Cost	Notes
450W LED Parking Lot Light Dusk to Dawn 67,500LM	\$0.00	\$274.99	\$549.98	2 EACH
Intermatic T101 24-Hour Mechanical Timer Switch - 120V SPST	\$0.00	\$70.25	\$70.25	1 each
Outdoor Lamp Post, Plastic Cross Arm, Built-in-Outlet, Dusk-to-Dawn Photo Eye Sensor, Easy Installation, Black, 3 in Diameter x 80 in H, 589812	\$0.00	\$105.57	\$1,055.70	10 each
Standard 3-Inch Diameter Outdoor Pier Base, Weather-Resistant Aluminum for Porch, Patio, and Deck - Design House, 588004	\$0.00	\$14.01	\$140.10	10 each
10 PCS 100W LED Post Top Light with Photocell, DLC ETL Listed Outdoor Pole Light Fixture 14000 LM, 5000K LED Lamp Post Light, IP65 Commercial Street Area Lighting for Parking Lot Yard Garden, 120-277V	\$0.00	\$1,469.99	\$1,469.99	1 pack
8/3 CABLE	\$0.00	\$0.00	\$1,000.00	EST.
PVC	\$0.00	\$0.00	\$300.00	EST.
CONCRETE	\$0.00	\$0.00	\$1,000.00	EST.
PARK PLAQUES	\$0.00	\$1,000.00	\$4,000.00	4 EACH

### Gazebo Park

Material List	Lab	Unit cost	Total Cost	Notes
PARK PLAQUES	\$0.00	\$1,000.00	\$2,000.00	2 EACH

### Backyard Park

Material List	Lab	Unit cost	Total Cost	Notes
SAND FOR VOLLYBALL COURT	\$0.00	\$0.00	\$2,000.00	EST.

**Estimate for Material only**  
**Animal Shelter Completion**

Fence around complex not counting the rolling gate at entrance \$ 8980.

Driveway and parking area \$ 2000.

Plumbing \$1424.

Finish Process room and interior walls \$3110.

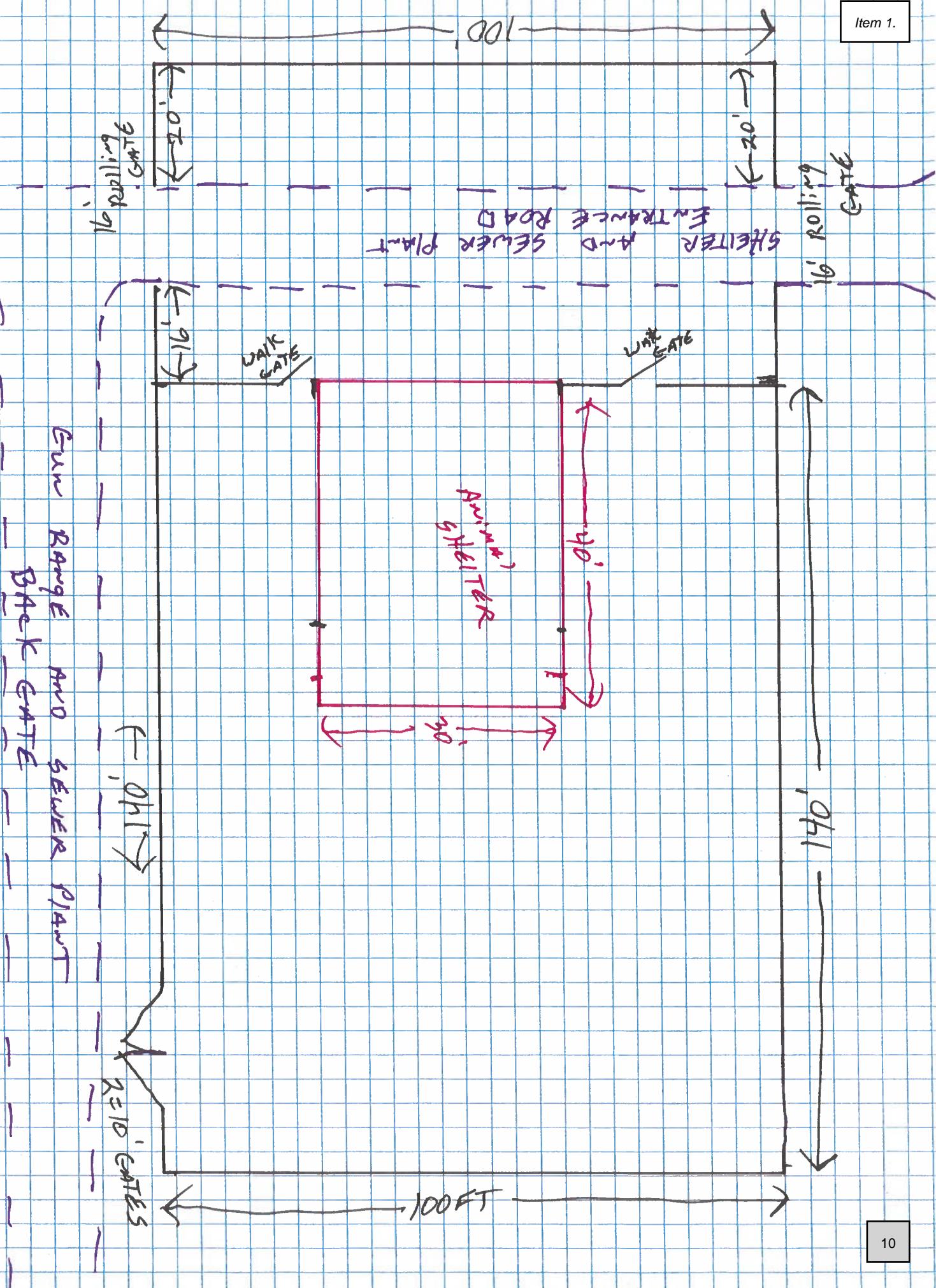
Automatic water devices for kennels \$ 960.

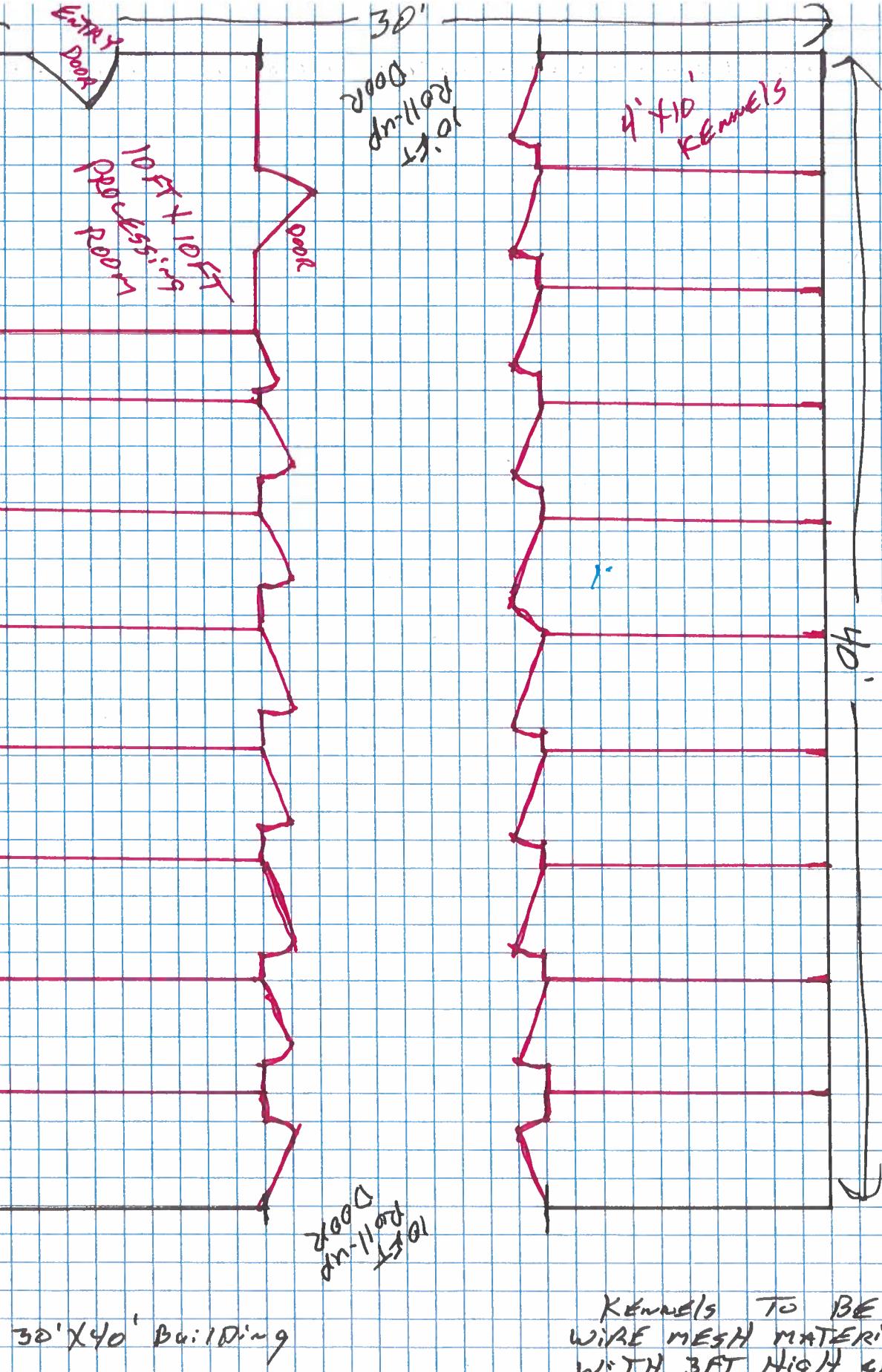
Electrical Waiting on Kotrla for estimate on materials we have looked at a few options that services the building correctly

Ventilation fans may be donated

Discussion of AC/ Heat being donated

I have not priced Kennels yet as that will be the last items installed to prevent damage to them.





Kennels TO BE  
WIRE MESH MATERIALS/  
WITH 3FT HIGH SOLID  
PANEL TO PREVENT  
ANIMALS FROM FIGHTING  
BETWEEN CAGES.

# **Sweeny - Reserve and Restricted Funds General Ledger**

For the Period From Sep 1, 2024 to Oct 31, 2025

Filter Criteria includes: 1) IDs

Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	9/1/24			Beginning Balance			
Animal Shelter Expen	9/30/24			Fiscal Year End Balance			
	10/1/24			Beginning Balance			
	11/1/24			Beginning Balance			
	12/1/24			Beginning Balance			
	1/1/25			Beginning Balance			
	2/1/25			Beginning Balance			
	3/1/25			Beginning Balance			
	4/1/25			Beginning Balance			
	5/1/25			Beginning Balance			
	5/12/25	2025 05 12	PJ	Stewart Building & Remodeling, - Down Pmt Animal Shelter Bldg	6,900.00		
				Current Period Change	6,900.00		6,900.00
	6/1/25			Beginning Balance			6,900.00
	6/4/25	2025 05 12	PJ	Stewart Building & Remodeling, - Animal Shelter-Due on delivery	13,200.00		
	6/4/25	2025 05 12	PJ	Stewart Building & Remodeling, - Animal Shelter Bldg installed	12,300.00		
	6/5/25	06/05	GEN	Due to Gen-An Shelt Skid Steer Rental for Pad	851.90		
				Current Period Change	26,351.90		26,351.90
	7/1/25			Beginning Balance			33,251.90
	7/7/25	2025 05 12	PJ	Stewart Building & Remodeling, - Animal Shelter Bldg Final	2,100.00		
				Current Period Change	2,100.00		2,100.00
	8/1/25			Beginning Balance			35,351.90
	9/1/25			Beginning Balance			35,351.90
	9/26/25	09/26	GEN	Transfer to Gen-An Shelt Bldg Supplies	659.43		
				Current Period Change	659.43		659.43
	9/30/25			Fiscal Year End Balance			36,011.33
	10/1/25			Beginning Balance			
	10/31/25			Ending Balance			

Stewart Bldg 34,500.00



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 3.

**Consent Agenda**

**Monthly Departmental Updates**

FY 25/26 : November 01-30, 2025

#### 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.

### November 2025 Monthly Report

On November 3<sup>rd</sup>, applications officially went out for Blue Santa. This year we are including our first Silver Santa Program. The program is to help provide Christmas gifts to senior citizens in the community. This program aims to brighten the holidays for elderly residents, particularly those who may be alone during Christmas, by connecting them with meaningful gifts and community support.

9- Blue Santa Applications to date

13- Silver Santa Applications to date

On November 12<sup>th</sup>, I performed a visual inspection of an area of the San Bernard river regarding evidence collection related to murder investigation 25-0073.

On November 20<sup>th</sup>, I met with Brazoria County Sheriff's Office Lieutenant Jeff Mink and members of the Sheriff's Office dive team and rescue boat at Hanson Park boat ramp. We travelled down the San Bernard River to a specific search area. The trip was to perform a preliminary search for debris, sludge and get an overall visual of a location in order to perform a evidentiary search dive. (To be scheduled in possible December or January)

On November 21<sup>st</sup>, Murder case #25-0073 (Easter Murder) was direct filed with the Brazoria County District Attorneys Office. A follow up email was sent to ADA Mary Aldous and Paige Santell asking for consideration on getting the case scheduled for the December Grand Jury Docket. (No response as of this memo)



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Item 3.

## MONTHLY PRODUCTIVITY REPORT NOVEMBER 2025

Officer	Shifts Worked	Total Miles	Calls for Service	Reports	Citations	Warnings	Total Traffic Stops	Crash Reports	Arrests
SGT FERREL	N/A	459	11	4	4	18	22	1	0
OFFICER NUNLEY	14	686	26	2	1	27	28	0	0
OFFICER PENA	16	1015	51	4	1	16	17	1	1
OFFICER REYES	16	1100	46	5	4	34	38	0	3
OFFICER BURT	15	1051	59	0	4	0	4	2	0
OFFICER WALTERS	13	723	30	0	0	10	10	0	0



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Item 3.

1

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

UNIT	MILEAGE	MONTHLY MAINTN COST	OCT-SEP COST
312	187,020	0	0
316	128,821	0	0
317	107,129	0	0
319	100,994	0	0
320	95,788.4	0	0
322	109,928	\$42.00	\$42.00
323	84.345	0	0
ANIMAL CONTROL	145,912	0	0
326	132,107	\$35.90	\$155.19
327	124,984	0	\$149.04
<b>TOTAL</b>	-----	<b>\$77.90</b>	<b>\$346.23</b>



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Item 3.

## MONTHLY Humane Report 11/2025

### Animal Control Officer Rodger Larsen

Dog Calls- 40

Dogs Picked up by ACO-6

Dogs Adopted- 0

Dogs Returned to Owner(s)-5

Dogs that went to Rescue Shelters-0

Dogs Euthanized- 1

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- 40

Call Outs- 3

Dog Bite Report/Follow-up- 0

Animal Cruelty Case- 0

### TRAINING

Brad Caudle

Chief of Police

Sweeny Police Department

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



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Item 3.

## Code Enforcement Monthly Report

### November 2025

#### Cases Started

Tall Grass-1  
Junk Yards- 1  
Unsafe Structures-  
Junk Vehicles-3  
Trash/Rubbish/Debree-1

#### Total Cases- 6

Certified Letter Sent-0  
Tickets-0  
Follow-ups-5

#### Closed Cases

Tall Grass-1  
Unsafe Structure-0  
Abandoned Sign-0  
Junk Yard-0  
Junk Vehicle-2

#### Patrol Monthly (Reflected on Officers Monthly Report)

Calls for Service- 59  
Close Patrols- 5  
Crash Reports- 2  
Citations- 4  
Total Mileage- 1051

Officer Burt has been tentatively scheduled for Basic Code Enforcement Certification Course in January

J. Burt #1405  
Code Enforcement Officer

**SWEENEY POLICE DEPARTMENT  
INVESTIGATORS MONTHLY REPORT**

*Item 3.*

Harris/1402

OFFICER / BADGE NUMBER

Nov-25

Month / Year



# CITY OF SWEENY

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

Item 3.

## Office of Public Works November Update

	Month	YTD
<b>PUBLIC WORKS</b>		
Water Treated	31.609 MGAL	50.256 MGAL
Water Turn On	16	47
Water Turn Off	2	11
Dirty Water	9	23
Non-Payment/Disconnects	17	53
Water Leaks City	7	17
Water Leaks Customer	2	4
Water Service Taps	0	0
Water Meter Repairs	0	0
Chlorine Used	615 LBS	1039 LBS
Polymer Used	174 GAL	330 GAL
Gas Sold		12854 CCF
Gas Turn On	14	36
Gas Turn Off	3	11
Gas Taps	0	0
Gas Leaks City	4	6
Gas Leaks Customer	1	2
Gas Service Taps	0	0
Gas Meter Repairs	0	0
Sewer Treated	8.247 MGAL	17.089 MGAL
Sewer Taps	0	0
Sewer Stoppages City	1	1
Sewer Stoppages Customer	3	4
Chlorine Used	492 Gal	1112 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	0	1
Street Repairs Asphalt Used	0	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		
100/42849.3	0	538.95
101/61363.0	26.05	26.05
103/15852.4	55.5	55.5
104/48420.6	0	0
105/90892	0	0

EQUIPMENT	Monthly Repair Costs	YTD Repair Costs
UNIT NUMBER / HOURS		
Backhoe/717.0	182	182
Mini Excavator/1579.1	0	0
Tractor/632.0	0	0
Mower 151/152.3	0	0
Mower 160/400.9	0	210.15



# CITY OF SWEENEY

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: November 01-30

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### Council/Board Related Activities

- Council Meetings Prepared: 2
  - Agendas, Packets, Minutes, and Prep/Finalizations
- Resolutions Completed: 2
- Capital Improvement Committee Meetings Prepared: 1
  - Agendas, Prep/Finalizations
- Notice of Potential Quorums: 1
- Deadline reached for tax rate petition

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### Grants and Funding Opportunities

- GLO Quarterly Audit Onsite; 11/3/2025- Completed
- Interlocal Submissions
- CDBG Rescope & Budgeting Work; concurrent with Interlocal Request
- GLO RCP SF424 Submitted
- TDEM CC Generator Closeout started; received final reimbursement from TDEM
  - TDEM covered \$72,956.25; COS responsibility \$4,863.75
  - COS Only responsible for appr. 6.5%; TDEM covered the remaining 19% + cost overrun

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### Public Information Act (PIA)

- Public Information Requests:

▪ Received	6
▪ Time Ext. Requested	1
▪ Extensive	5
▪ Archiving Platform Update	

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### Communications / IT

- Website Updates: *Content, Calendar, Newsfeeds, Closures, and Required Postings*
- CTY's
- Phone Re-programming for Holiday Closures with new system
- Microsoft Account Audit & FY26 Updates

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### General Department Operations

- FundView Conversion Processing:
  - Court System is currently LIVE
  - Court System Cash Receipting Training held; all CH Employees
  - Full Court Admin Training; Court Clerk, CS, & Finance
  - Brazos System Integration meetings; scheduled for 12/17
  - Computers, Printers, Credit Card Machines configured/Removed Previous Court provider
- Contract Negotiations- Waste Connections

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### Elections

- 2026 Elections: *Initiated & In Progress*

City of Sweeny  
Municipal Court Council Report  
From 11/1/2025 to 11/30/2025

12/4/2025 8:

Item 3.

Violations by Type					
Traffic	Penal	City Ordinance	Parking	Other	Total
14	1	0	0	0	15

Financial					
State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$1,095.96	\$894.55	\$1,516.19	\$41.60	\$50.95	\$3,599.25

Warrants				Total
Issued	Served	Closed		
1	0	2		3

FTAs/VPTAs			Total
FTAs	VPTAs		
0	0		0

Dispositions					
Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
6	0	5	1	5	17

Trials & Hearings				Total
Jury	Bench	Appeal		
0	1	0		1

Omni/Scofflaw/Collection				Total
Omni	Scofflaw	Collections		
1	0	1		2



# CITY OF SWEENY

Item 3.

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

December 16, 2025, Council Meeting

Report Date: November 01 – November 30, 2025

## **Developmental Services- Permitting**

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

YTD 01.01.2025 – 11.30.2025

Previous Month 11.01.2025 – 11.30.2025

## **Completed Inspections**

City Manager- 10

Plumbing Inspector- 7

Director of PW- 7

Gas Department - 1

**Total Fees Collected for the Month:** \$1,722.05

## **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)

402 Pecan St -variance approved for current structure

404 Pecan St – 2<sup>nd</sup> structure issued

1432 Camellia St

## **Pre- Development Meetings for the Month:**

1 – Inquiry of a possible permanent food truck on Main St.

## **Rentals:**

Community Center – 6 (1 rental was for Elections)

Community Center Meeting Room- 4 groups occupying the meeting room

Seniors Building – 8 groups occupying the building currently.



## Fees Collected - By Project Type

Date Paid from Fees feed: 11/01/2025 - 11/30/2025

TITLE	AMOUNT PAID	DATE PAID
Building Permit (R)	\$ 135.00	11/18/2025 at 4:20 PM
Civil Permit Fee	\$ 50.00	11/20/2025 at 2:25 PM
Civil Site Work	\$ 39.05	11/20/2025 at 2:25 PM
Cover Up Inspection Fee	\$ 50.00	11/04/2025 at 1:33 PM
Double FEE	\$ 117.50	11/04/2025 at 1:33 PM
Electrical - Domestic Appliances	\$ 4.00	11/17/2025 at 4:09 PM
Electrical - Motors 1/2 < 10HP	\$ 4.00	11/17/2025 at 4:09 PM
Electrical - Motors < 1/2HP	\$ 2.00	11/17/2025 at 4:09 PM
Electrical - Number of Lighting Fixtures	\$ 30.00	11/17/2025 at 4:09 PM
Electrical - Outlets	\$ 48.00	11/17/2025 at 4:09 PM
Electrical - Services	\$ 10.00	11/25/2025 at 4:17 PM
Electrical - Services	\$ 10.00	11/17/2025 at 4:09 PM
Electrical Permit Fee	\$ 50.00	11/25/2025 at 4:17 PM
Electrical Permit Fee	\$ 50.00	11/17/2025 at 4:09 PM
Electrical Permit Fee	\$ 50.00	11/10/2025 at 12:03 PM
Electrical Reconnect	\$ 25.00	11/17/2025 at 4:09 PM
HVAC Install & Duct Work	\$ 50.00	11/10/2025 at 9:22 AM
House Moving Permit	\$ 100.00	11/20/2025 at 3:43 PM
Plumbing - A/C Drain	\$ 2.50	11/04/2025 at 1:33 PM
Plumbing - Dishwasher	\$ 2.50	11/04/2025 at 1:33 PM
Plumbing - Disposal	\$ 2.50	11/04/2025 at 1:33 PM
Plumbing - Gas Piping /Gas Service Line; Outlets 1-4	\$ 5.00	11/10/2025 at 9:00 AM

TITLE	AMOUNT PAID	DATE PAID
Plumbing - Gas Piping /Gas Service Line; Outlets 1-4	\$ 5.00	11/13/2025 at 12:37 PM
Plumbing - Gas Piping /Gas Service Line; Outlets 1-4	\$ 5.00	11/21/2025 at 10:15 AM
Plumbing - Gas Piping Outlets 5 plus	\$ 5.00	11/21/2025 at 10:15 AM
Plumbing - Ice Maker	\$ 2.50	11/04/2025 at 1:33 PM
Plumbing - Miscellaneous	\$ 5.00	11/21/2025 at 10:15 AM
Plumbing - Pressure Test	\$ 15.00	11/13/2025 at 12:37 PM
Plumbing - Pressure Test	\$ 15.00	11/05/2025 at 9:31 AM
Plumbing - Pressure Test	\$ 15.00	11/21/2025 at 10:15 AM
Plumbing - Pressure Test	\$ 15.00	11/10/2025 at 9:00 AM
Plumbing - Sewer Line	\$ 5.00	11/04/2025 at 1:33 PM
Plumbing - Sinks	\$ 10.00	11/04/2025 at 1:33 PM
Plumbing - Tubs or showers	\$ 5.00	11/04/2025 at 1:33 PM
Plumbing - Vacuum Breakers 1-5	\$ 2.50	11/04/2025 at 1:33 PM
Plumbing - Washing Machine	\$ 2.50	11/04/2025 at 1:33 PM
Plumbing - Water Closets	\$ 5.00	11/04/2025 at 1:33 PM
Plumbing - Water Heater	\$ 2.50	11/04/2025 at 1:33 PM
Plumbing - Water Piping	\$ 5.00	11/04/2025 at 1:33 PM
Plumbing - Water Piping	\$ 5.00	11/17/2025 at 10:17 AM
Plumbing Permit Fee	\$ 60.00	11/05/2025 at 9:31 AM
Plumbing Permit Fee	\$ 60.00	11/17/2025 at 10:17 AM
Plumbing Permit Fee	\$ 60.00	11/10/2025 at 9:00 AM
Plumbing Permit Fee	\$ 60.00	11/13/2025 at 12:37 PM
Plumbing Permit Fee	\$ 60.00	11/04/2025 at 1:33 PM
Reconnect FEE	\$ 25.00	11/10/2025 at 12:03 PM
Reinspection Fee 02	\$ 50.00	11/21/2025 at 10:15 AM

TITLE	AMOUNT PAID	DATE PAID
Roofing Permit	\$ 50.00	11/06/2025 at 3:59 PM
Roofing Permit	\$ 50.00	11/03/2025 at 4:06 PM
Roofing Permit	\$ 50.00	11/10/2025 at 4:56 PM
Roofing Permit	\$ 50.00	11/13/2025 at 10:18 AM
Rough In Inspection Fee	\$ 50.00	11/04/2025 at 1:33 PM
Rough In Inspection Fee	\$ 50.00	11/17/2025 at 4:09 PM
Sewer Service Line/ Cleanout	\$ 5.00	11/04/2025 at 1:33 PM
Tree Trimming / Removal Permit Fee	\$ 25.00	11/18/2025 at 4:13 PM
Tree Trimming / Removal Permit Fee	\$ 25.00	11/18/2025 at 9:34 AM
Tree Trimming / Removal Permit Fee	\$ 25.00	11/24/2025 at 8:41 AM
Water Service Line	\$ 5.00	11/04/2025 at 1:33 PM
<b>AVERAGE</b>		<b>\$ 29.69</b>
<b>TOTAL</b>		<b>\$ 1,722.05</b>

Month



## Activity Report - By Project Type

from feed: 11/01/2025 - 11/30/2025

## PROJECT TYPE

## ISSUED PERMITS

Building Move Permit	1
Building Permit -Electrical (R)	2
Building Permit -Electrical RECONNECT	1
Building Permit Single Family (R)	1
Building Permit- Mechanical (R)	1
Civil, Flatwork, or Driveway Permit	1
Fence Permit (C)	1
Fence Permit (R)	1
Plumbing Permit (R)	6
Roofing Permit	4
Tree Removal / Trimming Permit	3

## AVERAGE

2.00

## TOTAL

22.00



VTD

## Activity Report - By Project Type

from feed: 01/01/2025 - 11/30/2025

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

Building Move Permit	1
Building Permit (C)	12
Building Permit - Electrical (C)	16
Building Permit - Mechanical (C)	9
Building Permit -Electrical (R)	38
Building Permit -Electrical RECONNECT	7
Building Permit Single Family (R)	34
Building Permit- Mechanical (R)	28
Civil, Flatwork, or Driveway Permit	17
Culvert Permit	3
Demolition Permit (C)	1
Demolition Permit (R)	2
Fence Permit (C)	4
Fence Permit (R)	15
Fire Alarm	1

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

Fire Flammable and Combustible	1
Fire Sprinkler	1
Manufactured Home Permit (R)	1
Plumbing Permit (C)	13
Plumbing Permit (R)	39
Roofing Permit	42
Sign Permit	2
Tree Removal / Trimming Permit	31

**AVERAGE****13.83****TOTAL****318.00**



# AGENDA MEMO

Business of the City Council  
City of Sweeny, Texas

Item 4.

## Consent Agenda

## Board Updates

FY 25/26 : November 01-30, 2025

## BOARDS

- Sweeny Economic Development Corporation
- Crime Control & Prevention District- No meetings/action during this timeframe.
- Sweeny Beautification Committee
- Capital Improvements Committee- No meetings/action during this timeframe.
- Parks & Recreation Board
- Fire Department

## Executive Director Report

Item 4.

Sent email requesting updates for Trilogy and Stark to Doug Kirk.

Been working with Equipment Share to clear up some confusion - Real Estate Purchase Agreement.

Working with Jeff Moore, our attorney, to help clear up some questions with Equipment Share.

Southern Speech is interested in putting a mural on the side of their building. I did give them the matching grant application.

The city received a public information request for all social media accounts for the city. Since we are a department under the city, I had to comply for the EDC Facebook page.

Working with Jenny and Jeff, to clarify procedure and do's and don'ts for quality-of-life projects - Restrooms/Bridge.

Working on the City of Sweeny Employee Christmas Party - this Friday.

**Balance Sheet**  
**Sweeny Economic Development Corporation**  
**As of December 3, 2025**

Distribution account	Total
<b>Assets</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
Money Market Acct #1038451	548.20
Now Acct. #1038478	71,504.17
TexPool	187,788.88
<b>Total for Bank Accounts</b>	<b>\$259,841.25</b>
<b>Accounts Receivable</b>	
<b>Total for Accounts Receivable</b>	<b>\$0.00</b>
<b>Other Current Assets</b>	
Loan	8,325.00
<b>Total for Other Current Assets</b>	<b>\$8,325.00</b>
<b>Total for Current Assets</b>	<b>\$268,166.25</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 Property</b>	<b>\$1,927,237.76</b>
<b>Total for Fixed Assets</b>	<b>\$1,927,237.76</b>
<b>Other Assets</b>	
<b>Total for Assets</b>	<b>\$2,195,404.01</b>
<b>Liabilities and Equity</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
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>
<b>Total for Current Liabilities</b>	<b>\$13,260.40</b>
Long-term Liabilities	
Southside Bank Loan	752,771.80
<b>Total for Long-term Liabilities</b>	<b>\$752,771.80</b>
<b>Total for Liabilities</b>	<b>\$766,032.20</b>

<b>Equity</b>	
Opening Bal Equity	9,990.00
Retained Earnings	1,393,492.40
Net Income	25,889.41
<b>Total for Equity</b>	<b>\$1,429,371.81</b>
<b>Total for Liabilities and Equity</b>	<b>\$2,195,404.01</b>

**Profit and Loss**  
**Sweeny Economic Development Corporation**  
**November 10-December 3, 2025**

<b>Distribution account</b>	<b>Total</b>
<b>Income</b>	
Bank Interest	1.93
Sales Tax Income	17,136.03
<b>Total for Income</b>	<b>\$17,137.96</b>
<b>Gross Profit</b>	<b>\$17,137.96</b>
<b>Expenses</b>	
Admin. Expense	
Legal Services Fees	1,002.53
Office Supplies	308.59
<b>Total for Admin. Expense</b>	<b>\$1,311.12</b>
Loan Interest Expense	3,588.39
<b>Total for Expenses</b>	<b>\$4,899.51</b>
<b>Net Operating Income</b>	<b>\$12,238.45</b>
<b>Net Other Income</b>	
<b>Net Income</b>	<b>\$12,238.45</b>

## **Parks and Recreation December Monthly Update**

The Parks and Recreation Department would like to share our updates and upcoming project plans.

We are planning to add two additional benches along the TJT Walking Trail to improve comfort and accessibility for community members who utilize the trail. In addition, we would like to purchase the sand for the volleyball court to enhance recreational opportunities at the park. We would like to allocate a portion of park and rec funding to purchase the volleyball sand for the volleyball court at the Backyard park and the two benches for the TJT walking trail.

We are also requesting that the council review the Sweeny Pavilion and Special Event Applications, particularly the components related to park rental. Approval of this application would allow us to extend opportunities to companies that may be interested in renting out the park for company picnics and etc. that support park improvements, helping further enhance and revitalize our community spaces.

Also, a citywide geocaching adventure is on the way! We're creating a trail of hidden treasures throughout the town, each one holding a fun historical fact about our community. It's our way of inviting residents and visitors to explore, learn, and connect through a playful journey across the places that make our town special.

Lastly, we are actively looking into grant opportunities to support the development of the proposed skate park.

Thank you for your continued support of our parks and recreational programs. If you have any questions or need further information, please let us know.

### **Estimated Cost for both projects: between \$1638 - \$1938**

22.2 yards of Volleyball Sand- \$900 - \$1200

2 Red Benches- \$738

## Sweeny Fire and Rescue November 2025 Activity Report

Item 4.

Sweeny Fire and Rescue responded to a total of 21 incidents in November and a total of 223 incidents year to date. A breakdown by category is attached below.

We participated in several community events throughout the month.

We assisted Project Graduation on the senior bonfire and helped with deliveries for the Thanksgiving Feast.

Training was held on the 2<sup>nd</sup> Tuesday of last month. We have all of our members set up on an online training program to assist with keeping them up to date on training. We will be utilizing this along with our in-house training and outside schools for maintaining and expanding our department capabilities.

11/01/2025 - 11/30/2025 (30 Days)

Breakdown by Incident Category

Incident Category	# Incidents	% of Total
Alarm	5	23.8%
Canceled	4	19.04%
Accident	3	14.28%
Medical	3	14.28%
Fire	2	9.52%
HazMat	1	4.76%
Public Service	1	4.76%
Utility Problem	1	4.76%
Agency Assist	1	4.76%
<b>Total</b>	<b>21</b>	<b>100%</b>



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 5.

<b>Meeting Date</b>	12/16/2025	<b>Agenda Items</b>	
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	
<b>Reviewed by City Attorney</b>		<b>Department</b>	
<b>Subject</b>	Discussion and possible action to variance request to the zoning requirements at 604 Harlem; allowing the placement of an accessory building without a principal dwelling and to exceed to size requirement; Zoning Ordinance, Section 110-69.2 & 110-69.2 (9) f; Shedrick Johnson		
<b>Attachments / Supporting documents</b>	Application; Drawing; Survey; BCAD Information		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

Owner of the property at 604 Harlem is requesting a variance to allow an accessory building without a principal dwelling and to exceed the allowable maximum sizing.

The structure would be approximately 42x40 for the utilization of storage purposes only. This accessory building is proposed to include a restroom that will need water, sewer, and electricity. Requestor is aware that in the event the variance is approved, engineered plans will be required due to size.

Allowable size for accessory buildings is not to exceed 8% of the lot size as per the Zoning Ordinance, Section 110-69.2 (9)f.

This building is approximately 20% of the lot size.

#### Sec. 110-2. Definitions.

**Accessory building** means a building subordinate to the principal building on a lot. Where a wall or portion of a wall is common to the principal building or when the roof is attached to the principal building, the accessory building shall be counted as part of the principal building.

**Accessory use** means land and /or building uses which are allowed in a zone only when they are clearly subordinate to and in conjunction with a permitted use.

#### Sec. 110-69.2. R-2B, Single-family residence:

The following regulations shall be applicable to the R-2B, single-family residence zoning district:

(1) *Description and purpose:* A medium-density zone composed primarily of individual homes.

(2) *Permitted use:* One-family dwelling.

(3) *Maximum percentage of lot to be used for building:* Forty- five (45) percent.

(4) *Minimum living area for houses:* Three hundred seventy five (375) square feet.

(5) *Maximum height of buildings:* Two and one-half (2 1/2) stories or thirty-five (35) feet.

(6) *Minimum lot area:* One thousand eight hundred (1,800) square feet.

(7) *Minimum yard setback:*

a. Front, fifteen (15) feet.

b. Side, five (5) feet for each side.

c. Rear, five (5) feet, measured from the easement line if there is a rear easement.

d. Side street, fifteen (15) feet. It is provided however, that a side street setback of ten (10)



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 5.

feet will be permitted provided the lot is not located on a major street and the contemplated structure is at least sixty (60) feet from the centerline of the street located in front of the property.

(8) **Permitted accessory use:** Garden, tool, and playhouses, personal recreation facilities.

**(9) Accessory building:**

- a. No storage, garden, tool or playhouse shall be used as a garage.
- b. Garages/ carports shall meet all the setback requirements as required for the principal building.
- c. No garage / carport shall exit out the back of the lot.
- d. Maximum height, twenty (20) feet.
- e. Maximum setback:
  1. Side, five (5) feet.
  2. Rear, five (5) feet or interior line of easement.
  3. Front, to front of house Front, to front of home (garage / carport can extend beyond front of home, as long as meets set back requirements of the principal building)
- f. Maximum size for storage buildings, garden, tool, and playhouses, 8% of lot size.** Limited to 3 buildings.

#### Recommended Action

Council's Discretion:

If Approving: To approve the variances to Section 110-69.2 and 110-69.2(9)f at 604 Harlem, to permit an accessory building without a principal structure, and to allow the accessory building up to the submitted size, exceeding the maximum limit. Approval is contingent upon submission of required plan documentation for review and approval for the obtainment of permits prior to proceeding.

BRAZORIA COUNTY  
TEXAS

LOT 10

FND.  $\frac{1}{2}$ " I.P. N 42°34'00" E 62.50'

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). (SF = 0.999876814)
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
- NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
- THIS PROPERTY MAY BE SUBJECT TO THE CITY OF SWEENEY BUILDING RESTRICTIONS.

SUBJECT

LOT 11  
SHIRLEY ANN THOMAS  
01-035567 B.C.O.R.

MICHAEL A. JORDAN  
CALLED 42.510 ACRES  
98-029574 B.C.O.R.

LOT 12

S 47°26'00" E 117.47'

N 47°26'00" W 99.16'

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/SURVEY CAP "CCW 6587"
- ◆ POWER POLE
- OH
- - - - - OVERHEAD WIRE
- - - - EASEMENT LINE
- - - - - BUILDING LINE

SCALE: 1" = 20'

OH



# 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 § \_\_\_\_\_  
 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: Shedrick Johnson  
 Commercial Brazoria County Appraisal District Property ID # \_\_\_\_\_  
 Survey attached? Project Address/Location: 604 Harlem St  
 Drawing attached? Subdivision: Southend No. of Lots: 11  
Total Acreage &/or Square Footage: 0.1553

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

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

I'm requesting a variance to build a 30' wide x 40' long x 14' tall storage building with a 12' wide x 40' long x 11' tall lean-to on the left side. A home does not currently dwell on property.

*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: Shedrick Johnson  
Mailing Address: 306 Harlem St.  
City: Sweeny State: TX Zip: 77480  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

### APPLICANT OR AGENT'S INFORMATION:

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

\*\*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: Shedrick Johnson

Date: 11/25/2025

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

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

Fees Paid: \$50.00 General Receipt No. 2174

Date: 11/25/2025

### OFFICE USE ONLY:

Date Received: 11/25/25

Amount Collected: \$50.00

City Representative: PGT

# Brazoria CAD Property Search

Property ID: 250594 For Year 2025

## Property Details

Account		
<b>Property ID:</b>	250594	<b>Geographic ID:</b> 7691-0009-000
<b>Type:</b>	R	<b>Zoning:</b> 11/08/2018 CH
<b>Property Use:</b>		
Location		
<b>Situs Address:</b>	604 HARLEM ST TX 77480	
<b>Map ID:</b>		<b>Mapsco:</b>
<b>Legal Description:</b>	SOUTHEND ADDITION (SWEENY) LOT 11	
<b>Abstract/Subdivision:</b>	S7691	
<b>Neighborhood:</b>	(CSW.SOUTH) SOUTH OF MAIN	
Owner		
<b>Owner ID:</b>	1150428	
<b>Name:</b>	JOHNSON SHEDRICK DONELL	
<b>Agent:</b>		
<b>Mailing Address:</b>	306 HARLEM ST SWEENY, TX 77480-2910	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$52,750 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$52

[Privacy](#) - [Terms](#)

<b>Agricultural Value Loss:</b> 	\$0 (-)
<b>HS Cap Loss:</b> 	\$0 (-)
<b>Circuit Breaker:</b> 	\$28,402 (-)
<b>Appraised Value:</b> 	\$24,348
<b>Ag Use Value:</b>	\$0

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:** JOHNSON SHEDRICK DONELL

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$52,750	\$24,348	\$0.00	
CSW	CITY OF SWEENEY	0.901224	\$52,750	\$24,348	\$219.43	
DR9	WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11	0.014781	\$52,750	\$24,348	\$3.60	
EM2	BRAZORIA COUNTY EMERGENCY DISTRICT #2	0.078971	\$52,750	\$24,348	\$19.23	
GBC	BRAZORIA COUNTY	0.262548	\$52,750	\$24,348	\$63.93	
HSW	SWEENEY HOSPITAL DISTRICT	0.195748	\$52,750	\$24,348	\$47.66	
NAV	PORT FREEPORT	0.000000	\$52,750	\$24,348	\$0.00	
RDB	ROAD & BRIDGE FUND	0.042210	\$52,750	\$24,348	\$10.28	
SSW	SWEENEY INDEPENDENT SCHOOL DISTRICT	0.843900	\$52,750	\$24,348	\$205.47	

**Total Tax Rate:** 2.339382

**Estimated Taxes With Exemptions:** \$569.60

**Estimated Taxes Without Exemptions:** \$1,234.04

## Property Improvement - Building

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
S1	PRIMARY SITE	0.16	6,763.00	0.00	0.00	\$52,750	\$0

### Property Roll Value History

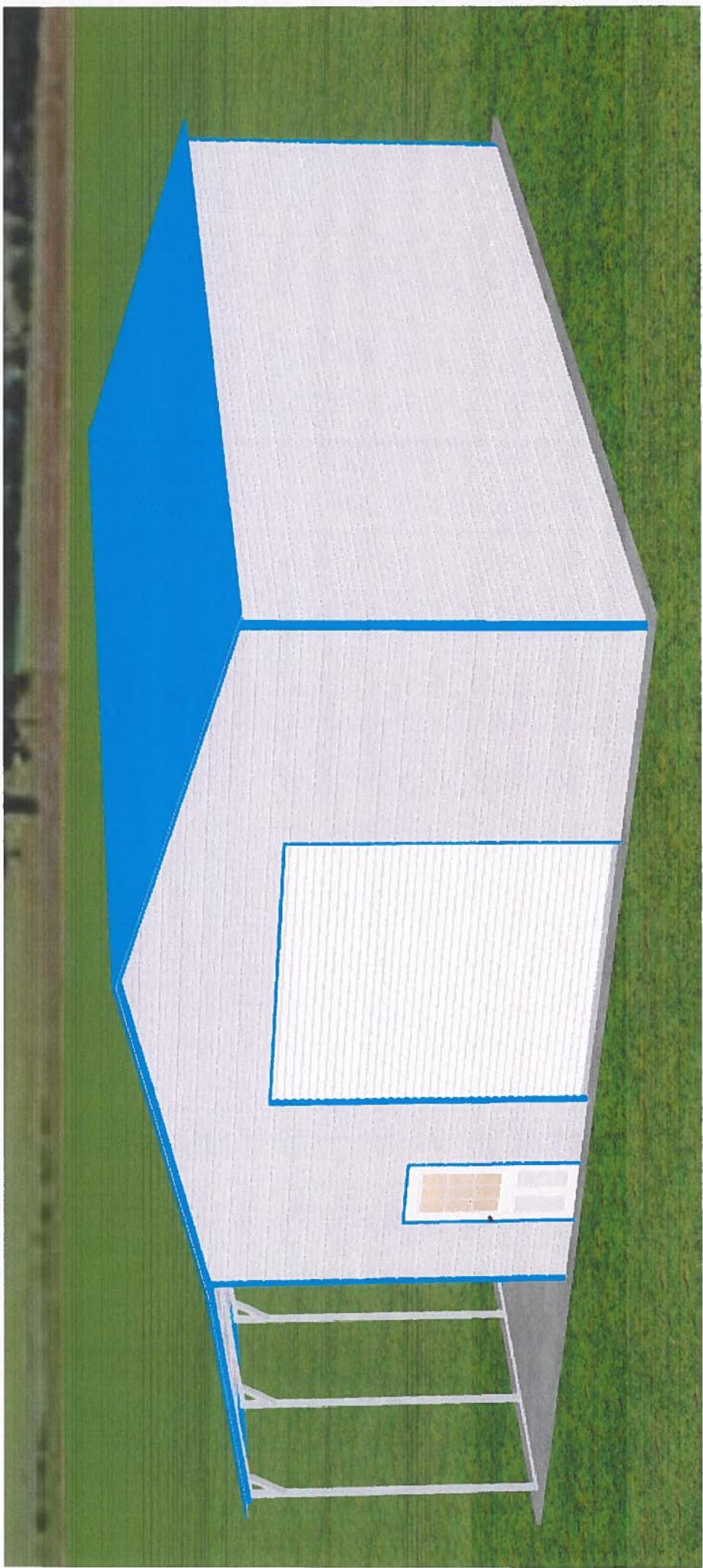
Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$0	\$52,750	\$0	\$0	\$24,348
2024	\$0	\$20,290	\$0	\$0	\$20,290
2023	\$0	\$20,290	\$0	\$0	\$20,290
2022	\$0	\$14,200	\$0	\$0	\$14,200
2021	\$0	\$11,160	\$0	\$0	\$11,160
2020	\$0	\$11,160	\$0	\$0	\$11,160
2019	\$0	\$11,160	\$0	\$0	\$11,160
2018	\$0	\$7,440	\$0	\$0	\$7,440
2017	\$0	\$8,120	\$0	\$0	\$8,120

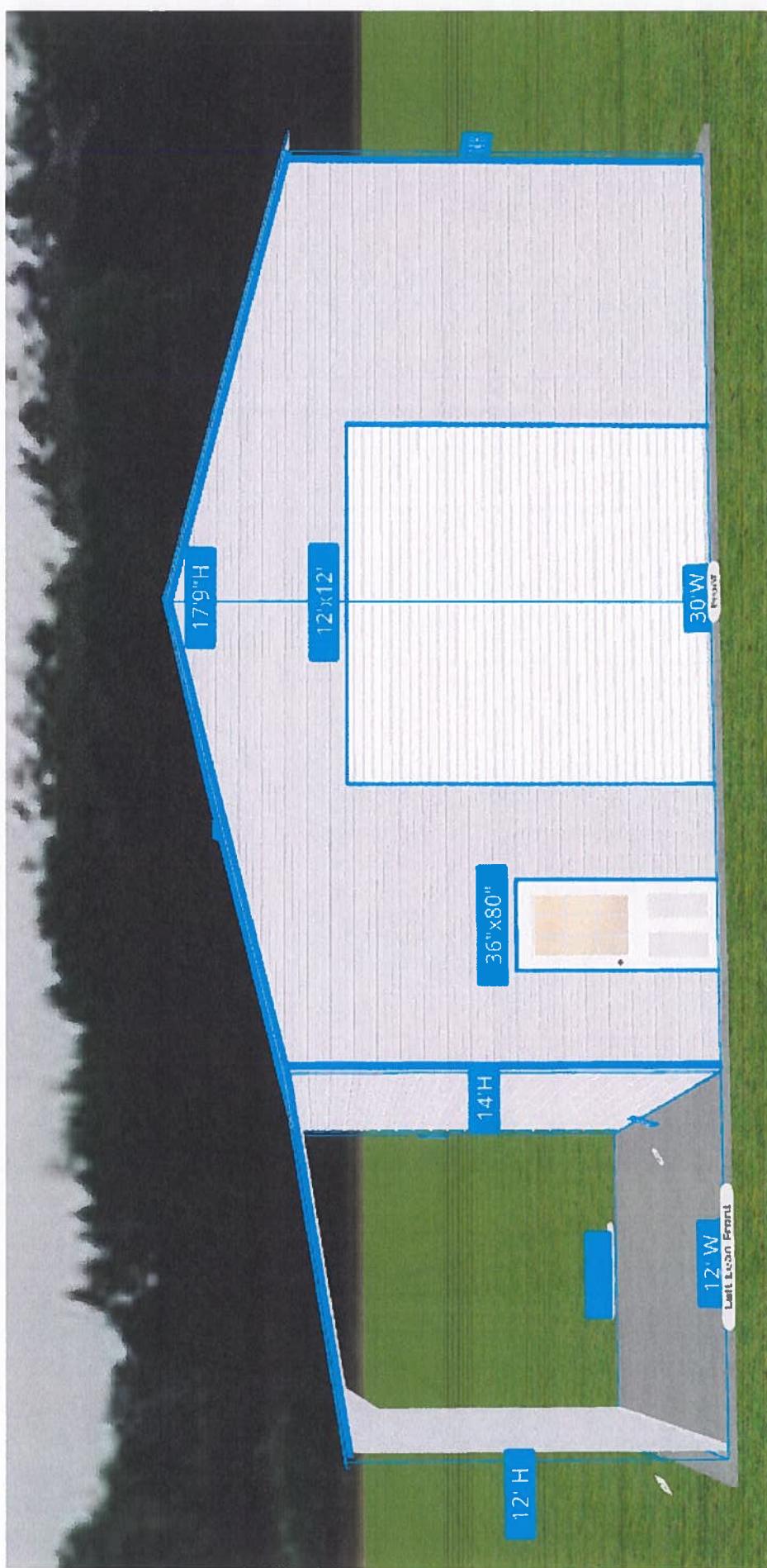
### Property Deed History

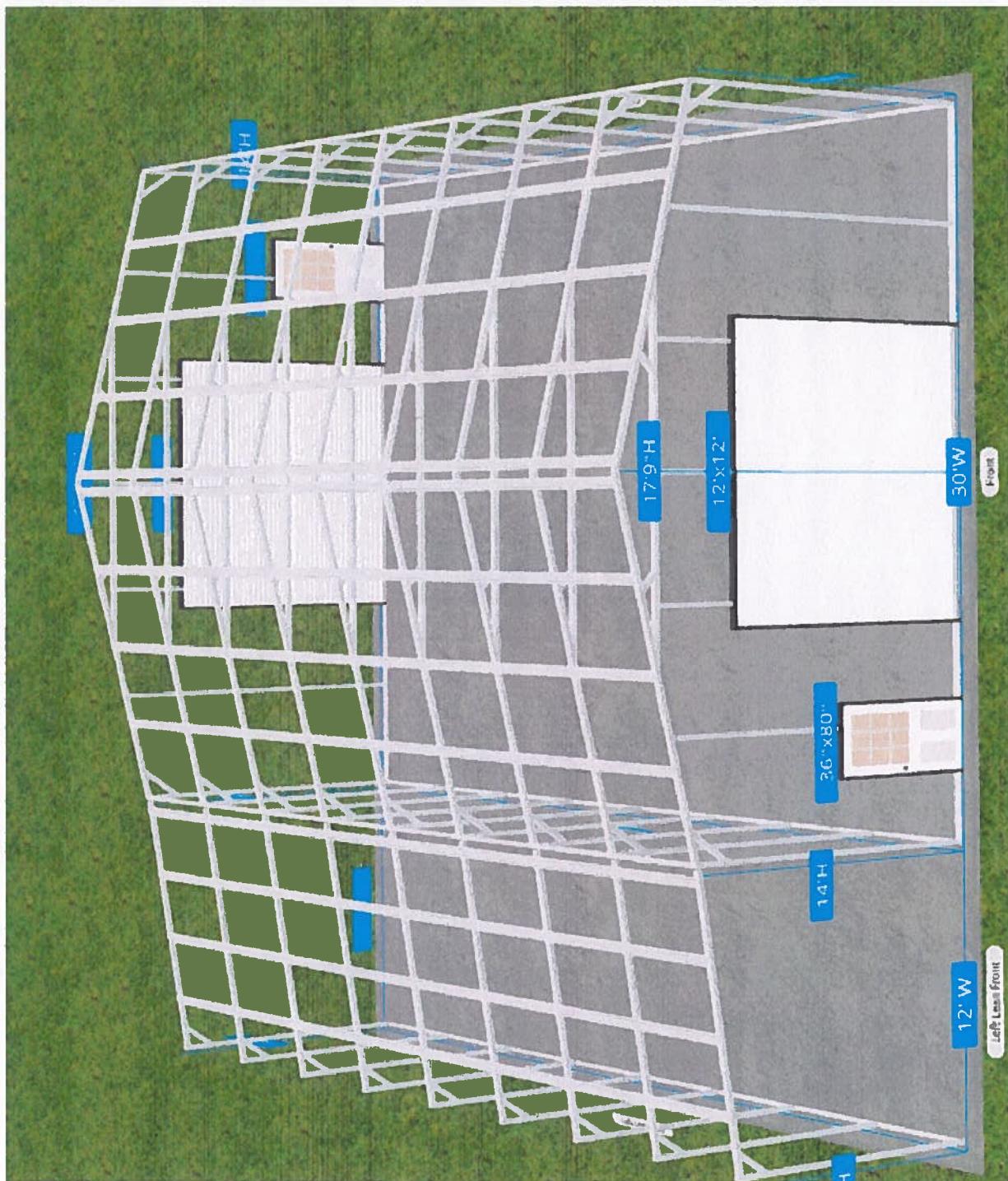
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/16/2022	WD	WARRANTY DEED	THOMAS SHIRLEY ANN	JOHNSON SHEDRICK DONELL	2022	048154	
7/26/2001	WD	WARRANTY DEED	TAYLOR ADA ESTATE	THOMAS SHIRLEY ANN	2001	035567	
7/26/2001	WD	WARRANTY DEED	TAYLOR ADA ESTATE	TAYLOR ADA ESTATE	01	035567	0

### ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination









# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 6.

<b>Meeting Date</b>	12/16/2025	<b>Agenda Item</b>	
<b>Approved by City Manager</b>	D. Jordan	<b>Presenter(s)</b>	Seamus Ford, Chief Caudle
<b>Reviewed by City Attorney</b>		<b>Department</b>	
<b>Subject</b>	Discussion and possible action regarding the FLOCK Safety pilot program proposal, which includes the installation of five surveillance cameras.		
<b>Attachments</b>			
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

#### Executive Summary

1. FLOCK Safety Presentation
2. Discussion and possible action on FLOCK Safety proposal

#### Recommended Action

Take Action on recommended proposals

## **Flock Safety + TX - Sweeny PD**

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Flock Group Inc.  
1170 Howell Mill Rd, Suite 210  
Atlanta, GA 30318

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**MAIN CONTACT:**  
Seamus Ford  
[seamus.ford@flocksafety.com](mailto:seamus.ford@flocksafety.com)  
(617) 272-7619



# flock safety

## EXHIBIT A ORDER FORM

Customer: TX - Sweeny PD  
 Legal Entity Name: TX - Sweeny PD  
 Accounts Payable Email: bbcadle@sweenytx.gov  
 Address: 123 N Oak St Sweeny, Texas 77480

Initial Term: 12 Months  
 Renewal Term: 12 Months  
 Payment Terms: Net 30  
 Billing Frequency: Annual Plan - Invoiced at the end of the pilot period.  
 Retention Period: 30 Days

### PROJECT PROVE IT

Customer will have a 60 day opt-out period ("Opt-Out Period") after implementation of the first Flock Hardware to terminate this Agreement without penalty or fees. After the Opt-Out Period, Customer may not terminate the Agreement, and Customer will pay any invoice(s) for the remainder of the Term, Net 30.

### Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
<b>Flock Safety Platform</b>			<b>\$14,000.00</b>
<b>Flock Safety Flock OS</b>			
FlockOS Starter	Included	1	Included
<b>Flock Safety LPR Products</b>			
Flock Safety LPR, fka Falcon	Included	4	Included

### Professional Services and One Time Purchases

Item	Cost	Quantity	Total
<b>One Time Fees</b>			
<b>Flock Safety Professional Services</b>			
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	\$0.00	4	\$0.00
			<b>Subtotal Year 1:</b> \$14,000.00
			<b>Annual Recurring Subtotal:</b> \$14,000.00
			<b>Discounts:</b> \$5,000.00
			<b>Estimated Tax:</b> \$0.00
			<b>Contract Total:</b> \$14,000.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "Renewal Term") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

*The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.*

### Billing Schedule

Billing Schedule	Amount (USD)
<b>Year 1</b>	
At PPI End Date	\$14,000.00
<b>Annual Recurring after Year 1</b>	\$14,000.00
<b>Contract Total</b>	\$14,000.00

\*Tax not included

*Item 6.*

### Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$5,000.00

## Product and Services Description

Item 6.

Flock Safety Platform Items	Product Description
FlockOS Starter	FlockOS Starter provides real-time situational awareness for agencies without requiring a full RTCC. It includes access to privately funded live video and a real-time jurisdiction map, enabling resource allocation and response coordination without complex infrastructure or extensive IT requirements.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	MASH tested pole that meets DOT crashworthiness requirements. Includes materials, installation, and maintenance.

**By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at <https://www.flocksafety.com/terms-and-conditions>.**

Item 6.

The Parties have executed this Agreement as of the dates set forth below.

**FLOCK GROUP, INC.**

**Customer: TX - Sweeny PD**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

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

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

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

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

PO Number: \_\_\_\_\_

## **Flock Safety + TX - Sweeny PD**

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Flock Group Inc.  
1170 Howell Mill Rd, Suite 210  
Atlanta, GA 30318

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**MAIN CONTACT:**  
Seamus Ford  
[seamus.ford@flocksafety.com](mailto:seamus.ford@flocksafety.com)  
(617) 272-7619



## ORDER FORM

This order form (“**Order Form**”) hereby incorporates and includes the terms of the previously executed agreement (the “**Terms**”) which describe and set forth the general legal terms governing the relationship (collectively, the “**Agreement**”). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the “**Effective Date**”)

Customer:	TX - Sweeny PD	Initial Term:	12 Months
Legal Entity Name:	TX - Sweeny PD	Renewal Term:	12 Months
Accounts Payable Email:	bbcudle@sweenytx.gov	Payment Terms:	Net 30
Address:	123 N Oak St Sweeny, Texas 77480	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.

Retention Period: 30 Days

### Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
<b>Flock Safety Platform</b>			<b>\$17,500.00</b>
<b>Flock Safety Flock OS</b>			
FlockOS Starter	Included	1	Included
<b>Flock Safety Bundles</b>			
Flock Safety Solar Multi-Purpose LPR and Video Fixed w/ LTE Service	Included	5	Included

### Professional Services and One Time Purchases

Item	Cost	Quantity	Total
<b>One Time Fees</b>			
<b>Flock Safety Professional Services</b>			
Professional Services - Bundle Implementation Fee	\$0.00	1	\$0.00
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	\$0.00	4	\$0.00
		<b>Subtotal Year 1:</b>	\$17,500.00
		<b>Annual Recurring Subtotal:</b>	\$17,500.00
		<b>Discounts:</b>	\$5,900.00
		<b>Estimated Tax:</b>	\$0.00
		<b>Contract Total:</b>	\$17,500.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

*The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.*

**Item 6.**

## Billing Schedule

Item 6.

Billing Schedule	Amount (USD)
<b>Year 1</b>	
At Contract Signing	\$17,500.00
<b>Annual Recurring after Year 1</b>	\$17,500.00
<b>Contract Total</b>	\$17,500.00

\*Tax not included

## Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$5,900.00

## Product and Services Description

Item 6.

Flock Safety Platform Items	Product Description
FlockOS Starter	FlockOS Starter provides real-time situational awareness for agencies without requiring a full RTCC. It includes access to privately funded live video and a real-time jurisdiction map, enabling resource allocation and response coordination without complex infrastructure or extensive IT requirements.
Flock Safety Solar Multi-Purpose LPR and Video Fixed w/ LTE Service	Law enforcement grade bundled standard range license plate recognition camera and live streamed solar powerd fixed camera with 30 days of edge storage, with LTE. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. with Vehicle Fingerprint <sup>TM</sup> technology (proprietary machine learning software) and real-time alerts for unlimited users. AC power is also available if needed.
Professional Services - Bundle Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint <sup>TM</sup> technology (proprietary machine learning software) and real-time alerts for unlimited users.
Solar Video Camera Fixed, fka Condor	Law enforcement grade live streamed Solar powerd Fixed camera with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. *Flock provided sim card camera is limited to 25 hours per month of live streaming.
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	MASH tested pole that meets DOT crashworthiness requirements. Includes materials, installation, and maintenance.

**By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.**

*Item 6.*

The Parties have executed this Agreement as of the dates set forth below.

**FLOCK GROUP, INC.**

**Customer: TX - Sweeny PD**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

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

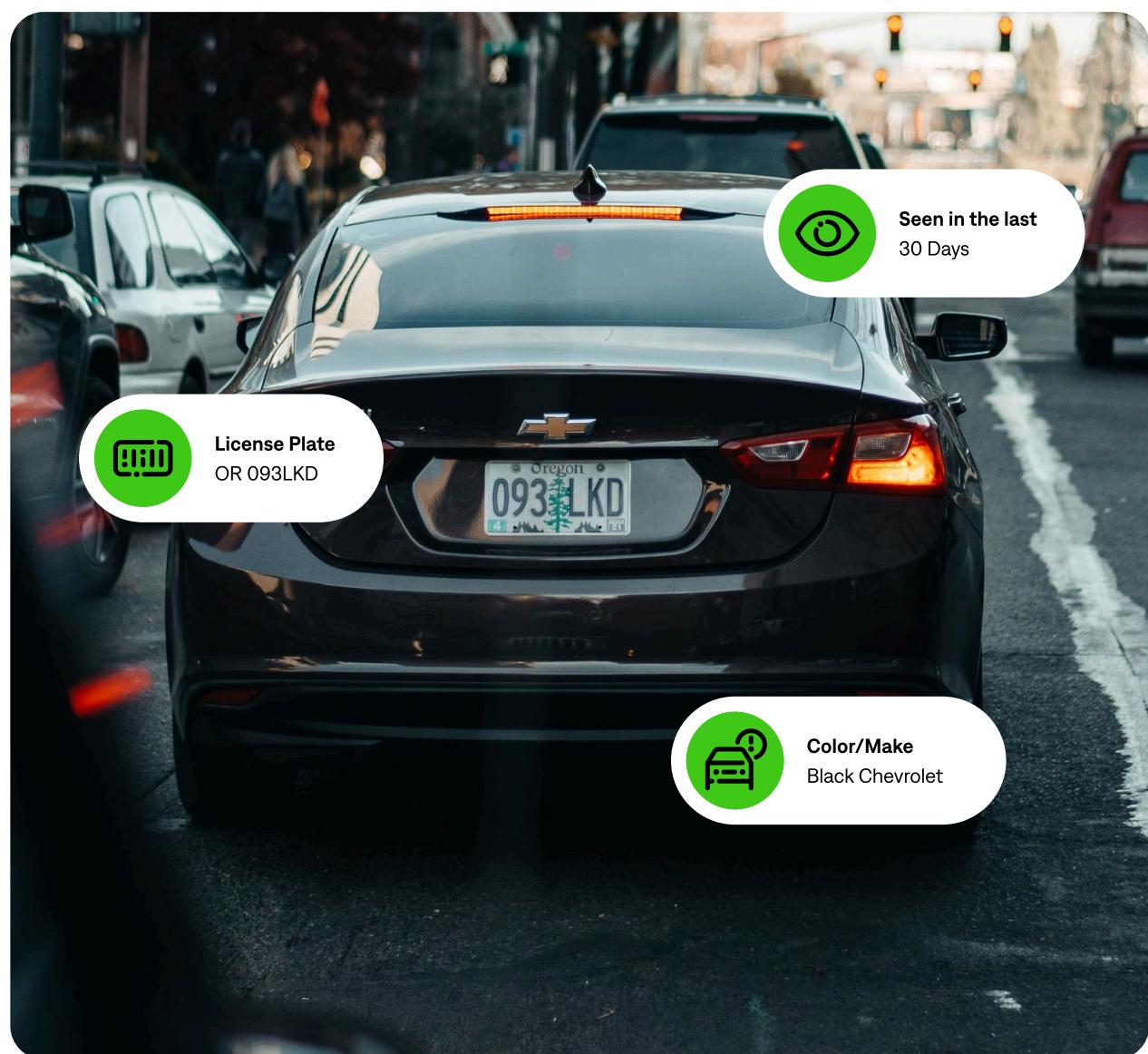
Title: \_\_\_\_\_

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

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

PO Number: \_\_\_\_\_

# Better Together: LPR + Video



## PROBLEM

At a time when budgets are tight and staffing is a challenge, effective public safety tools are needed more than ever. Yet, many agencies struggle with complex technology integrations and difficulties with efficient deployment.

## SOLUTION

The Flock Safety **LPR + video bundles** seamlessly **integrate video and license plate recognition technology from a single, solar powered installation**. Access layered evidence quickly, with a solution that is cost-effective and saves you time and money to deploy.



### STREAMLINED DEPLOYMENT

Get up and running faster with an entirely solar powered, infrastructure-free camera bundle. Our team handles end-to-end installation, mounting multiple devices in one go with no need for electricity. If additional permitting is needed, we'll handle it.



### EXPAND YOUR REACH

Improve outcomes with both live and recorded video, along with capturing license plates and Vehicle Fingerprint® data at the same time for improved situational context.



### MORE ANGLES. MORE EVIDENCE.

Get two video streams -- one wide, one narrow -- for a complete view. The dedicated video camera lets you customize angle and zoom to capture intersections, exit and entry points.



### REDUCE CASE BACKLOGS

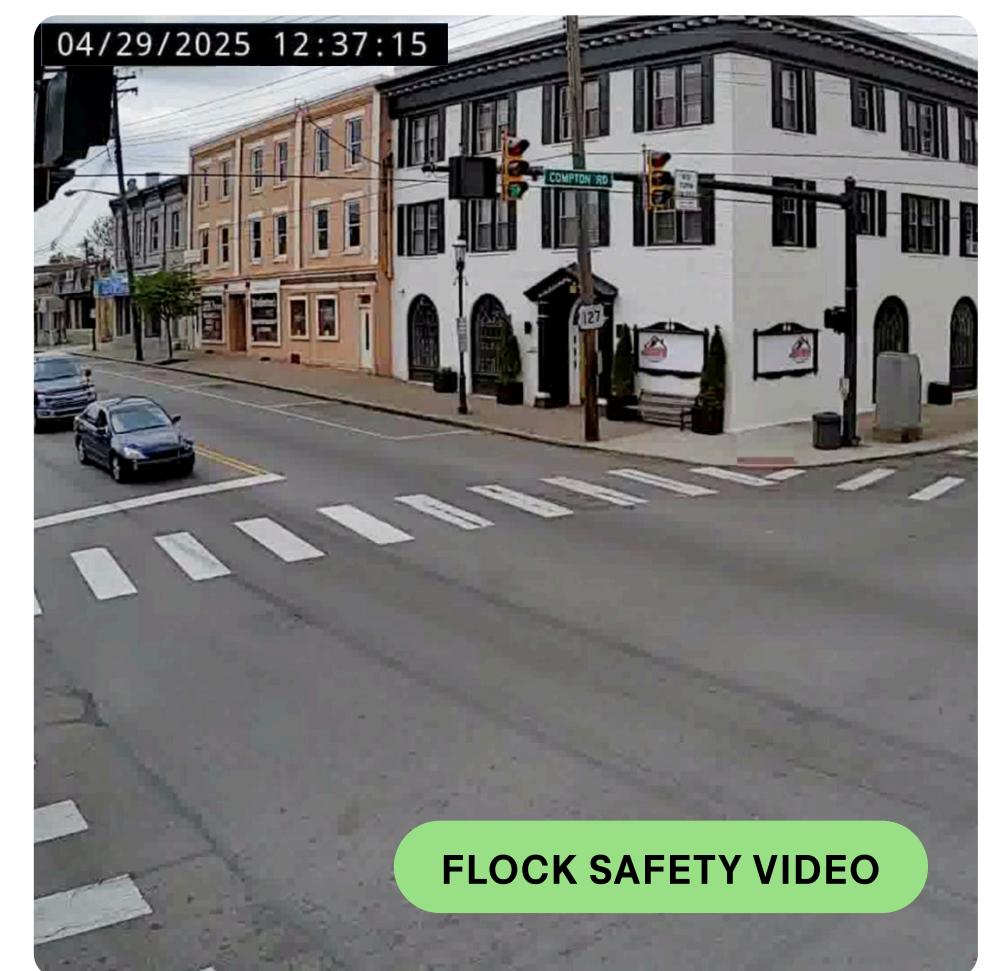
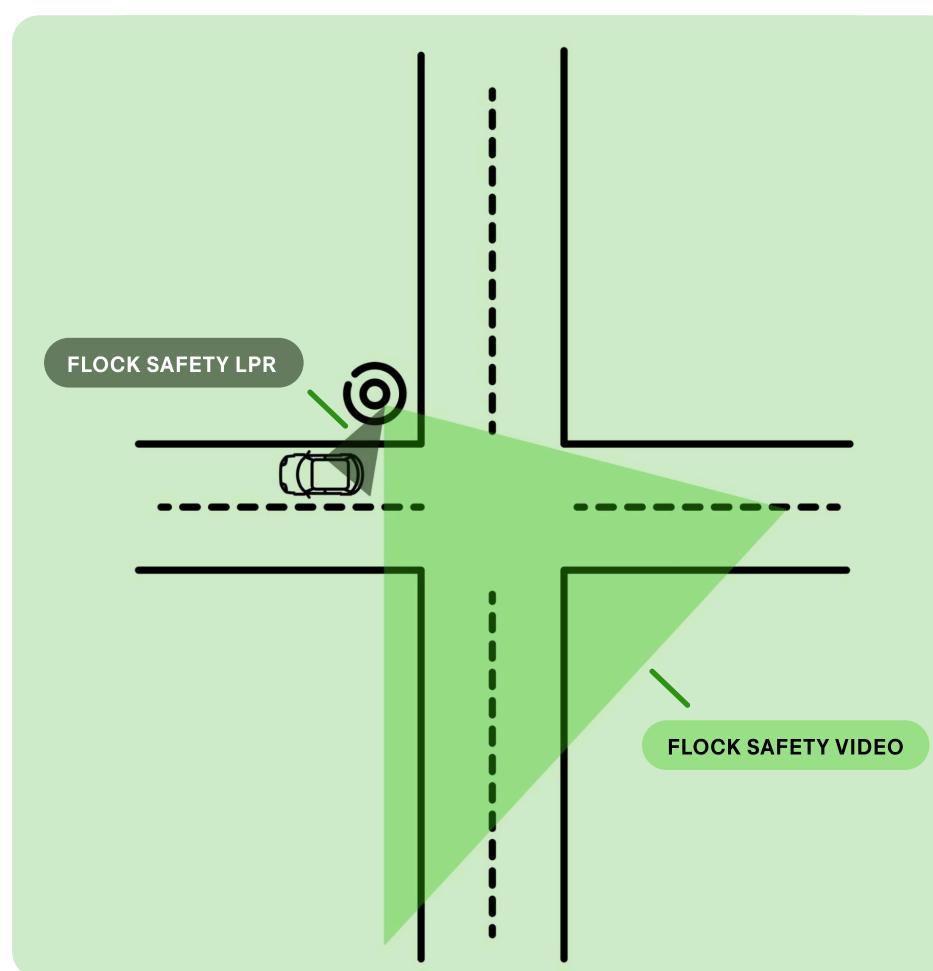
Gather layered evidence efficiently, leading to faster case resolution and a reduction in backlogs.



## Flock Safety

# Better Together: More angles, more insight, better outcomes.

By integrating video and license plate recognition, you gain a **broader field of view** and **a layered approach to evidence gathering**. This translates to stronger cases, quicker resolutions, and less strain on your resources when managing case backlogs.



## Why Choose Two Cameras?

- ✓ Higher image quality from a dedicated video camera
- ✓ Much wider field of view
- ✓ Customizable angle and zoom capabilities
- ✓ Richer situational awareness for real-time investigative needs



### BUNDLE DISCOUNTS

Deploy solar-powered LPR and video together, or for a limited time add a **Flock Safety Video Camera** to your existing LPR Camera on the same pole at a discounted rate. Talk to your sales representative for details.



# Flock Safety LPR®



## PROBLEM

Without key evidence, like a license plate or vehicle description, many cases go unsolved.

## SOLUTION

Flock Safety LPR cameras provide vehicle data, real-time alerts, searchable evidence, and analytics to improve police response and investigations 24/7.

**Eliminate crime on every roadway with hassle-free LPR.  
Solve more cases faster with Flock's effective and trusted LPR technology.**



### IMPROVE EFFICIENCY AND MAXIMIZE INVESTMENT WITH A ONE-STOP-SHOP

**With one annual subscription fee**, Flock Safety® covers hardware procurement, permitting, deployment planning, policy creation, installation, maintenance, user training, customer support, and software upgrades.



### CUT COSTS WITH PUBLIC-PRIVATE PARTNERSHIPS

Flock Safety® brings LPR to neighborhoods and businesses, providing law enforcement privately-funded **access to actionable evidence**.



### GAIN TRUST WITH BUILT-IN DATA GUARDRAILS

Our LPR is designed for secure, responsible use with customized user permissions, usage audits, and limited data retention. Devices only capture vehicle data, not people, to mitigate bias and accelerate case clearance. **Your agency owns 100% of the data.**



# Trusted by Thousands of Law Enforcement Agencies

## Key Features & Functionality

### SEARCH

Search full, partial, and temporary plates by time and location.

### VEHICLE FINGERPRINT®

Filter by Flock's patented Vehicle Fingerprint® attributes:

Vehicle make | Body type | Color | State Registration

Decals | Bumper stickers | Back racks | Top racks

### AUDIT TRAIL

- Capture required reason for search field capture.
- Report on user behavior for audits and positive outcomes for proof of ROI.

### CONVOY ANALYSIS

Identify associate suspect vehicles with convoy analysis.

### ACCESS EXTERNAL ALPR DATA

Access external ALPR databases:

FBI NCIC | NCMEC Amber Alert | REJIS | CCIC & more

### CUSTOM ALERTS

Automate email, text, and in-app alerts from custom and shared Hot Lists (i.e. NCIC).

### HOT LIST SHARING

Create and share hot lists.

### CJIS COMPLIANT

Meet CJIS security policy compliance.

### LOCATION-BASED SEARCH

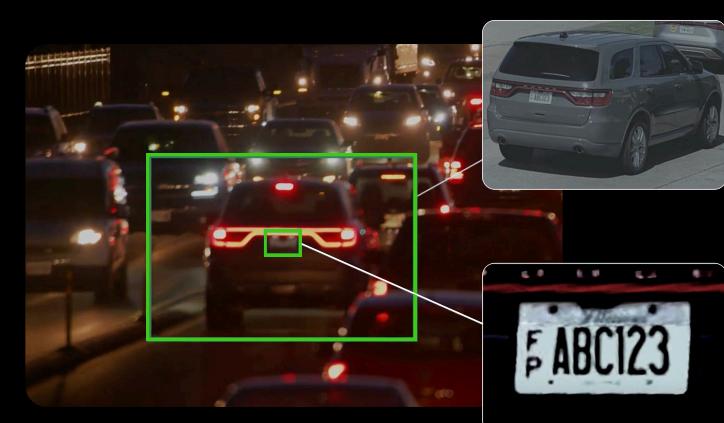
Perform single and multi-location-based searches to link a suspect vehicle to one, or multiple crime scenes.

### REAL-TIME ROUTING

Determine possible vehicle path of travel with Real-Time Routing Analysis.

### MOBILE APP

Access the FlockOS mobile companion app.



### NIGHTVISION™ FOR CLEAR IMAGES AFTER DARK

Crime doesn't stop at sundown. Identify unique VehicleFingerprint™ characteristics with your LPR, ensuring no vehicle lead is missed, plate visible or not."





2200+

Crimes Solved Weekly  
With The Help of Flock  
Safety Technology

## Explore the LPR Camera Suite

**Improve incident response and accelerate investigations** with fixed and location-flexible devices that cover every roadway and use case.

### STANDARD



Fixed, infrastructure-free LPR for standard two-lane roadways with moderate traffic.

### LONG-RANGE LPR



Fixed, long-range LPR for off-shoulder or high-speed, multi-lane highways with heavy traffic.

### LONG-RANGE LPR WITH SOLAR



First of its kind infrastructure-free LPR for highspeed, high-volume roadways

- 75 MPH / 65' Distance
- Solar Power + LTE Connectivity

- 100 MPH / 150' Distance
- AC Power + LTE Connectivity

- 100 MPH / 150' Distance
- Solar + LTE Connectivity

### SHORT-RANGE LPR



Fixed, short-range LPR for parking lots and tight entries and exits.

### LPR VIDEO INTEGRATION



Embrace existing infrastructure - integrate third-party IP or LPR cameras into FlockOS®

### FLEX LPR CAMERA



Location-flexible LPR for temporary coverage with easy, self-serve relocation and installation

- 25 MPH / Wide FoV
- Solar + LTE Connectivity

- 75 MPH / 65' Distance
- Rechargeable Battery + LTE





# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 7.

<b>Meeting Date</b>	12/16/2025	<b>Agenda Item</b>	Restrooms for Backyard Park
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	Jenny Massey/Michelle Medina
<b>Reviewed by City Attorney</b>		<b>Department</b>	Sweeny EDC
<b>Subject</b>	Restrooms for Backyard Park		
<b>Attachments</b>	Descriptions for Restrooms		
<b>Financial Information</b>	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

#### Executive Summary

Sweeny EDC has approved funds in the budget for Quality-of-Life Projects, and this is one project- Restrooms for Backyard Park. Attached are the descriptions for the ADA and regular restrooms (total of 3 – 1 ADA and 2 regular restrooms).

#### Recommended Action

Sweeny EDC recommends approval for the purchase of the restrooms as a Quality-of-Life Project.

[Chery Industrial Portable Restroom - 2 Private Toilet Stalls for Outdoor Events, Construction Sites, Festivals, Camping - Walmart.com](#)



**Product details**

The Chery Industrial 2-Stall Portable Restroom is a premium full-service restroom solution designed for construction sites, outdoor festivals, camping grounds, and special public events. More than just a porta potty, this durable and thoughtfully designed restroom kiosk offers the comfort and cleanliness of a household bathroom in a mobile format. Each unit features two private stalls, each equipped with a toilet, sink, interior light, ventilation fan, and vent, ensuring privacy, hygiene, and comfort. Whether you're managing a busy job site or hosting a large outdoor gathering, this restroom is designed to meet your needs for both functionality and user experience. Built with high-quality materials, the structure includes: Painted finish for a clean, professional appearance Rigid PVC board flooring for easy maintenance UV board walls with a plywood layer for enhanced durability and weather resistance With overall dimensions of 84.6" x 51.2" x 93", the unit offers ample space inside for ease of use and comfort. Restrooms are an essential part of any event or project—Chery Industrial brings you a reliable, clean, and user-friendly portable restroom that ensures your guests or crew are well taken care of.

- This item will be shipped by Flatbed trucks. A forklift or equivalent is required for unloading.
- Features a 3" black water/waste exhaust flexible hose and a 1" PVC water outlet exhaust port for convenient waste and water management.
- Designed as a 110V Public Restroom with Double Close Stool, made with high-temperature resistant paint, rigid PVC board flooring, and UV board walls with a layer of plywood on the outside for durability.
- Offers a security door and ample interior dimensions of 36.7"x 44.6" per room, providing a net area of 11.4 ft<sup>2</sup>/room.
- Constructed with a steel frame, high-temperature resistant paint surface coating, 2-inch EPS fire-resistant and insulated roof and wall panels, and an anti-skid and wear-resistant floor.
- Equipped with a 13~16 Amps circuit breaker, 110V~220V power supply, and a 1.6 gpf flush volume, ensuring reliable and efficient operation.
- Utilizes PPR pipe for the 4/5 inch inner diameter inlet and PVC pipe for the 1 1/4 inch gray water and 3 inch black water outlets, with a lowest working temperature of 14°F.
- Designed to withstand a wind load of 56 MPH and a snow load of 125 lb/sqft, with a fire-proof level of B2 and a lifespan of 15+ years.
- Includes forklift pockets measuring 7"x 3" with a 28" distance between, making it easy to transport and set up.

- Backed by a 1-year warranty and includes essential parts such as a lock, faucet, grey water outlet, toilet seal, fan, light switch, and door vent

<https://www.walmart.com/ip/Portable-Toilet-for-Disabled-Individuals-with-Wheelchair-Ramp-1800-lb-Weight-Capacity-Medical-Use/16471972687?sid=4f937543-8bb6-49d5-9eff-e339f656e771>



#### Product Information

The Chery Industrial Medical Disability Seat is a versatile and accessible portable toilet designed for individuals with mobility challenges. This unit features tool-free removable arms, a built-in wheelchair ramp, and a spacious interior that can accommodate a full-size adult wheelchair. With a ceramic bowl and tank, vanity sink, and various accessibility features, this portable restroom ensures comfort and convenience for users. The sturdy steel frame, forklift pockets, and 1800 lb weight capacity make it a durable and reliable solution for businesses and individuals in need of accessible facilities.

- Features tool-free removable arms for enhanced user flexibility, making it wheelchair accessible.
- Includes a ramp inside the unit for easy access.
- Equipped with a Ceramic Bowl & Tank, and a Ceramic Vanity Sink with Faucet.
- Offers 1/2" female inlet ports for cold water connection and a 3" black water/waste exhaust flexible hose.
- Includes a 1" PVC water outlet exhaust port for easy drainage.
- Boasts a Locking Door with a set of keys and a Hinged Window for ventilation.
- Designed with Lifting Eyes and Forklift Pockets for easy transportation and installation.
- Provides serviceable parts such as Lock, Faucet, Grey Water Outlet, Toilet Seal, Fan, Light Switch, and Door Vent.
- Measures 85 inches long, 53 inches wide, and 95 inches high, weighing 1800 pounds.
- Requires a Forklift or equivalent for unloading and setup.



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 8.

<b>Meeting Date</b>	12/16/2025	<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 CDBG MIT GLO 22-082-007-D205 Construction Change Order Request.		
<b>Attachments</b>	Resolution 25-114		
<b>Financial Information</b>	Expenditure Required:	\$108,663.78	
	Amount Budgeted:	\$54,528.00; Additional \$54,135.78	
	Account Number:	General & Enterprise Funds/ 20/11	
	Additional Appropriation Required:		
	Additional Account Number:		

#### Executive Summary

Change Order No. 5 is the final change order for the CDBG MIT GLO project (Ave A). Previously Council approved Resolution 25-110 for the increased expenditure. However, pursuant to the change order attached, that amount has been reduced for a net decrease in the amount of \$39,136.28.

City Engineers have issued a Final Certificate of Substantial Completion for Contract 1-2023, with a substantial completion date of November 11, 2025 (attached).

The City will need to approve the change order to finalize the amount in which the City will be contributing. The following agenda item will be to commit the funds by Resolution. The amount will be reflective of the decrease above.

#### Recommended Action

To approve Construction Change Order No. 5 of the CDBG MIT GLO 22-082-007-D205 project.



**COMMUNITY DEVELOPMENT & REVITALIZATION**  
**The Texas General Land Office**  
**Construction Change Order Request**

**NOTE: Texas Local Government Code Sec. 262.031 "CHANGES IN PLANS AND SPECIFICATIONS" regulations apply. Generally, a cumulative increase in the contract price in excess of 25% or a cumulative decrease in excess of 18% are disallowed.**

Subrecipient:  GLO Contract Number:  Date:

Engineer Name Address & Phone	Subrecipient Name, Address, & Phone Number:	Contractor Name, Address & Phone Number:
William J. Huebner, P.E. Strand Associates, Inc. 1906 Niebuh Street Brenham, TX 77833 979-836-7937	David Jordan City of Sweeny 102 West Ashley Wilson Road Sweeny, TX 77480 979-824-0455	Blake Matzke Matula & Matula Construction, Inc. 122 West Way, Suite 325 Lake Jackson, TX 77566 979-480-0030

Project #:  Bid Package #:  Change Order #:

Contract Origination Date:  Project Description:

**You are hereby requested to comply with the following changes from the contract plans and specifications.**

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Schedule etc.	Decrease in Contract Price	Increase in Contract Price
4	Increase Bid Item No. 4 from 20 LF to 40 LF at a unit cost of \$215.70 per LF.		\$4,314.00
9	Decrease Bid Item No. 9 from 15 LF to 10 LF at a unit cost of \$400.90 per LF.	(\$2,004.50)	
10	Decrease Bid Item No. 10 from 160 LF to 110 LF at a unit cost of \$351.90 per LF, less Material-on-Hand (MOH) of 22 LF at an invoice unit cost of \$146.86 per LF.	(\$14,364.08)	
13	Decrease Bid Item No. 13 from 57 each (EA) to 46 EA, at a unit cost of \$5,576.90 EA, less MOH of 11 EA at an invoice unit cost of \$2,759.00 EA.	(\$30,996.90)	
14	Decrease Bid Item No. 14 from 1,975 LF to 1,800 LF at a unit cost of \$44.40 per LF.	(\$7,770.00)	
20	Increase Bid Item No. 20 from 8 EA to 9 EA at a unit cost of \$2,156.30 EA.		\$2,156.30
21	Decrease Bid Item No. 21 from 9 EA to 8 EA at a unit cost of \$2,627.00 EA.	(\$2,627.00)	
23	Increase Bid Item No. 23 from 29 EA to 35 EA at a unit cost of \$780.40 EA.		\$4,682.40
45	Decrease Bid Item No. 45 from 3,000 LF to 1,265 LF at a unit cost of \$37.00 per LF.	(\$64,195.00)	
46	Remove Bid Item No. 46 in its entirety.	(\$104,796.00)	
47	Increase Bid Item No. 47 from 610 tons to 1,230 tons, at a unit cost of \$304.90 per ton.		\$189,038.00

See sheet 2 to add additional entries

**Change in Construction Contract Price**

Original Contract Price:	\$ 4,274,237.46
Cumulative Previous Change Order(s) Total:	\$ 185,084.60
Contract Price Prior to this Change Order:	\$ 4,459,322.06
Net Increase/Decrease of this Change Order:	(\$39,136.28)

**Change in Contract Time (Calendar Days)**

Original Contract Time in Days:	480
Net Change from Previous Change Order(s) in Days	60
Contract Time Prior to this Change Order in Days	540
Net Increase/Decrease of this Change Order in Days:	8



**COMMUNITY DEVELOPMENT & REVITALIZATION**  
**The Texas General Land Office**  
**Construction Change Order Request**

Contract Price with All Approved Change Orders:	\$4,420,185.78	Contract Time with All Approved Change Orders in Days:	548 Days
Cumulative Percent Change in Contract Price (+/-)	3.42%	Subrecipient Contract End Date:	February 26, 2026
Construction Contract Start Date:	20-May-24	Construction Contract End Date:	November 19, 2025

Reimbursements of costs included in this change order are subject to review by GLO-CDR.

**\*This document may be executed prior to submission for GLO-CDR review, but all parties involved will be held responsible if the change order or amendment warranted as a result of this change order is not in compliance with CDBG or HUD Requirements**

Subrecipient Signature		Contractor Signature
David Jordan, City Manager	William J. Huebner, P.E.	Blake Matzke, Project Manager
Subrecipient Name and Title (Printed)	Engineer Name and Title (Printed)	Contractor Name and Title (Printed)

Subrecipient Signature	Engineer Signature	Contractor Signature
------------------------	--------------------	----------------------

**Justification for Change Order**

1. Will this change order increase or decrease the number of beneficiaries?

Increase  Decrease  No Change

If there is a change, how many beneficiaries will be affected?

Total  LMI

2. Effect of this change on the scope of work:

Increase  Decrease  No Change

3. Effect on operation and maintenance costs:

Increase  Decrease  No Change

4. Are all prices in the change order dependent upon unit prices found in the original bid?

Yes  No

If "no", explain:

CO5.1: Services were found along the 12-inch sanitary sewer portion of the project, that were not shown on the Drawings. The cost is approximately half of the 24-inch service wyes.

5. Has the change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction?

Yes  No

If "yes", is an environmental assessment required?

--



**COMMUNITY DEVELOPMENT & REVITALIZATION**  
**The Texas General Land Office**  
**Construction Change Order Request**

---

6. Is the Texas Council on Environmental Quality (TCEQ) clearance still valid (if applicable)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
7. Is the CCN permit still valid? (sewer projects only)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
8. Are the disability access requirements/approval still valid (if applicable)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
9. Are other Disaster Recovery contractual special condition clearances still valid?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

If "no", explain:

***Disclaimer:** The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. It should be noted that the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.*



November 20, 2025

Mr. David Jordan, City Manager  
City of Sweeny, Texas  
102 West Ashley Wilson Road  
Sweeny, TX 77480

Mr. Blake Matzke, Project Manager  
Matula & Matula Construction, Inc.  
122 West Way, Suite 325  
Lake Jackson, TX 77566

Re: GLO-MIT Sanitary Sewer Improvements  
GLO Contract No. 22-082-007-D205  
Contract 1-2023  
City of Sweeny, Texas

Dear David and Blake,

In accordance with Article 24 of the General Conditions and based on the comments received by Strand Associates, Inc.® from City of Sweeny on November 18, 2025, this letter is a Final Certificate of Substantial Completion for Contract 1-2023. This certificate includes by reference the Preliminary Certificate of Substantial Completion dated November 18, 2025, and the punch List of Items to be Completed or Corrected that was enclosed with that certificate. Enclosed with this certificate are additions to the List of Items to be Completed or Corrected.

The Preliminary Certificate of Substantial Completion fixed the Substantial Completion date at November 11, 2025.

Please call 979-836-7937 if there are any questions.

Sincerely,

STRAND ASSOCIATES, INC.®



Morgan E. Ruiz, P.E.

Enclosures

c/enc: Matt Yentz, Strand Associates, Inc.®

TBPE No. F-8405  
TBPLS No. 10030000

3920054\VAH\MER\cdg\R\BRE\Documents\Specifications\Archive\2024\Sweeny, City of\3920054.1-2023.WJH(16) Specification Letters\g\Final Certificate of Substantial Completion\FinalSubComp.11202025.docx

November 18, 2025

Mr. David Jordan, City Manager  
City of Sweeny  
102 West Ashley Wilson Road  
Sweeny, TX 77480

Re: GLO-MIT Sanitary Sewer Improvements  
GLO Contract No. 22-082-007-D205  
Contract 1-2023  
City of Sweeny, Texas

Dear David,

In accordance with Article 24 of the General Conditions, the above-referenced project was inspected on November 12, 2025.

Based on this inspection, we have included in this preliminary certificate a date of November 11, 2025, for Substantial Completion of the project.

A punch List of Items to be Completed or Corrected, which were noted during this inspection, is enclosed.

At the time of delivery of the Preliminary Certificate of Substantial Completion, ENGINEER will deliver to OWNER and CONTRACTOR a written recommendation as to the division of responsibilities pending final payment between OWNER and CONTRACTOR with respect to security, operation, safety, maintenance, utilities, insurance, and warranties. It is our recommendation that all the requirements of the Contract Documents be followed as to division of responsibilities between OWNER and CONTRACTOR, and it is not our intent to change any of these requirements through the following recommendations.

Contract Bonds and Insurance requirements are included in Article 6 and 26 of the General Conditions and Supplementary Conditions. As specified in Article 6d of the General Conditions, the Performance and Payment Bonds shall remain in effect at least until 1 year after the date when final payment becomes due.

As specified in Article 26b of the General Conditions and 7F Supplemental General Conditions, CONTRACTOR shall continue to provide Contractor's Liability Insurance for the complete project until final payment is made and during correction period when CONTRACTOR is completing its Contract obligations and include completed operations coverage for a period of 3 years after final payment.

Concerning site security, we recommend that OWNER be responsible for overall security of the site. OWNER shall allow CONTRACTOR reasonable access to complete work.

Concerning operation and maintenance, we recommend that OWNER be responsible for operation and routine maintenance of the facilities. In the case of equipment, OWNER shall be responsible for operation and routine maintenance from the date of Substantial Completion.

TBPE No. F-8405  
TBPLS No. 10030000

3920.054\MER\VAH\cdg\R\BRE\Documents\Specifications\Archive\2024\Sweeny, City of\3920.054.1-2023.WJH(16) Specification Letters\f Preliminary Certificate of Substantial Completion\PrelimSubComp.11182025.docx

Mr. David Jordan, City Manager  
City of Sweeny, Texas  
Page 2  
November 18, 2025

Concerning safety, we recommend that OWNER be responsible for safety of its work and operations and that CONTRACTOR be responsible for its work and operations. Occupational Safety and Health Act of 1970 and other federal and state requirements apply to both parties.

Concerning utilities, OWNER shall provide all utilities from the date of Substantial Completion.

Contract correction period is included in Article 9b of the General Conditions and Supplementary Conditions. Beneficial occupancy or use by OWNER does not constitute acceptance.

Please call 979-836-7937 if there are any questions.

Sincerely,

STRAND ASSOCIATES, INC.®



Morgan E. Ruiz, P.E.

Enclosure

c/enc: Blake Matzke, Matula & Matula Construction, Inc.  
Matt Yentz, Strand Associates, Inc.®



List of Items to be Completed or Corrected  
GLO-MIT Sanitary Sewer Improvements  
GLO Contract No. 22-082-007-D205  
Contract 1-2025  
City of Sweeny, Texas

Item 8.

Original List Date: November 12, 2025 Updated List Date: November 18, 2025

A. General

1. Provide the As-Built Drawings.
2. Provide the Consent of Surety for Final Payment.
3. Provide the Affidavit of Bills Paid.
4. Submit the final pay request.
5. Submit Change Order No. 5 with the finalized items.

B. Manholes

1. Install a stainless steel backflow preventer to Manhole (MH)-7 in place of the bolt-down lid.
2. Install grout inside MHs-20 and -23. The asphalt paver shifted the lids.
3. Install mesh screens to MHs-1, -3, and -4 to prevent insects and animals from entering the vent.
4. Install concrete onto the base of the vent on MH-1 to secure the vent onto the concrete collar.
5. Grout and vacuum test MH-29.
6. Verify the flowlines between MHs-26 and -27

C. Road Repair

1. Install concrete to repair the existing concrete driveway at Station 77+10.

c: Matt Yentz, Strand Associates, Inc.<sup>®</sup>



# Agenda

Date:	12/3/2025	Location:	Teams Microsoft	Attendees:	■ Present	Sierra Gonzales	■ Present				
Subrecipient Name:	City of Sweeny				■ Present	Jordan Mahoney	■ Present				
Contract Number:	22-082-007-D205				■ Present	David Jordan	■ Present				
UEID Expiration:	jun. 30, 2026 / GCLQZ8DJDZY8				■ Present	Melissa Washington	■ Present				
Program:	MIT 2016 Floods Mitigation Competition (HMID)				■ Present		■ Present				
Next in-person visit:	TBD				■ Present		■ Present				
Contractual Authorized Signatories:	The Mayor (Dusty Hopkins) and City Manager (John David Jordan)				■ Present		■ Present				
Financial Authorized Signatories:	The Mayor (Dusty Hopkins), City Manager (John David Jordan), City Secretary (Kaydi Smith), and Assistant City Secretary				■ Present		■ Present				
Contract				Comments							
Current Contract End Date:	2/28/2026			Days Remaining:	87						
On Schedule:	Yes										
Contract Budget											
Contract Budget:	\$ 5,398,293.00				Expensed to Date: \$ 4,579,460.74	% of Total Expensed: 84.83%					
Last Draw Date:	(Submit quarterly at minimum)			Balance: \$ 818,832.26	% of Total Remaining: 15.17%						
Reports	Date Received			Comments							
Monthly Activity Status Report:	11/2025										
HUD Contracting Report:	11/2025										
Section 3 Report:	09/2025										
Audit Certification Form (ACF)	01/2025										
Project Title	Milestone	Deliverable			Status	Project Notes					
Sewer Facilities	Commencement of Construction Phase	Signed NTP			Underway	<ul style="list-style-type: none"> <li>Construction is complete.</li> <li>The City will be submitting a budget adjustment after December 16th since the City goes to council on the 16th.</li> </ul>					
Questions/ Talking Points				Responses							



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 9.

<b>Meeting Date</b>	12/16/2025	<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 25-114 committing local funds to CDBG MIT GLO 22-082-007-D205 Sewer and Street Improvement Project.		
<b>Attachments</b>	Resolution 25-114		
<b>Financial Information</b>	Expenditure Required:	\$108,663.78	
	Amount Budgeted:	\$54,528.00; Additional \$54,135.78	
	Account Number:	General & Enterprise Funds/ 20/11	
	Additional Appropriation Required:		
	Additional Account Number:		

#### Executive Summary

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SWEENEY COMMITTING ADDITIONAL LOCAL FUNDS TO COVER UNEXPECTED CONSTRUCTION COSTS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT - MITIGATION PROGRAM (CDBG-MIT) GENERAL LAND OFFICE (GLO) STATE CONTRACT NUMBER 22-082-007-D205 ("GRANT").

Previously Council approved Resolution 25-110 for the increased expenditure. After further changes and updates, the amounts were reallocated and have resulted in a decrease in the City's final expenditure of \$39,146.28.

Circumstances discovered on site and unknown at the time of project design and bidding and outside of the control of both the City and the Contractor have required additional construction cost over and above the original construction budget of Four Million Three Hundred Sixty-Six Thousand Fifty Dollars and No Cents (\$4,366,050.00) provided by the Grant by the amount of Fifty-Four Thousand One Hundred Thirty-Five Dollars and Seventy-Eight Cents (\$54,135.78).

The City of Sweeny acknowledges and agrees that the additional construction costs are reasonable and necessary for the completion of the Sewer and Street Improvements and that the costs are therefore justified.

That the City commits an additional \$54,135.78 from its own general and/or enterprise funds towards the construction cost of the Sewer and Street Improvements, bringing the City's total contribution toward the construction of this project up to \$108,663.78.

These funds are to be paid from the General and Enterprise funds.

#### Recommended Action

To approve Resolution 25-114 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, which will require a future budget amendment for expenditures.

## RESOLUTION 25-114

### RESOLUTION TO COMMIT ADDITIONAL LOCAL FUNDS

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SWEENEY COMMITTING ADDITIONAL LOCAL FUNDS TO COVER UNEXPECTED CONSTRUCTION COSTS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT - MITIGATION PROGRAM (CDBG-MIT) GENERAL LAND OFFICE (GLO) STATE CONTRACT NUMBER 22-082-007-D205 ("GRANT").**

**WHEREAS**, the City of Sweeny has received a Community Development Block Grant - Mitigation award to provide Sewer and Street Improvements; and

**WHEREAS**, the City of Sweeny has committed to a matching contribution of Fifty-Four Thousand Five Hundred Twenty-Eight Dollars and No Cents (\$54,528.00) to the Grant budget at its inception, and;

**WHEREAS**, the City of Sweeny awarded a construction contract for said Sewer and Street Improvements to Matula & Matula Construction, Inc. (the "Contractor"), and;

**WHEREAS**, circumstances discovered on site and unknown at the time of project design and bidding and outside of the control of both the City and the Contractor have required additional construction cost over and above the original construction budget of Four Million Three Hundred Sixty-Six Thousand Fifty Dollars and No Cents (\$4,366,050.00) provided by the Grant by the amount of Fifty-Four Thousand One Hundred Thirty-Five Dollars and Seventy-Eight Cents (\$54,135.78) and;

**WHEREAS**, City of Sweeny acknowledges and agrees that the additional construction costs are reasonable and necessary for the completion of the Sewer and Street Improvements and that the costs are therefore justified.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SWEENEY, TEXAS, AS FOLLOWS:**

1. That the City commits an additional \$54,135.78 from its own general and/or enterprise funds towards the construction cost of the Sewer and Street Improvements, bringing the City's total contribution toward the construction of this project up to \$108,663.78.
2. That the local funds committed to the CDBG-MIT grant will be used in accordance with all applicable federal, state, local and programmatic requirements, including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SWEENEY, TEXAS,  
on \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 10.

<b>Meeting Date</b>	12/16/2025	<b>Agenda Items</b>	
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	City Manager
<b>Reviewed by City Attorney</b>		<b>Department</b>	Engineering/ PW/ Administration
<b>Subject</b>	Discussion and possible action to engineering performance from City Engineers, Strand & Associates Inc.		
<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

City Manager has met with our engineer from Strand and Associates to discuss concerns with projects recently presenting concerns. Concerns and quality of work were addressed. Engineer will be in attendance to discuss performance further within the meeting.

### Contractual Obligations:

- On call services and support for calendar year to expire 12/31/2026.
- Amendment No. 2- Schedule; Agreement for Technical Services- Updated to ten years in 2025; expiring 2027.



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 11.

<b>Meeting Date</b>	12/16/2025	<b>Agenda Items</b>	
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	City Manager
<b>Reviewed by City Attorney</b>		<b>Department</b>	Engineering/ PW/ Administration
<b>Subject</b>	Discussion and possible action to authorize the solicitation of engineering services through a Request for Qualifications (RFQ) process for the City of Sweeny.		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

#### Executive Summary

Pursuant to the previous agenda item; Council Discretion

Does the City wish to seek qualified engineering firms to provide professional services for upcoming projects? The RFQ process ensures compliance with state procurement laws and allows the City to select firms based on demonstrated competence and qualifications rather than price alone.

City is asking if Council wants staff to initiate the RFQ process, which will include preparing and publishing the RFQ, evaluating submissions, and selecting the most qualified firm(s) for future engineering needs.



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 12.

<b>Meeting Date</b>	12/16/2025	<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>	Water Plant / PW
<b>Subject</b>	Discussion and possible action concerning the City's water infrastructure and distribution system.		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

#### Executive Summary

At the previous Council meeting, members requested a discussion regarding water-related matters be included on this agenda. This discussion will provide an opportunity to consider potential improvements or future planning for the City's water infrastructure and services.

#### Recommended Action

Council Discretion



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

Item 13.

Meeting Date	12/16/2025	Presenter(s)	City Manager
Reviewed by City Attorney	Yes	Department	Administration
Subject	Discussion and possible action to interlocal agreement for services, IS26-0014, with Brazoria County for previously submitted streets improvement request.		
Attachments	Agreement, Exhibits (2), Working budget		
Financial Information	Expenditure Required:	\$321,624.00; see other entities responsibility below COS \$218,996.76	
	Amount Budgeted:	\$200,000.00	
	Account Number:	50-21-6610	
	Additional Appropriation	\$18,996.76; 50-21-6411, 50-21-6412	
	Additional Account Number:	IF CDBG doesn't approve, COS responsibility of \$55,601.24 is to be paid out of Water & Gas Capital Outlay as streets were damaged due to repairs of afore mentioned utilities and never properly repaired.	

#### Executive Summary

The Brazoria County Interlocal Agreement (IS26-0014) authorizes the City to partner with Brazoria County for the reconstruction of previously approved and requested streets. Under this agreement, the City will pay for all necessary materials, while the County will furnish labor and utilize its own equipment.

The agreement includes exhibits identifying the streets requested by the City and the County's estimated material costs for each roadway.

Funding details:

- **Alice and Ross Streets** will be funded by the Sweeny Hospital. Agreements have been secured for the Hospital to cover associated material costs for the afore mentioned streets totaling approximately \$47,026.00.
- **Magnolia Street and West Sixth Street (from Pecan to Magnolia)** are proposed to be funded through CDBG allocations, with the County continuing to provide labor and equipment. The estimated material cost for this project is \$55,601.24.
- After exclusion of the Hospital and CDBG materials, **the City's anticipated responsibility is approximately \$218,996.76**.
- These funds are to be paid from the increased tax rate and pursuant to Resolution 25-107.

STREET	MATERIALS COST ESTIMATED	TO BE FUNDED BY
Sixth Street Main to Pecan	\$ 10,403.76	City
Sixth Street, Pecan to Magnolia	\$ 44,208.24	CDBG
Magnolia	\$ 11,393.00	CDBG
Fifth Street, Magnolia to Elm	\$ 71,206.00	City
Oak Street, Second to Ave A	\$ 19,938.00	City
Ross Street, Second to Alice	\$ 27,662.00	Hospital
Alice Street, Ross to McKinney	\$ 19,364.00	Hospital
Hackberry, Sixth to Foy	\$ 47,295.00	City
Elm, Sixth to Frisky	\$ 70,154.00	City
	\$ 321,624.00	

#### Recommended Action

To approve the Interlocal Agreement with Brazoria County, IS26-0014, for requested street improvements.

STATE OF TEXAS                    §  
     §  
 COUNTY OF BRAZORIA            §

**INTERLOCAL AGREEMENT**  
**BETWEEN BRAZORIA COUNTY AND THE CITY OF SWEENEY**  
**IS26-0014**

This Agreement is made between BRAZORIA COUNTY and the CITY OF SWEENEY hereinafter referred to as the COUNTY and CITY respectively.

**RECITALS**

WHEREAS, the CITY wishes to repair all roads as listed on Exhibit "A"; and

WHEREAS, the CITY has requested the COUNTY'S assistance to providing labor and equipment to repair all roads as listed on Exhibit "A"; and

WHEREAS, the COUNTY has agreed to utilize Brazoria County Road & Bridge equipment and employees to perform this work pursuant to the authority of Tex. Transp. Code §251.012, and the Interlocal Cooperation Act, Tex. Gov. Code Sec. 791.001 et. Seq., subject to the conditions and limitations of this Agreement;

NOW THEREFORE, the CITY and COUNTY agree as follows:

- 1.01 COUNTY agrees to supply such equipment as may be necessary together with operators to repair all roads listed on Exhibit "A".
- 1.02 The CITY agrees to pay for material needed in the project directly to supplier, and in the event COUNTY costs in performing above-described work exceed \$10,000.00, the CITY shall pay, from the point in time that COUNTY'S costs equal the sum \$10,000.00, the labor costs and the hourly value of equipment used, plus any other costs associated with the use of the equipment. Though it is contemplated by this agreement that CITY will obtained the necessary design and engineering studies required by the project prior to the commencement of the work, CITY agrees to pay the reasonable cost of any design or engineering work obtained by COUNTY if it exceeds the sum of \$10,000.00. The value of equipment shall be those hourly rates which have been previously established by the COUNTY for each item of its equipment, multiplying the same by the number of hours, such equipment has been utilized in excess of the point in time when COUNTY's costs equaled the sum of \$10,000.00. COUNTY equipment utilized on site for the project shall be charged to CITY on a daily rate for each day it is on-site.

- 1.03 The parties intend that COUNTY, in performing such services, shall act as an independent contractor and shall have control of the work and the manner in which it is performed. COUNTY is not considered an agent or employee of CITY.
- 1.04 Each party agrees that payments for the performance of governmental functions or services shall be from current revenues available to the paying party and further that such payments shall fairly compensate the performing party for the service it supplies provides for the other party's benefit.
- 1.05 COUNTY does not warrant the suitability for this project of any material purchased by CITY from a third party which maintains a continuing contract with COUNTY. Any cost estimate made connection with this project is only an estimate and is not warranty of the final cost of the project.
- 1.06 To the extent permitted by law, CITY agrees to assume the risk of, fully indemnify, hold harmless and defend COUNTY, its agent, officers and employees from any and all loss, damage, cost demands and causes of action of any manner from the performance of the above referenced work.
- 1.07 COUNTY executes this Agreement by and through the County Judge acting pursuant to Order of the Commissioners Court so authorizing, and the CITY executes this Agreement by and through the Mayor or City Manager acting pursuant to authorizations of its City Council.
- 1.08 Nothing herein shall be construed to make either party purchaser or consumer of goods or services from the other.
- 1.09 Nothing herein shall be construed to create any rights in third parties.
- 1.10 Misspelling of one or more words in this agreement shall not void this agreement. Such misspelled words shall be read so as to have the meaning apparently intended by the parties.

IN TESTIMONY OF WHICH, witness our signatures on the execution dates herein below.

By: \_\_\_\_\_

CITY OF SWEENEY  
MAYOR

By: \_\_\_\_\_

BRAZORIA COUNTY  
COUNTY JUDGE

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

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

City of Sweeny  
Interlocal Agreement Project Request Summary FY-26

**DO NOT ALTER THIS FORM OR ADD ADDITIONAL LINES**

STREET/LOCATION	LIMITS (TO - FROM)	LENGTH (FT)	WIDTH (FT)	WORK DESCRIPTION (Major Street Projects and/or Ditch Digging ONLY)	FOR OFFICE USE ONLY
1					
2	SIXTH STREET MAIN TO MAGNOLIA	1820'	19'	GRIND, RESET, PAVE	
3	MAGNOLIA SIXTH TO FIFTH	400'	18'	GRIND, RESET, PAVE	
4	FIFTH STREET MAGNOLIA TO Elm	2500'	18'	GRIND, RESET, PAVE	
5	OAK STREET SECOND TO Avenue A	700'	18'	GRIND, RESET, PAVE	

Note: Must have Mayoral approval

Return to: County Engineer's Office  
[Engineer-interlocals@brazoriacountytx.gov](mailto:Engineer-interlocals@brazoriacountytx.gov)

  
Approved By: Mayor  
11-14-2025  
Date

Item 13.

City of Sweeny  
Interlocal Agreement Project Request Summary FY-26

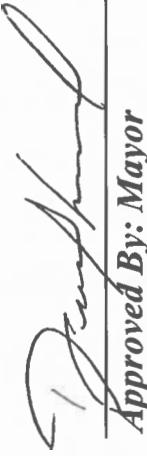
**DO NOT ALTER THIS FORM OR ADD ADDITIONAL LINES**

STREET/LOCATION	LIMITS (TO - FROM)	LENGTH (FT)	WIDTH (FT)	WORK DESCRIPTION (Major Street Projects and/or Ditch Digging ONLY)	FOR OFFICE USE ONLY
1					
2 Ross	Second to Alice	800'	22'	Excav, Reset, Pave	
3 Alice	Ross to McKinney	500'	22'	Grind, Reset, Pave	
4 Hackberry	Sixth to Fox	1500'	20'	Grind, Reset, Pave	
5 Elm	Sixth to Frisby	1500'	30'	Grind, Reset, Pave	

Note: Must have Mayoral approval

Return to: County Engineer's Office  
[Engineer-interlocals@brazoriacountytx.gov](mailto:Engineer-interlocals@brazoriacountytx.gov)

# Done for Hospital



Approved By: Mayor

11-14-2025

Date

Exhibit Item 13.

City of Sweeny  
Interlocal Agreement Project Request Summary FY-26

**DO NOT ALTER THIS FORM OR ADD ADDITIONAL LINES**

STREET/LOCATION	LIMITS (TO - FROM)	LENGTH (FT)	WIDTH (FT)	WORK DESCRIPTION (Major Street Projects and/or Ditch Digging ONLY)	FOR OFFICE USE ONLY
1					
2	SIXTH STREET MAIN TO MAGNOLIA	1820'	19'	GRIND, RESET, PAVE	
3	SIXTH TO FIFTH MAGNOLIA	400'	18'	GRIND, RESET, PAVE	
4	FIFTH STREET MAGNOLIA TO Elm	2500'	18'	GRIND, RESET, PAVE	
	OAK STREET SECOND TO AVENUE A	700'	18'	GRIND, RESET, PAVE	

Note: Must have Mayoral approval

Return to: County Engineer's Office  
[Engineer-interlocals@brazoriacountytx.gov](mailto:Engineer-interlocals@brazoriacountytx.gov)

  
Approved By: Mayor  
11-14-2025  
Date

City of Sweeny  
Interlocal Agreement Project Request Summary FY-26

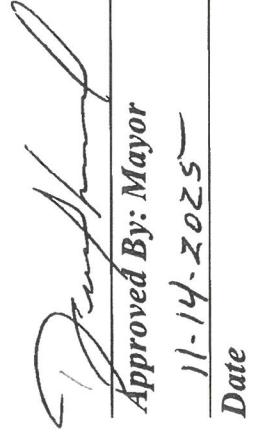
**DO NOT ALTER THIS FORM OR ADD ADDITIONAL LINES**

STREET/LOCATION	LIMITS (TO - FROM)	LENGTH (FT)	WIDTH (FT)	WORK DESCRIPTION (Major Street Projects and/or Ditch Digging ONLY)	FOR OFFICE USE ONLY
1					
2  ROSS	SECOND TO Alice	800'	22'	GRIND, RESET, PAVE	
3  Alice	ROSS TO mCKINNEY	800'	22'	GRIND, RESET, PAVE	
4  Hack Berry	SIXTH TO FOX	1500'	20'	GRIND, RESET, PAVE	
5  Elm	SIXTH TO FRISKY	1500'	30'	GRIND, RESET, PAVE	

Note: Must have Mayoral approval

Return to: County Engineer's Office  
[Engineer-interlocals@brazoriacountytx.gov](mailto:Engineer-interlocals@brazoriacountytx.gov)

 Done for Hospital

  
Approved By: Mayor  
11-14-2025  
Date

## Materials Cost Estimate for Project: FY26 - Sixth St.

Limits	Len	Pct	Ctr	Area	Priority	Type	FY
Main to Magnolia	0.34	4	Bra	Wes	1	/S	2026

Item Description	Len_Mi	Wid_Ft	Thk_In	Rate	Rate Unit	Qty	Unit	Price	ItemCost
ABS-65	0.34	21		0.2	Gal/SqYd	849	Gal	2.96	2,514
ABS-65	0.34	21		1.4	Gal/SqYd	5,945	Gal	2.96	17,598
Asphalt - HMAC Type D	0.34	19	2			421	Ton	82.00	34,499

<b>Project Cost:</b>	54,612
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## Materials Cost Estimate for Project: FY26 - Magnolia

Limits	Len	Pct	Ctr	Area	Priority	Type	FY
Sixth to Fifth	0.08	4	Bra	Wes	2	IS	2026

Item Description	Len_Mi	Wid_Ft	Thk_In	Rate	Rate Unit	Qty	Unit	Price	ItemCost
ABS-65	0.08	20		0.2	Gal/SqYd	178	Gal	2.96	526
ABS-65	0.08	20		1.4	Gal/SqYd	1,244	Gal	2.96	3,684
Asphalt - HMAC Type D	0.08	18	2			88	Ton	82.00	7,183

Project Cost:	11,393
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## Materials Cost Estimate for Project: FY26 - Fifth St.

Limits	Len	Pct	Ctr	Area	Priority	Type	FY
Magnolia to Elm	0.47	4	Bra	Wes	3	IS	2026

Item Description	Len_Mi	Wid_Ft	Thk_In	Rate	Rate Unit	Qty	Unit	Price	ItemCost
ABS-65	0.47	20		0.2	Gal/SqYd	1,111	Gal	2.96	3,289
ABS-65	0.47	20		1.4	Gal/SqYd	7,778	Gal	2.96	23,022
Asphalt - HMAC Type D	0.47	18	2			547	Ton	82.00	44,895

<b>Project Cost:</b>	71,206
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## Materials Cost Estimate for Project: FY26 - Oak St.

Limits	Len	Pct	Ctr	Area	Priority	Type	FY
Second to Avenue A	0.13	4	Bra	Wes	4	IS	2026

Item Description	Len_Mi	Wid_Ft	Thk_In	Rate	Rate Unit	Qty	Unit	Price	ItemCost
ABS-65	0.13	20		0.2	Gal/SqYd	311	Gal	2.96	921
ABS-65	0.13	20		1.4	Gal/SqYd	2,178	Gal	2.96	6,446
Asphalt - HMAC Type D	0.13	18	2			153	Ton	82.00	12,571

<b>Project Cost:</b>	19,938
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## Materials Cost Estimate for Project: FY26 - Ross St.

Limits	Len	Pct	Ctr	Area	Priority	Type	FY
Second to Alice	0.15	4	Bra	Wes	5	IS	2026

Item Description	Len_Mi	Wid_Ft	Thk_In	Rate	Rate Unit	Qty	Unit	Price	ItemCost
ABS-65	0.15	24		0.2	Gal/SqYd	427	Gal	2.96	1,263
ABS-65	0.15	24		1.4	Gal/SqYd	2,987	Gal	2.96	8,841
Asphalt - HMAC Type D	0.15	22	2			214	Ton	82.00	17,559

<b>Project Cost:</b>	27,662
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## Materials Cost Estimate for Project: FY26 - Alice St.

Limits	Len	Pct	Ctr	Area	Priority	Type	FY
Ross to McKinney	0.11	4	Bra	Wes	6	/S	2026

Item Description	Len_Mi	Wid_Ft	Thk_In	Rate	Rate Unit	Qty	Unit	Price	ItemCost
ABS-65	0.11	24		0.2	Gal/SqYd	299	Gal	2.96	884
ABS-65	0.11	24		1.4	Gal/SqYd	2,091	Gal	2.96	6,188
Asphalt - HMAC Type D	0.11	22	2			150	Ton	82.00	12,291

<b>Project Cost:</b>	19,364
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## Materials Cost Estimate for Project: FY26 - Hackberry

Limits	Len	Pct	Ctr	Area	Priority	Type	FY
Sixth to Foy	0.28	4	Bra	Wes	7	/S	2026

Item Description	Len_Mi	Wid_Ft	Thk_In	Rate	Rate Unit	Qty	Unit	Price	ItemCost
ABS-65	0.28	22		0.2	Gal/SqYd	733	Gal	2.96	2,171
ABS-65	0.28	22		1.4	Gal/SqYd	5,133	Gal	2.96	15,195
Asphalt - HMAC Type D	0.28	20	2			365	Ton	82.00	29,930

<b>Project Cost:</b>	47,295
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## Materials Cost Estimate for Project: FY26 - Elm

Limits	Len	Pct	Ctr	Area	Priority	Type	FY
Sixth to Frisky	0.28	4	Bra	Wes	8	IS	2026

Item Description	Len_Mi	Wid_Ft	Thk_In	Rate	Rate Unit	Qty	Unit	Price	ItemCost
ABS-65	0.28	32		0.2	Gal/SqYd	1,067	Gal	2.96	3,157
ABS-65	0.28	32		1.4	Gal/SqYd	7,467	Gal	2.96	22,101
Asphalt - HMAC Type D	0.28	30	2			547	Ton	82.00	44,895

<b>Project Cost:</b>	70,154
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Footage	Unit cost	Total
6 <sup>th</sup> and Magnolia replace 2= 18" x 30ft	60 \$ 24.50	\$ 1,470.00
5 <sup>th</sup> and Magnolia replace 2 = 18" x 30 ft	60 \$ 24.50	\$ 1,470.00
4 <sup>th</sup> and Cedar replace 2 = 18" x 30 ft	60 \$ 24.50	\$ 1,470.00
5 <sup>th</sup> and Cedar replace 2 = 18" X 30 ft	60 \$ 24.50	\$ 1,470.00
6 <sup>th</sup> and Cedar replace 1 = 18" X 30' ft	30 \$ 24.50	\$ 735.00
6 <sup>th</sup> and MLK replace 1 = 18" X 30' ft	30 \$ 24.50	\$ 735.00
5 <sup>th</sup> and MLK replace 2 = 18" X 30 ft	60 \$ 24.50	\$ 1,470.00
4 <sup>th</sup> and MLK replace 2 = 18" X 30 ft	60 \$ 24.50	\$ 1,470.00
3 <sup>rd</sup> and MLK replace 2 =18" X 40 ft.	60 \$ 24.50	\$ 1,470.00
3 <sup>rd</sup> and Sycamore replace 1 = 18" X 30'	30 \$ 24.50	\$ 735.00
4 <sup>th</sup> and Sycamore replace 2 =18" X 30 ft	60 \$ 24.50	\$ 1,470.00
5 <sup>th</sup> and Sycamore replace 2 = 18" X 30 ft	60 \$ 24.50	\$ 1,470.00
6 <sup>th</sup> and Sycamore replace 1 + 15" X 30ft	30 \$ 24.50	\$ 735.00
Estimated cost of culvert Pipe is \$16,170	660 \$	\$ 16,170.00
Estimated cost for Stabilized sand		\$ 9,800.00
		\$ 25,970.00

## Street Improvements

Unit	Unit Measure	Item/Description	Unit Cost	Total	Amount of CDBG Funds Requested	Leverage Amount (other Funds)
1,485.00	Linear Feet	Asphalt Sixth Street From N Pecan Street to Magnolia Street & Magnolia Street from W 6th St. to W 5th St./ Brazoria County Labor/Equipment Per Interlocal Agreement for Street Improvements	\$ 243.00	\$ 360,855.00	\$ 60,855.00	\$ 300,000.00
680.00	Per Foot	Culverts; located at 13 intersections	\$ 24.50	\$ 16,660.00	\$ 16,660.00	
134.00	Yard	Stabilized Sand	\$ 115.50	\$ 15,477.00	\$ 15,477.00	
1.00	Per Full Project	Labor and Installation of Culverts	\$ 81,508.00	\$ 81,508.00	\$ 31,508.00	\$ 50,000.00
			<b>Subtotal</b>	<b>\$ 474,500.00</b>	<b>\$ 124,500.00</b>	<b>\$ 350,000.00</b>
			<b>Grand total</b>	<b>\$ 474,500.00</b>	<b>\$ 124,500.00</b>	<b>\$ 350,000.00</b>

Brazoria County Labor: COS materials  
 Breakdown from Interlocal Estimate/BC  
 N PECAN ST to Magnolia Street Breakdowns PLUS Magnolia from W 6th to W 5th

1485 linear feet from N Pecan to Magnolia						
1485 ft equal to yards x rate	.28 mile 693 quantity x price equals \$2051.28 in ABS 65	equal to 4851 quantity x price equals \$14,358.96 in ABS65	495 yards 1478.4 x 19 x 2 inches	multiplied by width used conv calculator	21 feet equal to 7 yards 173.39 yrd ^3	Total 3465 yards converted to tonnage equals 339 tons
Ashpalt Calcs yards to feet	3465 (.2) 3465(1.4)	495 yards equal 147.4 feet (width)depth equals cubic yards 339 tons x price equals \$27,798.00 in Ashpalt				
	\$ 2,051.28					
	\$ 14,358.96					
	\$ 27,798.00					
	\$ 44,208.24	6th Street ONLY				
	\$ 11,393.00	Magnolia Street				
	\$ 55,601.24	Total Materials				
	\$ 5,283.76	Contingency as above is estimated; contingency @ 9.5% of materials				
	\$ 60,885.00	Total breakdown of materials				

## Brazoria County Estimates Street Paving ; Material Costs--- Conversions for 6th Street from PECAN to Magnolia. Full County Estimate was from MAIN to Magnolia.

Item Description	Linear Miles	In Feet	CDBG	Linear Miles	COS	Conversion Yards	Width	Conversion	Thk_In	Rate	Rate Unit	Qty	Unit	Price	Item Cost
			Linear Miles	CDBG	Yards	Feet	Yards								
ABS-65	0.28	1820	1485	492.8	598.4	21	7	0.2	Gal/Sq/Yd	693	Gal	\$ 2.96	\$ 2,051.28		
ABS-65	0.28	1820	1485	492.8	598.4	21	7	1.4	Gal/Sq/Yd	4851	Gal	\$ 2.96	\$ 14,358.96		
Asphalt HMAC Type D	0.28	1820	1485	492.8	598.4	19		2		339	Ton	\$ 82.00	\$ 27,798.00		
														\$ 44,208.24	

STREET	MATERIALS/ TO BE FUNDED	
	City Cost	BY
Sixth Street Main to Pecan	\$ 10,403.76	City
Sixth Street, Pecan to Magnolia	\$ 44,208.24	CDBG
Magnolia	\$ 11,393.00	CDBG
Fifth Street, Magnolia to Elm	\$ 71,206.00	City
Oak Street, Second to Ave A	\$ 19,938.00	City
Ross Street, Second to Alice	\$ 27,662.00	Hospital
Alice Street, Ross to McKinney	\$ 19,364.00	Hospital
Hackberry, Sixth to Foy	\$ 47,295.00	City
Elm, Sixth to Frisky	\$ 70,154.00	City
	\$ 321,624.00	

TOTAL All Roads Material	CDBG DUE	HOSPITAL DUE	CITY DUE
	\$ 321,624.00	\$ 55,601.24	\$ 47,026.00
		\$200,000.00	50-21-6610
	Water & Gas		
	Capital Outlay if		
	unfunded by		
	CDBG		
		50-21-6411 50-	
		\$18,996.76	21-6412
		\$55,601.24	
		(CDBG) If Water & Gas	
		needed Capital Outlay	

City to pay all upfront; reimbursement from Hospital and CDBG if funded/approved. Agreement with Hospital already signed.