



CITY COUNCIL MEETING REGULAR SESSION

Tuesday, September 17, 2024 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, September 17, 2024 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.

CALL TO ORDER/ROLL CALL

PLEDGES & INVOCATION

CEREMONIAL PRESENTATIONS

1. Sweeny Beautification Committee's Yard of the Month for August 2024: The Salazar Family at 604 Hackberry
2. Proclamation: Breast Cancer Awareness Month; October 2024

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.

3. Minutes: Special Session & Budget Workshop; September 03, 2024 & Special Session, September 10, 2024
4. August 2024 Financial Reports (Unaudited)
5. Personnel Status
6. Critical Equipment Report; Generator Self Activation Report
7. Project Status Report

- [8.](#) Gas Compliance Update
- [9.](#) CCPD Update
- [10.](#) ERP System Update

REGULAR AGENDA

- [11.](#) Discussion and possible action to agenda request received for allowance of Project Graduation's Annual Senior Bonfire, granting a variance to Ordinance §92.01 of the City's Code of Ordinances; Woodrow Tolley
- [12.](#) Discussion and possible action on request of usage of city owned property for proposed Farmers Market; Sweeny Beautification Committee
- [13.](#) Discussion and possible action to Sweeny Beautification Committee's request to remove former Treasurer, Michelle Medina, as signer from the SBC bank account.
- [14.](#) Discussion and possible action to de-annexation request received; Connie McAda
- [15.](#) Discussion and possible action to nominations and resolution to nominate candidates to the Brazoria County Appraisal Board of Directors.
- [16.](#) Discussion and possible action to the Texas Municipal League (TML) Region 14 Director Election.
- [17.](#) Discussion and possible action on the Pecan Street Water Line Replacement Project.
- [18.](#) Discussion and possible action to Backyard Park pavilion.
- [19.](#) Discussion and possible action to Resolution 24-113, authorizing and designating check signers at First State Bank.
- [20.](#) Budget Amendment to fund Lead Service Line Inventory Project performed by LSPS Solutions, LLC
- [21.](#) Discussion and possible action on scheduling a Special Session for the End of FY 23/24 Budget to Actual Review.
- [22.](#) Discussion and possible action to twice monthly Council meetings.

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 **September 17, 2024** was posted on the City Hall bulletin board on the _____ day of _____, 2024, at approximately _____AM / PM.

Kaydi Smith, City Secretary

I hereby certify that this Public Notice was removed from the City Hall bulletin board on the ____ day of _____, 2024 at approximately _____AM / PM.

Kaydi Smith, City Secretary



CITY OF SWEENY
OFFICE OF THE MAYOR

Breast cancer is the most prevalent cancer and second most common cause of cancer-related death among Texas women.

Additionally, it is important to realize that breast cancer does not only affect women. According to the American Cancer Society, about one in 1,000 men will be diagnosed with breast cancer in his lifetime. But because this is not well-known, many men may not recognize the warning signs or may feel embarrassed about seeking treatment.

As with many illnesses, prevention and early detection are the keys to survival. Knowing your body and your family history are also critical to lowering your risk for breast cancer. It is important to be aware of assistance programs that doctors, state entities and nonprofit organizations can provide, such as screenings, treatments, and breast reconstruction services.

Each October, organizations throughout the nation promote awareness of breast cancer, prevention options and ongoing steps toward a cure.

At this time, I encourage all residents to participate in this effort and to support breast cancer patients, the families and friends of those affected by this disease and the medical professionals who provide invaluable care. Through information and education, we can work toward a brighter, cancer-free future.

Therefore, I, Dusty Hopkins, Mayor of Sweeny Texas, do hereby proclaim October 2024 to be

Breast Cancer Awareness Month

in Sweeny and urge the appropriate recognition whereof.

In official recognition whereof, I hereby affix my signature this the 17th day of September 2024.

Dusty Hopkins
Mayor

Tuesday, September 03, 2024 at 4:30 PM

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

MINUTES

BE IT KNOWN that the City Council of the City of Sweeny met in **Special Session** on **Tuesday, September 03, 2024 at 4:30 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

CALL TO ORDER/ROLL CALL

Mayor called the meeting to order at 4:30 PM.

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

PLEDGES & INVOCATION

Pledges were led by Shaun Massey. Invocation was given by Reese Cook.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Susan Pollock, Mac Drive, approached Council on frustrations of the City Manager position. She addressed the tree that fell onto her home during Hurricane Beryl, gas utilities, and driveway repairs needed.

CONSENT AGENDA

1. Minutes: Special Session, August 27, 2024

Mayor Hopkins asked for a motion to approve the minutes.

Brian Brooks stated so moved. Neal Bess Jr. seconded.

Neal Bess Jr., Brian Brooks, John Rambo, and Shaun Massey were in favor. Reese Cook abstained.

Motion carried.

REGULAR AGENDA

2. Discussion and possible action on the Pecan Street Water Line Replacement Project

Council discussed options and funding requirements for the Pecan Street Water Line Replacement Project.

Neal Bess Jr. motioned to carry over item #2 to next Tuesday’s meeting. John Rambo seconded.

All in favor. Motion carried.

3. Discussion and possible action to 1107 Estelle sewer issues; Councilman Rambo

John Rambo stated 1107 Estelle received approximately \$17,000.00 in damages to their home during Hurricane Beryl from sewer issues. The City lost power and the lift stations were not performing correctly as the backup generators were down. The City’s insurance, the homeowner’s insurance, and FEMA has denied the claim. Attorney Stevenson stated the City is not legally responsible due to the Texas Tort Act. However, there is a provision in the law that allows Council discretion. Council may pay sewer claims if they choose too.

John Rambo motioned that the City reimburse the Sewell family in the amount of \$16,822.00. Brian Brooks seconded.

Discussion: The City needs to look at what was filed (original insurance claim).

Neal Bess Jr., Brian Brooks, John Rambo, and Shaun Massey were in favor. Reese Cook opposed.

Motion carried.

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

The City Council convened into executive session pursuant to the provision of Chapter 551 Texas Government Code, in accordance with the authority contained therein at 4:58 PM.

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

OPEN SESSION

The City Council adjourned Executive Session at 5:50 PM and reconvened into Open Session pursuant to the Provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

5. Any action to Executive Session Item; Deliberation Regarding Personnel Matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, pursuant to Section 551.074 of the Texas Government Code; City Manager

Neal Bess Jr. moved we accept and appoint David Jordan as Interim City Manager. Shaun Massey seconded.

Discussion: Reese Cook stated this comes with a contract that Attorney Stevenson can draft for the next meeting.

All in favor. Motion carried.

6. Budget Workshop

ITEMS OF COMMUNITY INTEREST

Neal Bess Jr. stated there are additional storms and the generators need to be looked at. There needs to be a critique meeting, with all partners, after a storm.

Reese Cook stated the Farmers Market went well.

David Jordan thanked Council for trusting him. Staff, as a team, will move forward to get the City back on solid ground.

ADJOURN REGULAR SESSION

Mayor Hopkins adjourned the meeting at 6:40 PM.

Exhibits Attached

Staff & Affiliates Present:

David Jordan, Interim City Manager

RC Stevenson, Attorney

Karla Wilson, Finance Director/ Personnel Services

Terrence "Tex" Bell, Director of Public Works

Brad Caudle, Police Chief

Roger Barton, Fire Chief

Kaydi Smith, City Secretary

Passed and approved this _____ day of _____, 2024.
Kaydi Smith, City Secretary



CITY OF SWEENY

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

Mayor and Council,

On July 29, 2024, Public Works staff were informed that the resident at 1107 Estelle had contacted some council members. In reference to sewer backing up and flooding the residence during Hurricane Beryl.

Public Works Director Terrence Bell and technical advisor David Jordan met with the homeowner to discuss the issue. During the conversation text messages were observed between previous city employees and the homeowner.

An agreement was reached that the city would install a backflow valve in the customers service line. That line was completed within three (3) days.

City staff also found a fitting broken on the suction side of the lift station pump. That has also been repaired, and to this date the lift station is fully functional.

From: [Huebner, William](#)
Sent: Tuesday, September 3, 2024 8:26 AM
To: [Kaydi Smith](#); [Terrence Bell](#); [Karla Wilson](#)
Subject: RE: 1107 Estelle St - Sweeny, Sewer I&I

All,

I was finishing drafting this response to Lindsay's email, when we found out she had left the City. Please see below, my response on the Estelle St. sewer issue.

There are a few things that may be happening here. I don't believe this house is tied into the 15" gravity line. Most likely, the houses along Estelle St. are served by a 10" line between the lots and the newer 15" line. That sewer runs toward Stevenson St. and eventually makes its way to the lift station near Shady. The system map shows that the 10" line is connected to the 15" line, but that may or may not be the case. If it is not, then likely the backup is due to the Shady LS losing power and a backup of that 10" gravity line. If the other sewer backups occurred during long power outages, then that is likely the culprit. If the line is tied into the 15", then there is likely an issue with I/I overloading that line and backing up. I found a set of plans from 1985 when that 15" line was put in as clay. The system map shows that it is PVC, but I can't find a more recent project plan set showing the replacement of the clay pipe.

I know we discussed this area a while ago as needing a smoke testing study and trying to figure out where some of these surcharges are coming from. I don't think Council was willing to move forward with that at the time, but it might be a good time to reevaluate.

The FM 1459 gravity line manholes shouldn't have much to do with this specific situation since they are not tied into this gravity line. The lift station at FM 1459 does work overtime when the ditch is full because of inflow into those manholes. I know the city was looking into rubber gasketed manhole covers for those manholes since the inflow protectors weren't doing their job, but I don't think any changes have been made yet. Raising the manholes would also solve that problem but would become an issue with mowers damaging the manhole and possibly knocking the tops completely off. This is TxDOT ROW and their mowing crews

In other cities, I've heard of them installing a sewer service check valve or flap valve to help prevent backflows from damaging the homes. They can present problems if the homeowner dumps a lot of trash or grease down the drain, but otherwise do a good job in preventing sewer backflows. Ultimately, the generator issues for the lift stations need to be resolved to fix the main problem, but this might be a good interim solution.

Let me know if you have any questions.

George and Mozalee Sewell

1107 Estelle Street
 Sweeny, TX 77480



City notified of City Sewer in backyard since June 2021. Flooded house during Beryl. Cauldron is still not repaired.

Flooring	10,863.00
Replacement of damaged goods	2,420.00
Remediation	1,800.00
removal of furniture	
removal of flooring	
mold	
Displacement - 21 days	
America's Best Value West Columbia	1,739.00
most cost effective, stayed at family's house and made the 36 mile round trip each day	
Total loss	16,822.00

June 6th, 2021: Called Ross Aguirre about commode not flushing. The cauldron and clean out had water flowing out into the back yard. Ross said he would install another check valve to prevent backflow.

December 1, 2022: Ross was contacted again about the same problem and said he would try to fix it. He assured us that the check valve had been ordered and would fix the problem.

May 2023: Rusty Lofton (via phone) was under the impression that the lift station was causing the problem. According to him, the city replaced the lift station.

July 8, 2024: We had no problems again until Hurricane Beryl. We were unable to flush commodes and then sewer backed up into the house, through both showers, permeating floors throughout the house. The carpet and hardwood floors have been ripped out, due to molding. Our homeowner's insurance is refusing to cover these losses, citing sewer issues is not in the coverage.

July, 2024: Homeowner's insurance denied claim. Cause: Sewage backed up from the city lines during the storm.

August 25, 2024: FEMA denied claim.



Ross Aguirre (City)

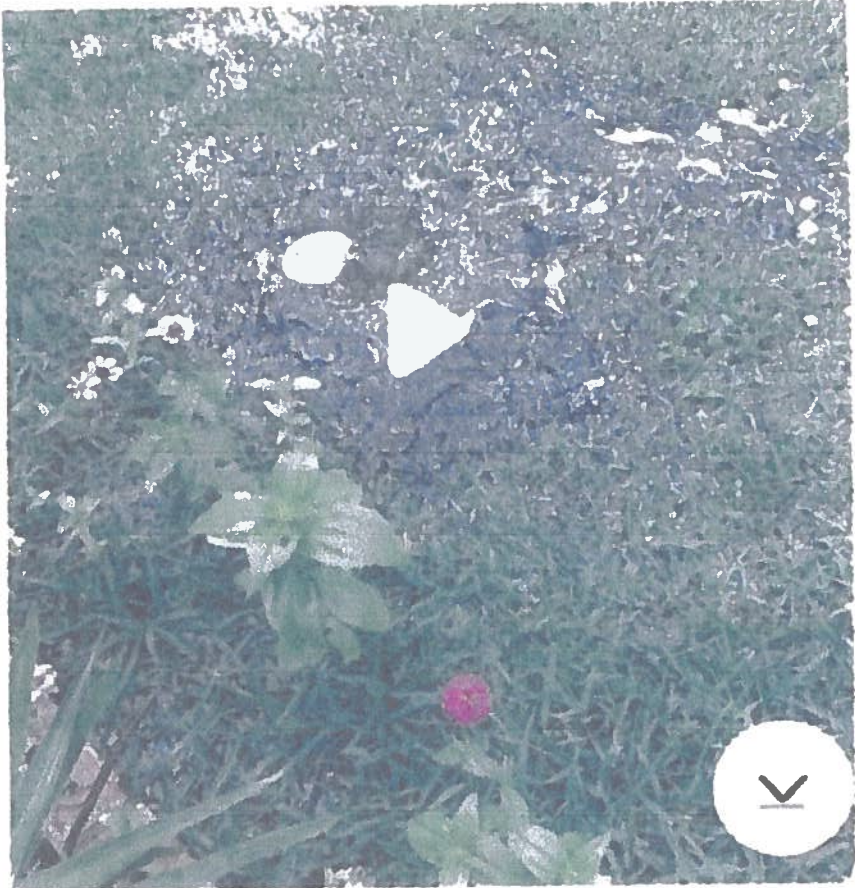


Delivered

Delivered
3:49 PM

George Sewell

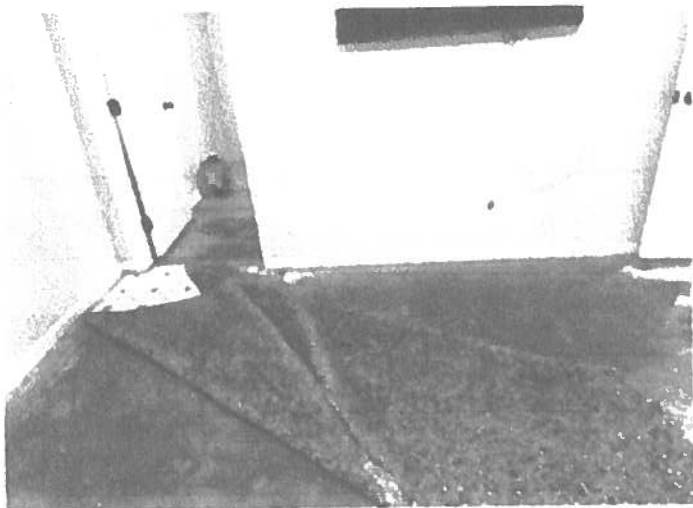




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George and Mozalee Sewell
 1107 Estelle Street
 Sweeny, TX 77480



	Quantity	Cost	Total
Dining Room rug	1	\$500.00	\$500.00
Living room rug	1	\$300.00	\$300.00
Bath towels	8	\$17.99	\$143.92
Hand towels	4	\$13.99	\$55.96
Wash cloths	8	\$10.99	\$87.92
Shower curtain	1	\$49.99	\$49.99
Kitchen towel	4	\$14.99	\$59.96
Beach towel	4	\$14.99	\$59.96
Bath rug	2	\$31.99	\$63.98
Bathroom trash can	2	\$29.99	\$59.98
Quilt	1	\$89.99	\$89.99
Quilt	1	\$134.99	\$134.99
Quilt	1	\$129.99	\$129.99
Quilt	1	\$109.99	\$109.99
Quilt	1	\$84.99	\$84.99
Quilt	1	\$139.99	\$139.99
Quilt	1	\$85.99	\$85.99
Comforter	1	\$185.99	\$185.99
Comforter	1	\$75.99	\$75.99
			\$2,419.58

Your estimate is ready!

Total Estimate

\$10,863.54

or starting at **\$343/month** with financing (36 mo)*

Dear Peltier Builders:1107 Estelle/Paula's Mom,

Below are your estimate details. To move forward with this estimate, please review and select **Review and Accept** and Zimmerle Floors, LLC will reach out with next steps.

There are various payment methods available, including the option to pay monthly.

Pay monthly with a low, fixed rate

\$10,863

Amount

\$343-\$498/mo

Payment est.*

3 years

Loan terms*

8.49%-35.99%

APR with autopay

Explore financing options **Powered by** **INTUIT**
creditkarma

Estimate #7212

Zimmerle Floors, LLC

- **Material**

\$2,930.80

980 X \$2.99

- **Material**

\$2,930.80

980 X \$2.99

- **Material**

\$371.90

2 X \$185.95

- **Labor**

\$2,180.25

969 X \$2.25

- **Quarter Round Installed and Painted (Owner to furnish paint)**

\$741.00

228 X \$3.25

- **Mapel Plenti Patch Float (Float may vary due to conditions of sub-floor)**

\$1,020.00

12 X \$85.00

- **Labor.**

\$350.00

1 X \$350.00

- **Labor**

\$70.00

2 X \$35.00

- **Labor**

\$250.00

2 X \$125.00

- **Material**

\$1,236.59

540 X \$2.29

- **Pad**

\$297.00

540 X \$0.55

- **Labor**

\$567.00

540 X \$1.05

- **Labor**

\$450.00

3 X \$150.00

Total \$10,863.54

or starting at **\$343/month with financing (36 mo)***

Review and accept



AMERICAN LEAK DETECTION

THE ORIGINAL LEAK SPECIALISTS

American Leak Detection of
Houston
21004 Interstate 45 N,
Spring TX 77373
Ph 1 (281) 440-4400 / Fax 1 (281)-
355-5621
www.AmericanLeakDetection.com
TAX ID: 56-2658523



Invoice 56419033
Invoice Date 7/16/2024
Terms Net 30
Completed Date 7/16/2024

"SERVING GREATER HOUSTON AREA"

Billing Address
Wellington Claims Services (Michael Giordano)
PO Box 1116
Fort Worth, TX 76101 United States
: (817) 697-3529
mgjordano@wellingtoninsgroup.com
claims@wellingtoninsgroup.com

Job Address
Sewell, George
1107 Estelle Street
Sweeny, TX 77480 USA

Description of Work

Technician: Brian Vantrees

A hydrostatic test was performed on the PVC sewer system below slab level, through a 4-inch PVC two-way cleanout located on the back side of the home, by blocking the drain lines off downstream with an inflatable test ball and filling the drain lines with water and monitored the water level in the cleanout for 30 minutes, finding this PVC sewer system to be secure and not leaking at this time.

A camera inspection was performed on the yard line all the way to the city tap, finding no clogs or collapsed sections of pipe. The backup appears to have come from the city line during the storm.

Damage Found: Water damage to the drywall, baseboards and flooring in the hall bedrooms, hall bathroom, hallway, and kitchen.

Cause: Sewage backed up from the city lines during the storm.

Duration: Under 30 days. (MS)

Task #	Description	Total	
R-SWR	Sewer Detection	\$350.00	
Travel Fee	Travel Fee	\$75.00	
		Member Price	\$425.00
		Potential Savings	\$0.00
		Sub-Total	\$425.00
		Tax	\$35.06
		Total Due	\$460.06
		Balance Due	\$460.06

THANK YOU FOR CHOOSING ALDH, INC.

Operates Under Matt Winn License TMPL #36743 Texas State Board of Plumbing Examiners.
929 E. 41st St. - P.O. Box 4200 Austin, TX 78765 512.458.2145 - Fax 512.450.0637 - 1.800.845.6594

I have read and understand the conditions applicable to the work about to be performed. I hereby authorize American Leak Detection to perform the services. I agree to pay for services in full upon completion. I understand that if payment is not received upon completion, my credit card will be charged the full balance due. Furthermore, I agree to pay reasonable charges for collection, including finance charges of 1.5% per month (18% APR), and attorneys fees, in the event of default.

Terms and Guarantee:

Thank you for the opportunity to be of service to you. We strive to please, so if you are in any way not satisfied with our service, please let us know.

To avoid any misunderstanding, we point out that our guarantee is as follows; unless otherwise stated:
All leak location and detection work is guaranteed for 30 days from the date of completion. We will relocate if it is reported within the above 30 day period that a leak was inaccurately located. American Leak Detection will not be liable for any consequential losses arising from inaccurate location in excess of the fee paid.

Major repairs are guaranteed for 5 years. Warranty on minor repairs will be specified at the time of service. All repairs are guaranteed from the date of completion for defects in workmanship only.

All repairs made by American Leak Detection include retesting for further leakage at no additional charge. Repairs made by others can be retested upon request. The testing will carry a minimum \$150 service charge.

ALD is authorized to make opening(s) on-site as deemed necessary to test, access and repair but not responsible for restoration (roof, ceiling, drywall, stucco, paint, wallpaper, carpet, linoleum, ceramic tile, marble/granite, cabinet, wood panel/floor, bricks, landscaping, pool plaster, matching concrete, salt washing, etc). ALD will not be responsible for any unavoidable or necessary collateral damage to property such as commodes and their components, ice makers shut-off valves, water heaters, sheetrock etc. ALD will not be

CITY COUNCIL MEETING SPECIAL SESSION

Item 3.

Tuesday, September 10, 2024 at 4:00 PM

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

MINUTES

BE IT KNOWN that the City Council of the City of Sweeny met in **Special Session** on **Tuesday, September 10, 2024 at 4:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

CALL TO ORDER/ROLL CALL

Mayor called the meeting to order at 4:01 PM.
Neal Bess Jr., Reese Cook, Brian Brooks, John Rambo, and Caniel "Shaun" Massey were in attendance.

PLEDGES & INVOCATION

Pledges were led by Brian Brooks. Invocation was given by Reese Cook.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

No comments.

PUBLIC HEARINGS AND ACTION ITEMS

Mayor Hopkins opened the Public Hearing at 4:02 PM.; announcing Public Hearing Item No.1. of the Annual Budget for the Fiscal Year 2024/2025.

- 1. Public Hearing on the annual budget for the Fiscal Year 2024-2025
This budget will raise more revenue from property taxes than last year's budget by an amount of \$141,821, which is a 9.17% increase from last year's budget, and of that amount, \$29,109 is tax revenue to be raised from new property added to the tax roll this year.

No public comment.

Mayor Hopkins announced Public Hearing Item No. 2; reading the below in full of the Proposed Tax Rate for the 2024/2025 Fiscal Year.

- 2. Public Hearing on proposed property tax rate for the Fiscal Year 2024-2025

A tax rate of \$0.635481 per \$100 valuation has been proposed by the governing body of CITY OF SWEENY.

PROPOSED TAX RATE \$0.635481 per \$100

NO-NEW-REVENUE TAX RATE \$0.590401 per \$100

VOTER-APPROVAL TAX RATE \$0.612235 per \$100

DE MINIMIS RATE \$0.782310 per \$100

The no-new-revenue tax rate is the tax rate for the 2024 tax year that will raise the same amount of property tax revenue for CITY OF SWEENY from the same properties in both the 2023 tax year and the 2024 tax year.

The voter-approval rate is the highest tax rate that CITY OF SWEENY may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for CITY OF SWEENY exceeds the voter-approval rate for CITY OF SWEENY.

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for CITY OF SWEENY, the rate that will raise \$500,000, and the current debt rate for CITY OF SWEENY.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that CITY OF SWEENY is proposing to increase property taxes for the 2024 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 10, 2024 AT 4:00PM AT Sweeny City Hall, 102 W. Ashley Wilson Road, Sweeny, Texas 77480.

The proposed tax rate is greater than the voter-approval tax rate but not greater than the de minimis rate and does not exceed the rate that allows voters to petition for an election under Section 26.075, Tax Code. If CITY OF SWEENY adopts the proposed tax rate, the CITY OF SWEENY is not required to hold an election so that voters may accept or reject the proposed tax rate and the qualified voters of the CITY OF SWEENY may not petition the CITY OF SWEENY to require an election to be held to determine whether to reduce the proposed tax rate.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal: Neal Bess Jr., Reese Cook, Brian Brooks, John Rambo

AGAINST the proposal: Caniel "Shaun" Massey

PRESENT and not voting: Mayor Dusty Hopkins

ABSENT: None

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by CITY OF SWEENY last year to the taxes proposed to be imposed on the average residence homestead by CITY OF SWEENY this year.

	2023	2024	Change
Total tax rate (per \$100 of value) or 4.66%	\$0.607158	\$0.635481	increase of 0.028323 per \$100,
Average homestead taxable value	\$151,363	\$164,938	increase of 8.97%
Tax on average homestead	\$919.01	\$1,048.15	increase of 129.14, or 14.05%

Total tax levy on all properties \$1,546,902 \$1,688,723 increase of 141,821, or 9.17%

For assistance with tax calculations, please contact the tax assessor for CITY OF SWEENY at (979) 864-1320 or taxoffice@brazoriacountytx.gov, or visit https://www.brazoriacountytx.gov/departments/tax-office for more information.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THIS TAX RATE WILL EFFECTIVELY BE RAISED BY 8.00 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000.00 HOME BY APPROXIMATELY \$28.41.

No public comment.

Mayor Hopkins closed the Public Hearing at 4:09PM.

REGULAR AGENDA

- 3. Discussion and possible action to adopt the proposed annual Budget by Ordinance for the 2024 / 2025 Fiscal Year, LGC §102.007; *MUST BE A RECORD VOTE*, Motion must be: **To approve the Fiscal Year 2024/2025 Proposed Budget and approving the City Ordinance, 24-106, adopting the municipal budget for the 2024/2025 Fiscal Year.**

Mayor read the ordinance aloud and requested a motion to approve the Fiscal Year 24/25 proposed budget and approving the City Ordinance, 24-106, adopting the municipal budget for the 24/25 Fiscal Year.

Neal Bess Jr. motioned to approve. John Rambo seconded.

- Neal Bess Jr. YEA
- Reese Cook YEA
- Brian Brooks YEA
- John Rambo YEA
- Caniel "Shaun" Massey YEA

Motion carried.

- 4. Discussion and possible action to adopt the Tax Rate and Ordinance adopting the Tax Rate for the 2024 / 2025 Fiscal Year. *MUST BE A RECORD VOTE*. Motion must be: **I move that the property tax rate be increased by the adoption of a tax rate of \$0.635481, which is effectively an 7.64% percent increase in the tax rate, and approving Ordinance 24-107, adopting the tax rate of \$0.635481 per \$100 valuation for the 2024/2025 Fiscal Year.**

Mayor Hopkins read the tax rate ordinance aloud.

John Rambo motioned to approve the property tax rate be increased by the adoption of a tax rate of \$0.635481, which is effectively an 7.64% percent increase in the tax rate, and approving Ordinance 24-107, adopting the tax rate of \$0.635481 per \$100 valuation for the 2024/2025 Fiscal Year. Neal Bess Jr. seconded.

- Neal Bess Jr. YEA
- Reese Cook YEA
- Brian Brooks YEA
- John Rambo YEA
- Caniel "Shaun" Massey NAY

Motion carried.

5. Discussion and possible action to First State Bank Authorized Signers

John Rambo motioned we remove Lindsay Koskiniemi and move forward with David Jordan as an authorized check singer on all First State Bank accounts that currently authorize Lindsay Koskiniemi as a signer. Shaun Massey seconded.

Discussion: The current signers on the accounts were discussed. Checks are currently being signed by two of those signers.

All in favor. Motion carried.

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

The City Council convened into executive session pursuant to the provision of Chapter 551 Texas Government Code, in accordance with the authority contained therein at 4:16 PM.

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

OPEN SESSION

The City Council adjourned Executive Session, reconvening into Open Session at 4:27 PM., pursuant to the Provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

7. Action, if any, on item discussed during Closed Executive Session pursuant to Section 551.074 of the Texas Government Code; Deliberations of personnel matters

Shaun Massey motioned to accept David Jordan's contract with the City of Sweeny. Neal Bess Jr. seconded. All in favor. Motion carried.

ITEMS OF COMMUNITY INTEREST

Neal Bess Jr. stated there is a Hurricane expected to hit tomorrow and four in the Atlantic. Mayor stated they are working hard to get generators ready.

Brian Brooks told Tex that he appreciates the hard work in town.

Shaun Massey stated that later this month is the softball game between the Fire Department and Police Department.

ADJOURN REGULAR SESSION

Mayor adjourned the meeting at 4:30 PM.

Staff Present:

David Jordan, Interim City Manager

Karla Wilson, Finance Director/ Personnel Services

Terrence "Tex" Bell, Director of Public Works

Brad Caudle, Police Chief

Kaydi Smith, City Secretary

Passed and approved this _____ day of _____, 2024.

Kaydi Smith, City Secretary



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	9/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Karla Wilson
Reviewed by City Attorney		Department	Finance Department
Subject	August 2024 Financial Reports (Unaudited)		
Council Strategic Goals	This meets the strategic goal of Government Sustainability by protecting the City's financial integrity and ensuring government transparency.		
Attachments / Supporting documents	8/31/24 YTD Unaudited Income Statements – General Fund and Enterprise Fund (To be presented on paper at meeting)		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Attached are 8/31/24 YTD Income Statements (unaudited) showing YTD revenue and expenditures for both the General Fund and the Enterprise Fund as compared with FY24 budget.

Recommended Action

Staff recommends acceptance.



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Item 5.

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Karla Wilson
Reviewed by City Attorney		Department	Personnel
Subject	Personnel Status – Information Only		
Council Strategic Goals			
Attachments / Supporting documents			
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

City Manager (Interim)	J. David Jordan
City Secretary	Kaydi Smith
Director of Finance and Personnel	Karla Wilson
Utility Billing Manager	Kyli Jones
Administrative Clerk	Jennifer Miller
Municipal Court Clerk	Brandi Anderson
PT Accounting Clerk (through Sept 30)	G. Chris Thompson
Public Works Director	Tex Bell
Public Works Office Manager	Elizabeth Brown
Public Works Foreman	Jody Simmons
Water Plant Operator in Training	Daniel Wright
WWTP Operator in Training	VACANT
City Hall Liaison / Gas Ops in Training	Courtlyn Davidson
General Laborer - Parks	Gyler Thornton
General Laborer – Streets – Temporary Full Time	Dylan White
General Laborer - Drainage	Trevion Johnson
PT Technical Advisor	J. David Jordan Interim CM
Chief of Police	Brad Caudle
Detective Sergeant	Cayton Barnett
Corporal / K-9 (night)	Mitchell Ferrel
Corporal / K-9	Brittany Galvan Cruz
Patrol Officer / Warrant Officer	Erica Harris



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Patrol Officer	Klynn Scales
Patrol Officer	Darius Woodard-Smith
Patrol Officer	Emilio Peña
Patrol Officer (night)	VACANT
PD Office Manager	Jessica Bailey
Animal Control Officer / Code Enforcement Officer	Rodger Larsen

Recommended Action

Information only; no recommended action.



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	David Jordan
Reviewed by City Attorney		Department	Administration
Subject	Critical Equipment Report; Generator Self Activation Report		
Council Strategic Goals	Infrastructure Investment and Government Sustainability		
Attachments / Supporting documents			
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Matt Davenport with Coastal Power products has performed a site visit and evaluation on ALL city owned generators.

The process of repairs has begun.

The Fire station has been repaired and is functioning correctly

Water Plant functioned during the storm but when tested needed new batteries. They have been replaced.

Waste Water Plant did not function during the storm but upon inspection by our staff after the event was found the fuel gauge was stuck and actually had no diesel in it. That has been corrected and is functioning properly.

All the others are going through various repairs and Tex has given Coastal a list of priorities to work on.

The new unit at the Community Center has been installed and should be having final testing this week.

As I stated in the budget meeting, it is my recommendation that these unit have maintenance contract that requires them to be inspected and load tested annually in addition to staff periodic staff inspections.

WATER	Check for Leaks	Mowing/Weed Eating	Check Flags (if torn replace)	Vegetation on Fences	Damages to Fence	Barbwire and Trigger Wire	Make sure Phospate Line is Feeding from Tank	Check Pressure Gauges & Functioning	Check A/C is working in Control Room	Check GST Levels	Check if are Properly Item 6.
Well 1			N/A						N/A	N/A	N/A
Well 2			N/A						N/A	N/A	N/A
Well 3			N/A						N/A	N/A	N/A
Well 4			N/A						N/A	N/A	N/A
Booster Pump 1			N/A						N/A	N/A	N/A
Booster Pump 2			N/A						N/A	N/A	N/A
Booster Pump 3			N/A						N/A	N/A	N/A
Chlorine Feed			N/A						N/A	N/A	N/A
Phosphate Feed			N/A						N/A	N/A	N/A
GST 1			N/A				N/A		N/A		
GST 2			N/A				N/A		N/A		
Peach Tower			N/A				N/A	N/A	N/A	N/A	N/A
Hackberry Tower			N/A				N/A	N/A	N/A	N/A	N/A

WWTP	Check Bar Screen	Check Clarifiers	Check A/C is working	Check Pumps have No Clogs or Stops	Check for Vegetation on Fences	Check Damages to Fence	Mowing/Weed Eating	Check for Leaks	Make sure No Alarms are Sounding/Troubleshoot
Wet Well Pump 1	N/A	N/A	N/A		N/A	N/A	N/A		
Wet Well Pump 2	N/A	N/A	N/A		N/A	N/A	N/A		
Wet Well Pump 3	N/A	N/A	N/A		N/A	N/A	N/A		
Wet Well Pump 4	N/A	N/A	N/A		N/A	N/A	N/A		
Auto Bar Screen		N/A	N/A	N/A	N/A	N/A	N/A		
Aerator (East)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Aerator (West)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Clarifier (East)	N/A		N/A	N/A	N/A	N/A	N/A		N/A
Clarifier (West)	N/A		N/A	N/A	N/A	N/A	N/A		N/A
RAS Pump 1	N/A	N/A	N/A		N/A	N/A	N/A		
RAS Pump 2	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
RAS Pump 3	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
RAS Pump 4	N/A	N/A	N/A		N/A	N/A	N/A	N/A	
Chlorine Contact Chamber	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Office	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A
Control Room	N/A	N/A		N/A	N/A	N/A	N/A	N/A	
NPW Pump1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
NPW Pump 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

LIFT STATIONS	Check Pumps have No Clogs or Stops	Check for Vegetation on Fences	Check Damages to Fence	Mowing/Weed Eating	Check for Leaks	Make sure No Alarms are Sounding/Troubleshoot	Make sure Lift Stations are working properly	Notate Readings
Lift Station 1								
Lift Station 2								
Lift Station 3								
Lift Station 4								
Lift Station 5								
Lift Station 6								

Lift Station 7

Lift Station 8

Item 6.

GENERATORS	Check Oil	Check Air Filters	Check for Gas Leaks	Check Hours	Weed Control	Check for Alarms	Check Diesel (Sewer Plant)
City Hall							N/A
401 N. Cedar							N/A
103 Powell							N/A
1002 Kent							N/A
1501 Azelea							N/A
Bernard St.							N/A
107 Pecan							N/A
Library							N/A
FS1							N/A
Water Plant							N/A
Sewer Plant (Diesel)							

PUBLIC WORKS VEHICLES	Check Oil	Check Tires	Check Air Filters	Inspection	Check Wiper Blades	Check for ANY Damages
2015 Chevrolet Silverado 2500						
2013 Ford F-150						
2011 Ford F-150						
Ford F-150 (Director) 11-05						
Suburban						
Chevrolet Silverado (Shay's)						
2008 Ford Crown Victoria						
Side by Side						
Dump Truck						

CITY BUILDINGS	Air Filters	Light Bulbs	Parking Lot	Weed Kill	Pressure Washing	Fire Ant Treatment	Mowing	Weed Eating
City Hall								
Seniors Building								
Community Center								
Library								
Public Works								

CITY PARKS	Lights	* Trash Cans	Weed Eating	Mowing
MLK	N/A	✓		✓
Backyard Park				
Gazebo Park	N/A	✓		N/A
Examae Keller Park	N/A	✓		N/A
Walking Trail	N/A	✓		N/A

* Trash Cans - Replace Trash bags

EQUIPMENT	Check Oil	Check Air Filters	Grease Fittings	Check Fuel Lines	Transmission Fluid	Check Lights	Check Batteries	Check Tire Pressure/Check Tires	Make sure everything is Functioning	Check for Damages
Backhoe	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Kubota Tractor	✓	✓	✓	✓	✓	✓	✓	✓	✓	

Track Hoe	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Lawn Mower 60"	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Lawn Mower 52"	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Jetter Machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Industrial Light Plant	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Street Roller										
3" Pump	✓	✓	N/A	✓	N/A	N/A	N/A	N/A	✓	N/A
1" Submersible Pump	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	✓	
6500 Generator	✓	✓	N/A	✓	N/A	N/A	✓	✓	✓	
Stihl Chainsaw M5311	✓	✓	N/A	✓	N/A	N/A	N/A	N/A	✓	
Stihl Chainsaw MS251C	✓	✓	N/A	✓	N/A	N/A	N/A	N/A	✓	
Stihl Chainsaw MS201TC	✓	✓	N/A	✓	N/A	N/A	N/A	N/A	✓	
Stihl Weedeaters	✓	✓	N/A	✓	N/A	N/A	N/A	N/A	✓	
Stihl Weedeaters	✓	✓	N/A	✓	N/A	N/A	N/A	N/A	✓	
Stihl Weedeaters	✓	✓	N/A	✓	N/A	N/A	N/A	N/A	✓	
Stihl Weedeaters	✓	✓	N/A	✓	N/A	N/A	N/A	N/A	✓	
Stihl Blower	✓	✓	N/A	✓	N/A	N/A	N/A	N/A	✓	
Bore Machine										
16' Trailer	N/A	N/A	N/A	N/A	N/A		N/A		✓	
16' Trailer	N/A	N/A	N/A	N/A	N/A		N/A		✓	
15' Trailer	N/A	N/A	N/A	N/A	N/A		N/A		✓	
10' Trailer	N/A	N/A	N/A	N/A	N/A		N/A		✓	

Not Working/Broke
 Damaged/Not Properly Working
 In good condition



EMERGENCY NEEDS Electrical at Sewer and Water Plant



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	David Jordan
Reviewed by City Attorney		Department	Administration
Subject	Project Status Report- Consent Agenda		
Council Strategic Goals	Infrastructure Investment and Government Sustainability		
Attachments / Supporting documents			
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

1. LSPS Solutions has completed the field work of the lead copper service lines. They are in the process of completing the final report to file with TCEQ before the October 15th deadline.
2. Sanitary Sewer Project . The first section of pipe has been tested and approved. After several attempts the first 2 manholes have finally past testing and have also been approved. Matula is relocating the bypass pump system to start the next section. These first few sections are slow progress due to the depths of the pipes other than that the project is still on schedule.
3. Pecan Street water project is an agenda item.



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	David Jordan
Reviewed by City Attorney		Department	Administration
Subject	Gas Compliance Update- Consent Agenda		
Council Strategic Goals	Infrastructure Investment and Government Sustainability		
Attachments / Supporting documents			
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

In reviewing the RailRoad Commissions data base I found a report about Drug testing that had not been completed.

This report is only required of systems of 50 employees or more unless requested by the Department of Transportation.

The RailRoad Commission had requested this report. Because of the sensitive data included I could not legally prepare the report in my previous position. That report has been completed and sent in to the Department of Transportation and RailRoad Commission as of 09-11-2024.

The staff has been working on changing out some Gas service risers that are questionable and documenting this for part of our 8% work for the year.

I have contacted 3 contractors that perform mainly natural gas pipeline work for that are already State qualified for estimates on our replacement program.

-R D Crumley and Associates has refused to return a quote claiming all work orders must be generated through Center Point Energy. I have not been able to get a response from their President to discuss this with him.

-M J Sheridan has the documents and has responded that they want to come down and walk the project in addition to the plans given to them. I have not received a date for that as of today. They were looking at this week.

-M P Nextlevel has submitted a quote for labor only that is included in your packet.

Proposal



Estimator: **Andrew Faterkowski**
RVP

14140 Cypress North Houston Road, Cypress, TX 774;
Office: 281-477-6662

Fax: 281-477-6882

PROPOSAL SUBMITTED TO		PHONE	DATE
City of Sweeney			9/11/2024
PO Box 248		City of Sweeney Gas Project	
Sweeney TX 77480		JOB LOCATION	
ARCHITECT	E - MAIL ADDRESS	FAX NUMBER	

We hereby submit specifications and estimates for:

Install 5450' of 4" Poly	\$ 70,577.50
Install 14-4" tee's or valve	\$14,316.96
Install 9570 of 2" Poly	\$104,791.50
Install 18- tee's or valves	\$13,805.64
Install 160 Services	\$283,185.60

Total \$ 486,677.20

We Propose hereby to supply -- complete in accordance with above specifications, for the sum of:

dollars (_____)

Payment to be made as follows:

Terms: 30 Days, 1.5 percent per month (18 percent annual will be charged on past due balances)

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature:

Andrew Faterkowski

Andrew Faterkowski, Regional Vice President

Note: This proposal may be withdrawn if not accepted within 30 days

Signature _____

Signature _____

Date of Acceptance _____



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Chief Caudle
Reviewed by City Attorney		Department	CCPD
Subject	CCPD Update- Consent Agenda		
Council Strategic Goals	This meets the strategic goal of Government Sustainability by protecting the City's financial integrity and ensuring government transparency.		
Attachments / Supporting documents	N/A		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

An update to CCPD will be presented verbally.



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Kaydi Smith/ Karla Wilson
Reviewed by City Attorney		Department	
Subject	ERP System Update- Consent Agenda		
Council Strategic Goals	This meets the strategic goal of Government Sustainability by protecting the City's financial integrity and ensuring government transparency.		
Attachments / Supporting documents	N/A		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

Council approved for the City to execute an agreement for services with Fundview, a web-based enterprise resource planning software, (ERP) to replace existing programs in April of 2024. The migration has been set for October 1. Due to recent circumstances, staff is unprepared to complete the migration by this deadline.

Fundview has agreed to delay the migration to the following quarter, with conversions to start January 1.

Fundview will encompass the accounting, utility billing, court, code enforcement, and permitting software.



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Item	
Approved by City Manager		Presenter(s)	Agenda Request; Woodrow Tolley
Reviewed by City Attorney		Department	
Subject	Discussion and possible action to agenda request received for allowance of Project Graduation's Annual Senior Bonfire, granting a variance to Ordinance §92.01 of the City's Code of Ordinances; Woodrow Tolley		
Council Strategic Goals	N/A		
Attachments	Agenda Request; Property Owners Letter of Allowance; Sweeny Fire & Rescue Letter of Assist; §92.01		
Financial Information	Expenditure Required:	-	
	Amount Budgeted:	-	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

Project Graduation is requesting allowance of the annual senior bonfire to be held on SISD property. This would require a variance to Ordinance 92.01; Outdoor burning of waste; Combustible material. Date of requested bonfire is Thursday, November 14th, 2024.

Administration requests, that if allowed, the motion include language contingent on the burn ban currently in place.

Suggestion: to establish an additional date in the motion as a alternate date, in the event of rainout, burn ban, cancellation, etc.

Recommended Action

To approve the variance to Ordinance 92.01, allowing Project Graduation to hold the requested annual Senior's Bonfire on SISD property, on November 14, 2024, or _____, as an alternate date, subject any burn bans in effect and following all Fire Department and Fire Marshal regulations.



CITY OF SWEENY

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

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

Personal Information:

Name: Woodrow Tolley

Mailing Address: 

Physical Address: _____

Email(s): _____

Phone(s): _____

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

I will be requesting a burn variance from City council on behalf of Project Graduation for the Senior Bonfire. Project Graduation is proposing the bonfire be held Thursday November 14th at the Elementry school where it has been held previously. Attached is an approval letter from the Superintendent of Sweeny ISD. As well as a letter from the assistant Fire chief. Please feel free to contat me with any questions you may have.
Thank you
Woodrow Tolley

Signature:  Date: 9-5-24

Requests must be received by the City Manager by close of business 10 days prior to the scheduled meeting date for placement. 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.

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

BA 9-5-24 11:48 Am

SWEENEY
INDEPENDENT SCHOOL DISTRICT
1310 N. Elm Street | Sweeny, Texas 77480

August 21, 2024

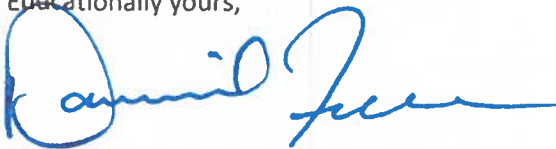
Re: Project Graduation Senior Bonfire / Community Pep Rally

To Whom it May Concern:

Sweeny ISD is looking forward to the Project Graduation (PG) Senior Bonfire / Community Pep Rally on Thursday, November 14, 2024. This event will be held in the open green space behind Sweeny Elementary School. Sweeny ISD approves the use of district property for this event and releases liability from the City of Sweeny. PG agrees to adhere to the Fire Safety Guidelines as presented by the City of Sweeny Fire Marshal. PG is also aware that the Bonfire portion of this event is contingent upon current Burn Ban status.

Please let me know if you have questions or need additional information.

Educationally yours,



Daniel Fuller, M. Ed., Superintendent



Sweeny Fire & Rescue

222. Pecan St, Sweeny, TX 77480
P.O. Box 488

To whom it may concern,

Sweeny Fire & Rescue will be attendance for the November 14th "Project Grad Bon Fire". Sweeny Fire & Rescue will assist in providing fire suppression and safety support for this event. Along with personnel the department will provide the following equipment to help support this event.

-Equipment Provided

- Two Brush Trucks
- One Water Tanker

-Fire Department Pre-Plan is to assist in the event by:

- Provide active fire watches during the event around the perimeter of the proposed burn location to ensure no attendees are breaking past the safety barriers.
- Monitor Bon Fire and Weather Conditions throughout the event to ensure no threat of unwanted fire spread that could pose risk to attendees.
- Assist event staff after the event is complete by cooling down the remains of the fire to a safe state for removal.

If you have any concerns or questions, please do not hesitate to call, or email me.

Respectfully,

Assistant Chief James Christian

Cell: [Redacted]
Email: [Redacted]

§ 92.01 OUTDOOR BURNING OF WASTE; COMBUSTIBLE MATERIAL.

Item 11.

It shall be unlawful for any person, firm or corporation, to knowingly and intentionally burn outdoors within the corporate city limits, any waste or any combustible material in violation of any of the rules and regulations of the State Natural Resource Conservation Commission, as the rules and regulations are adopted by the Commission pursuant to the provisions of the Clean Air Act of the state.

(Ord. 107-92, passed 7-21-92) Penalty, see § 92.99



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Sanci Kennedy
Reviewed by City Attorney		Department	Sweeny Beautification
Subject	Discussion and possible action on request of usage of city owned property for proposed farmers market; Sweeny Beautification		
Council Strategic Goals	Sense of Community		
Attachments / Supporting documents	N/A		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

Sweeny Beautification is requesting to use the city owned property next door to City Hall for additional Farmers Markets.

Dates Requested for Usage:

Farmers Market 11-9-24 and 4-5-25
Asking to use the lot next to city hall. Saturdays 10-2

Recommended Action

Council Discretion



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	9/17/2024	Agenda Items	Sweeny Beautification Committee Bank Account - Remove Signer
Approved by City Manager		Presenter(s)	
Reviewed by City Attorney		Department	
Subject	Sweeny Beautification Committee is requesting to remove former Treasurer, Michelle Medina as signer from the SBC bank account.		
Council Strategic Goals	Government Sustainability & Sense of Community		
Attachments / Supporting documents	SBC Meeting Minutes from 8/1/24 SBC Meeting Minutes from 9/5/24		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:	N/A	
	Additional Appropriation Required:	N/A	
	Additional Account Number:	N/A	

Executive Summary

Sweeny Beautification Committee voted to remove Michelle Medina from the office of Treasurer and as a bank account signer. The Committee requests Council approval of removing Michelle from office of the Treasurer and removal as a bank account signer.

The Committee will present new signers for approval following their October meeting.

Recommended Action

Approval of removal of Michelle Medina as Sweeny Beautification Committee Treasurer and bank account signer.

CITY COUNCIL MEETING REGULAR SESSION

Item 13.

Tuesday, February 20, 2024 at 6:00 PM

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

MINUTES

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

CALL TO ORDER/ROLL CALL

Mayor Hopkins called the meeting to order at 6 PM.

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

PLEDGES & INVOCATION

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

CEREMONIAL PRESENTATIONS

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

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

CITIZENS WISHING TO ADDRESS CITY COUNCIL

No citizens comments.

CONSENT AGENDA

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

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

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

REGULAR AGENDA

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

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

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

Lack of Motion.

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

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

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

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

Lack of Motion

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

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

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

8. Discussion and possible action to a replat of 16.93 acres at the Industrial Park
Michelle Medina, Executive Director of the EDC, approached Council stating that this replat was previously submitted to Council and changes have been made as per the Councils request. John Rambo made the motion to approve the replat as presented. Seconded by Brian Brooks. Brian Brooks, John Rambo, and Tim Pettigrew were in favor. Reese Cook opposed. Motion carried.

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

City Manager stated the Brazoria County Hazard Mitigation Plan is needed when applying for grants. Brazoria County updated the final draft last year. She recommends Council adopts to participate. We only adopt when revisions are completed; it was last revised in 2017.

Reese Cook moved to approve the resolution 24-102 in support of the 2023 Brazoria County Hazard Mitigation Plan updates. Tim Pettigrew seconded. All were in favor. Motion carried.

Councilman Rambo exited the meeting at 6:49 PM.

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

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

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

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

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

Tim Pettigrew seconded. Brian Brooks and Tim Pettigrew seconded. Reese Cook opposed. Motion carried.

ITEMS OF COMMUNITY INTEREST

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

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

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

ADJOURN REGULAR SESSION

Mayor Hopkins adjourned the meeting at 7:27 PM.

Staff present:

City Manager, Lindsay Koskiniemi

Police Chief, Brad Caudle

Director of Public Works, Terrance "Tex" Bell

Finance Director / Personnel Services, Karla Wilson

City Secretary/ Developmental Services, Kaydi Smith

City affiliates present:

City Attorney, RC Stevenson

EDC Executive Director, Michelle Medina

Passed and approved this 19th day of March, 2024.



Kaydi Smith -- City Secretary

CITY COUNCIL MEETING SPECIAL SESSION

Tuesday, January 30, 2024 at 5:00 PM

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

MINUTES

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

CALL TO ORDER/ROLL CALL- Meeting was additionally held via zoom.

Mayor Hopkins called the meeting to order at 5 PM.

Mark Morgan Jr., Reese Cook, Brian Brooks, and John Rambo were in attendance.

PLEDGES & INVOCATION

Pledges were led by Brian Brooks. The Invocation was given by Reese Cook.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

No citizen comments.

REGULAR AGENDA

1. Discussion and possible action on a request from Sweeny Independent School District for a variance to the 2015 International Plumbing Code adopted by the City's Code of Ordinance and a variance to Section 110-162 Parking Requirements of Article VI of the City's Code.

City Manager stated this request is for a variance in two areas of preliminary planning for the SISD stadium. We do not have architectural or engineered plans to review as of yet. However, she has met with SISD's Superintendent, Dan Fuller, and feels the request is appropriate. First request is to the required parking for a stadium. Our code provides stadiums/event centers are to have one parking space for every three seats. They are reducing/scaling back the number of seats from 5,600 to 5,000 seats and requesting a variance to the amount of parking required. Extra parking would require extra drainage due to additional concrete needed. Second request is to the reduction of toilets/sinks/lavatories required per the adopted 2015 IBC. What is proposed is triple to what is currently onsite. Dan Fuller added that he knows that variances are normally requested after plans are reviewed. Due to circumstances, the variances would allow SISD to capitalizing dollars in other areas. SISD is planning to have a bond on the 2024 General Election ballot. The requested variances would cut costs and/or allow for funding to be spread out for the entire district more evenly; a response to timeliness pre bond planning. He stated that they are planning to better distribute the home and visitors bleachers. The current concrete stadium was built in the 1980's; in the 1990's structural re-support was completed. In 2014, a structural integrity report showed further issues and emergency maintenance was completed to remove fall hazards. They are now having to meet a need as the stadium is near life expectancy. They feel the variances will help to redistribute funds to other needs within the district, versus water runoff mitigation if required to have additional parking. Reese Cook confirmed the sink and water lavatories are a variance to Plumbing Code and the parking variance is to the Zoning Ordinance. Cook also asked about fire hazards relating to the parking requirements. City Manager stated nothing was found relating to sporting events, not sure why it was adopted that way.

Reese Cook moved to approve a variance to the 2015 International Plumbing Code adopted by the City of Sweeny to allow the District to have at least 20 total sinks and 12 total lavatories, and approval of a variance to Article VI. Supplementary Regulations- Section 110-162- Parking requirements, of the City's Code of Ordinances, to allow a 1:6 parking space to seat ration, subject to the receipt of plans with the stamp of licensed architect or engineer in Texas. Seconded by Mark Morgan Jr. All approved. Motion carried.

2. Discussion and possible action on engaging Kennemer, Masters, and Lunsford for professional financial audit services for the 2022-2023 Fiscal year ending September 30, 2023.

Karla Wilson, Finance Director, approached Council stating that this is an annual formal approval process to engage Kennemer, Masters, and Lunsford (KM&L) as our financial auditors for the year ending 09/30/2023. To begin the audit process, the letter is required to be approved and signed. This is budgeted per the City Manager. Last year's audit was approximately \$20,000.00, but we are trying to bring that amount down each year stated Wilson. The engagement letter states the fees will not exceed \$30,000.00, but we've only budgeted \$23,500.00. Cook questioned where we would make up the difference if we were to exceed budgeted funds. City Manager stated that we have engaged/contracted Tom Masters to complete the preliminary audit so that KM&L is not here as long. We would use fund balance for the contingency plan. KM&L have been auditing the City for approximately forty years and Mr. Master's time is budgeted as a consultant.

Reese Cook moved to approve engagement with Kennemer Masters and Lunsford for professional financial audit services 2022/2023 Fiscal Year as presented. Seconded by Mark Morgan Jr. All in favor. Motion carried.

3. Discussion and possible action on agenda request for Council Meetings to be regularly scheduled to twice monthly; Councilman Brooks

Brian Brooks stated that with the water issues, actions need to be taken. We keep switching ideas. Meeting every thirty days is too much time in between to help citizens out for water issues. He wants to try and meet twice a month. Mayor Hopkins and John Rambo agreed.

Brian Brooks made the motion to start meetings twice monthly on the first and third Tuesday of month beginning February.

Discussion: Reese Cook recommended starting March 5th. Council discussed how agenda requests would be handled versus water issues. All residential requests would still continue to be placed on the normal 3rd Tuesday. Water would be the only topic for the 1st Tuesday of the month special meetings. Mr. Brooks amended the motion to meet twice monthly on the first and third Tuesday of the month beginning March 5th. Seconded by John Rambo. All in favor. Motion carried.

4. Discussion and possible action to presentations from Water of Texas and Inframark on potential water project(s)

City Manager stated that Inframark will not be here tonight and Mr. Claybourn of Water of Texas has not appeared. She was able to receive clarification and requirements from TCEQ as to what constitutes the need for a pilot? A 300 sq. ft. filter would be required, due to our wells having a 15,000 gallons per minute flow. A filtration system equivalent or better will meet and we would not need a pilot program. TCEQ would require a pilot for removal of maximum contaminants; secondary constituents do not require. They would need to be NSF 61 or 44 certified. An engineer must submit plans and specs. Hopkins stated that navigating a pilot is hard to complete without Water of Texas here. Concerns of just softening, and the effect of corrosion it would have on existing infrastructure was discussed. The opinion provided from TCEQ stated the softener plans reviewed that were from Water of Texas, are using a normal resin and not the type previously used in the units, and that may not work. TCEQ suggested the City would want some type of performance contract initiated. Inframark's current operator previously stated that if we take soft water and run it thru the pipes, it would descale them and would exacerbate brown water complaints. Hopkins feels we need to go with someone else for filtration needs as Claybourn was not in attendance as requested at the last meeting. William Huebner, City Engineer, discussed with Council the filters previously at the water plant, their purpose, and how they were also used to keep the manganese out of the water. City Manager's suggestion is to put out a RFP to state what were looking for and our wants. Council discussed the options of filters, softeners, piping change outs, and forward paths. Huebner stated that our water from the wells to the tank is clear. When Water Of Texas pulled samples, they were still high in iron and manganese. You will not see discoloration until

it oxidizes. The pipes need replacing and the manganese needs to be removed. The regimented schedule of flushing is going to help build up, but both will be needed.

TIM PETTIGREW arrived at 5: 33 PM.

Kelly Fuller, resident, stated they recently put a water filter on their home. They have had to have a plumber out three times since installing, as corrosion is now releasing and causing issues. She agrees that if we put on a new unit for softening, homeowners will have more issues. Dan Fuller stated this is what CIP's are for. He asked if the city can match homeowners? It wouldn't fix CIP issues, but would show efforts. City Manager stated she has discussed this with Council and legal. We can not subsidize public funds to private properties. Discussion continued.

Reese Cook motioned that the City Manager to go out for RFP issued for 30 days seeking proposals for iron and manganese filtration at the water plant.

Mr. Rambo stated he is for the water softeners and has been researching. He is a proponent for the water softeners but acknowledges pipes need to be done. Hopkins thinks just a filter system without softening would be sufficient. Council also discussed the recent approval for the Main Street Water Line Replacement Project. Mr. Cook stated he opposed the motion last month for the project. Could we oppose or not accept a bid for the Main Street project; meaning could it fail? Yes, that is correct per Attorney Stevenson.

Seconded by John Rambo. All approved. Motion carried.

5. Discussion and possible action to adopt a capital improvement projects plan.

City Manager was given orders to start working on a CIP and it is critical. If executed correctly and reviewed annually prior to the budget, it would respond proactively to meet city needs. She feels we would qualify for zero interest loan with the Texas Water Development Board (TWDB), but an adopted CIP must be submitted with the application. Previously, she had shown Council a CIP of five years. She is now presenting a 15 year plan. City Manager feels a General Obligation (GO) bond could be leveraged. She also feels that this will present the need for project studies moving forward. She needs a CIP completed by February in order to submit the TWDB application by March 1st. Attorney Steveson stated bonds such as GO's are payable from tax revenue. Utility bonds are payable from utility revenues by voter approval. The last CO (Certificate of Obligation) included water and sewer. For bonds, the principal and interest must be included in the City's budget as debt obligation. Discussion of presented information ensued.

Reese Cook moved to approve the CIP as presented. Seconded by John Rambo.

Discussion: Mr. Rambo is concerned about the county interlocal and the asphalt roadways, as it builds up the roadway and causes an issue for drainage, water valves, etc. He would like to look at that further. Mr. Cook stated he thinks we need to have another meeting to talk about CIP only and determine what we want to move forward on, and shift numbers around accordingly. City Manager stated that when we do meet for a workshop, we need to revisit the strategic plan and the vision for the city. Then we would pick five to six projects to meet those visions and move forward. Brian Brooks asked if EDC funds can be used to help for any of the projects listed in the CIP given. City Manager stated our EDC is a type B and their funds can be used for city projects pertaining to quality of life, such as Parks. Mr. Cook asked for the types of projects eligible for EDC to fund to be designated. City Manager will color code them in light purple.

All in favor. Motion carried.

ITEMS OF COMMUNITY INTEREST

Reese Cook stated Mardi Gras is coming up on February 10th.

Brian Brooks told Tex, Director of Public Works, that they are doing a good job on leaks and the guys are working hard.

John Rambo stated the Mardi Gras Festival and the City Dog Pound fundraiser are the same day; February 10th.

ADJOURN REGULAR SESSION- Mayor Hopkins adjourned the meeting at 6:17 PM.

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

City affiliates present:
City Engineer, William Huebner
City Attorney, Charlie Stevenson

Passed and approved this 20 day of February, 2024.



Kaydi Smith - City Secretary

**IN-HOUSE WATER COLOR SURVEY
CONDUCTED JANUARY 29 - 30, 2024**

FIG STREET - 3RD ST. TO AVE. A

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
507	Y	LY	DEBRIS OBSERVED IN SAMPLE
411	Y	LY	DEBRIS OBSERVED IN SAMPLE
509 E. 2ND	Y	LB	DIRT IN OBSERVED IN SAMPLE
101	Y	LB	DEBRIS OBSERVED IN SAMPLE
108	Y	LY	DEBRIS OBSERVED IN SAMPLE
502	Y	LY	DEBRIS OBSERVED IN SAMPLE
312	Y	CL	DEBRIS OBSERVED IN SAMPLE
206	Y	CL	
104	Y	CL	DEBRIS OBSERVED IN SAMPLE
115	Y	CL	DEBRIS OBSERVED IN SAMPLE

AVE. B FROM HACKBERRY TO YAUPON

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
			RESIDENT NOTICES STRONG SMELL OF CLORINE AT NIGHT AND OBSERVES COLORATION IN WATER INTERMITENTLY, SELDOMN SEE DEBRIS IN WATER
209	Y	LY	
703	Y	LB	
705	Y	CL	DEBRIS OBSERVED IN SAMPLE
801	Y	CL	DEBRIS LIKELY FROM WATER HOSE
702	Y	CL	BROWN IN AM, CLEAR IN PM
704	Y	CL	INSIDE
708	Y	CL	INSIDE
802	Y	CL	OUTSIDE
804	Y	CL	OUTSIDE
904	Y	LY	DEBRIS OBSERVED IN SAMPLE
803	N	N/A	N/A

HICKORY ST.

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
205	N	N/A	NO WATER SERVICE
207	N	N/A	NO WATER SERVICE
209	Y	LY	
301	Y	CL	DEBRIS OBSERVED IN SAMPLE
303	N	N/A	NO WATER SERVICE
305	Y	CL	
307	N	N/A	NO WATER SERVICE
204	Y	CL	
302	Y	LB	DIRT
304	Y	CL	DEBRIS OBSERVED IN SAMPLE

408	N	N/A	
412	Y	CL	DEBRIS
504	Y	LY	DEBRIS
510	Y	DY	DEBRIS
512	Y	CL	

MAC DRIVE

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
1007	N	N/A	
1009	Y	LB	
1101	N	N/A	
1103	Y	CL	
1105	Y	CL	DEBRIS
1107	Y	CL	DEBRIS
1008	Y	LY	
1102	Y	DB	
1104	Y	CL	
1108	Y	LY	THICK, MISTY, DEBRIS





AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	
Reviewed by City Attorney		Department	
Subject	Discussion and possible action to de-annexation request received; Connie McAda		
Council Strategic Goals	Government Sustainability & Sense of Community		
Attachments / Supporting documents	Request, Survey Pictoral, Tax Office Record of Filing, BCAD PID 538245		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

The City has received a request for de-annexation for 2.68 acres under ownership of Connie McAda. The City has 60 days from receipt of the request to take action; received 08/20/2024. If the City fails to take action, the property owner can file suit in District Court to force the de-annexation.

The City has not provided utilities to the property requesting deannexation. If the area has been a part of the City since before the person bought the property and not annexed under a service plan, the deannexation is up to the discretion of the City Council. City would be eligible to negotiate with the property owner to deny and/or limit the tax refund.

If deannexed, the City must refund all taxes paid, within 180 days of the date of the de-annexation, pending the afore statement. If payment is negotiated, payment will begin to earn interest at 6% per year after 180 days. After 210 days, it will earn interest at 1% per month.

If the City approves and grants the deannexation, an ordinance must be approved to finalize the de-annexation. This would occur at the following Regular meeting if needed.

Property Information

PID 538245; Geo ID 6488-0000-000
 2.68 acres
 MCADA Subdivision (A0079 I KEEP); Lot 2
 Physical location is East Ashley Wilson Road, rear of PID 538246



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Council previously deannexed the property directly in front of the requested in 2019 due to lack of utilities provided to the property; PID 538246. Estimated costs for utilities and pipeline interferences were discussed previously as to deannexation of PID 538246.

LGC §43.142. DISANNEXTION ACCORDING TO MUNICIPAL CHARTER IN HOME-RULE MUNICIPALITY. A home-rule municipality may disannex an area in the municipality according to rules as may be provided by the charter of the municipality and not inconsistent with the procedural rules prescribed by this chapter.

LGC §43.148. REFUND OF TAXES AND FEES. (a) If an area is disannexed, the municipality disannexing the area shall refund to the landowners of the area the amount of money collected by the municipality in property taxes and fees from those landowners during the period that the area was a part of the municipality less the amount of money that the municipality spent for the direct benefit of the area during that period.

(b) A municipality shall proportionately refund the amount under Subsection (a) to the landowners according to a method to be developed by the municipality that identifies each landowner's approximate pro rata payment of the taxes and fees being refunded.

(c) A municipality required to refund money under this section shall refund the money to current landowners in the area not later than the 180th day after the date the area is disannexed. Money that is not refunded within the period prescribed by this subsection accrues interest at the rate of:

- (1) six percent each year after the 180th day and until the 210th day after the date the area is disannexed; and
- (2) one percent each month after the 210th day after the date the area is disannexed.

Recommended Action

Council Discretion



CITY OF SWEENY

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

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

Personal Information:

Name: Connie McAda

Mailing Address: 

Physical Address: _____

Email(s): _____

Phone(s): _____

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

I am requested to de-annex 2.68 acres of my property that is in the City limits. I've owned this property for more than 20 years and the city has not and will not bring services. The adjacent property has already been de-annexed so it makes sense to now de-annex my 2.68 acres.

I have a picture to show the situation with the property and city limit lines and have provided the picture to Mayor Hopkins.

Signature: Connie McAda Date: 8-21-24

Requests must be received by the City Manager by close of business 10 days prior to the scheduled meeting date for placement. 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.

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

DE annexed from City Limits due to no city services available

Entity	Description	Tax Rate
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000
DR9	WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11	0.017991
EM2	BRAZORIA COUNTY EMERGENCY DISTRICT #2	0.074923
GBC	BRAZORIA COUNTY	0.291106
HSW	SWEENY HOSPITAL DISTRICT	0.441100
NAV	PORT FREEPORT	0.035000
RDB	ROAD & BRIDGE FUND	0.050000
SSW	SWEENY INDEPENDENT SCHOOL DISTRICT	1.016300
Total Tax Rate:		1.926420

No City Taxes on Neighbor's property

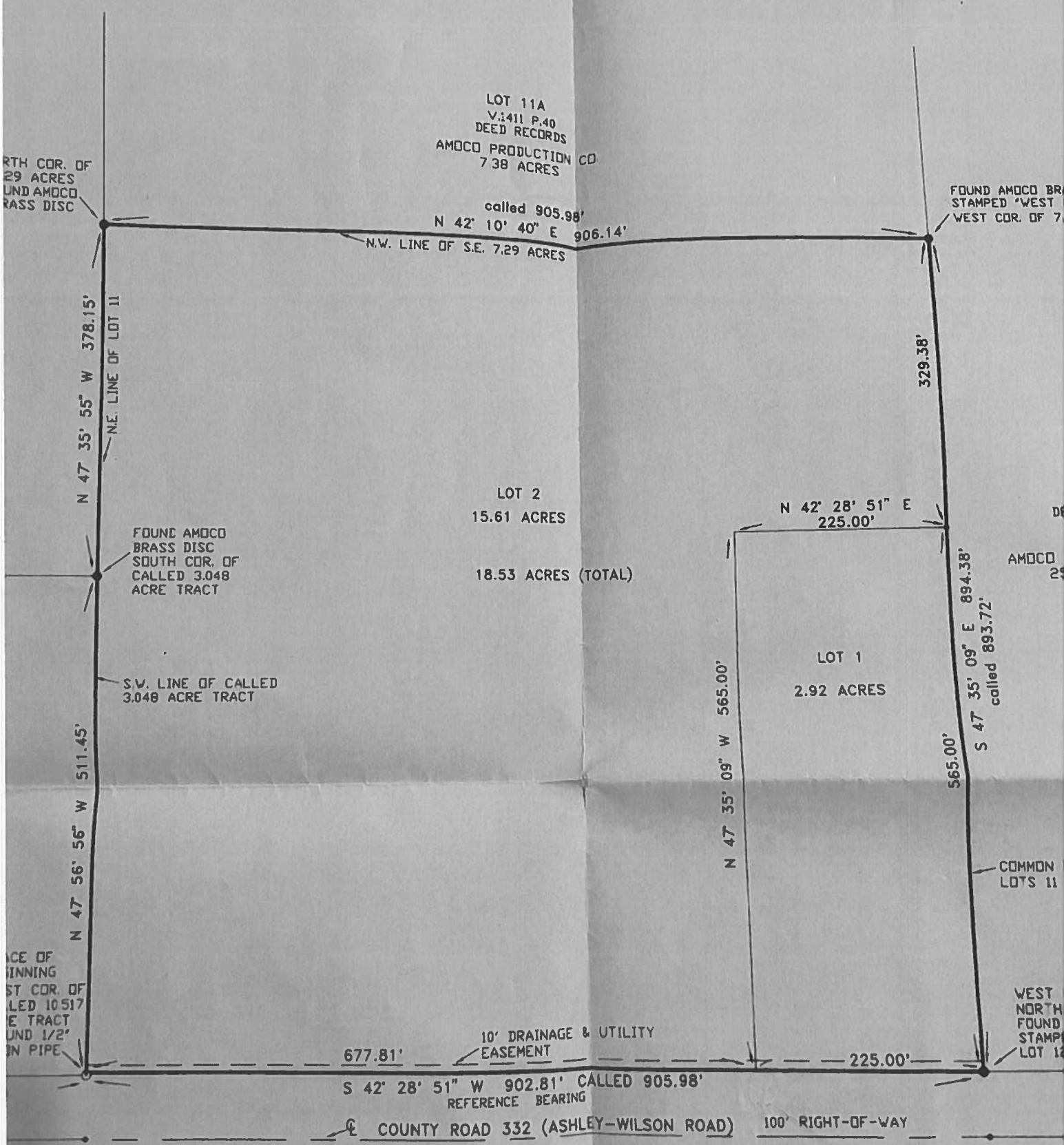


My property is in city limits, but can never get city services

Thank you,

Connie McAda

General Business



1
5
3
9w
ck.
4750

01 057638

2hs

TAX CERTIFICATE FOR ACCOUNT: 8089 0021 130
BRAZORIA COUNTY TAX OFFICE
RO'VIN GARRETT, RTA
111 E LOCUST STE 100A
ANGLETON TX 77515-4682

12/18/2001
FEE \$ 10.00

ISSUED TO

LEGAL

MCADA CONNIE



S/D TRS A-B-D-E-H (A0079 I KE
EP), BLOCK A, LOT 11 (PT), AC
RES 5.600

5.6000 ACRES

THIS IS TO CERTIFY THAT ALL TAXES DUE THE
BRAZORIA COUNTY TAX OFFICE
ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2001
WITH THE FOLLOWING EXCEPTIONS:

EXCEPTIONS				
YEAR	YEAR	YEAR	YEAR	YEAR
NONE				

LEGAL OWNER

MCADA BERNIE & CONNIE



TOTAL TAX DUE: (IF PAID BY 12/31/2001)
APPLIED TAX UNIT: 01 09 24 31 41 59 89 42
PARENT: CURRENT VALUE: 560
CURRENT YEAR LEVY: 9.17 (PAID)
CERTIFICATE NO: 66180

THE ABOVE PROPERTY HAS RECEIVED SPECIAL VALUATION BASED
ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE
BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

ISSUED TO: MCADA CONNIE

GF # N / A

[Signature]

BRAZORIA COUNTY TAX OFFICE

OPERATOR CODE: SOFI CAUSE#:
09 BRAZORIA COUNTY 09 SPECIAL ROAD & BRIDGE 24 SWEENEY ISD
31 SWEENEY COMMUNITY HOSPI 41 BRAZOS R H NAVIGATION 59 WEST BRAZORIA DRNGE DI
42 BC RURAL FIRE PREVENTI

01 057638

FILED FOR RECORD
2001 DEC 19 AM 9:40

Joyce Hudman
COUNTY CLERK
BRAZORIA COUNTY TEXAS

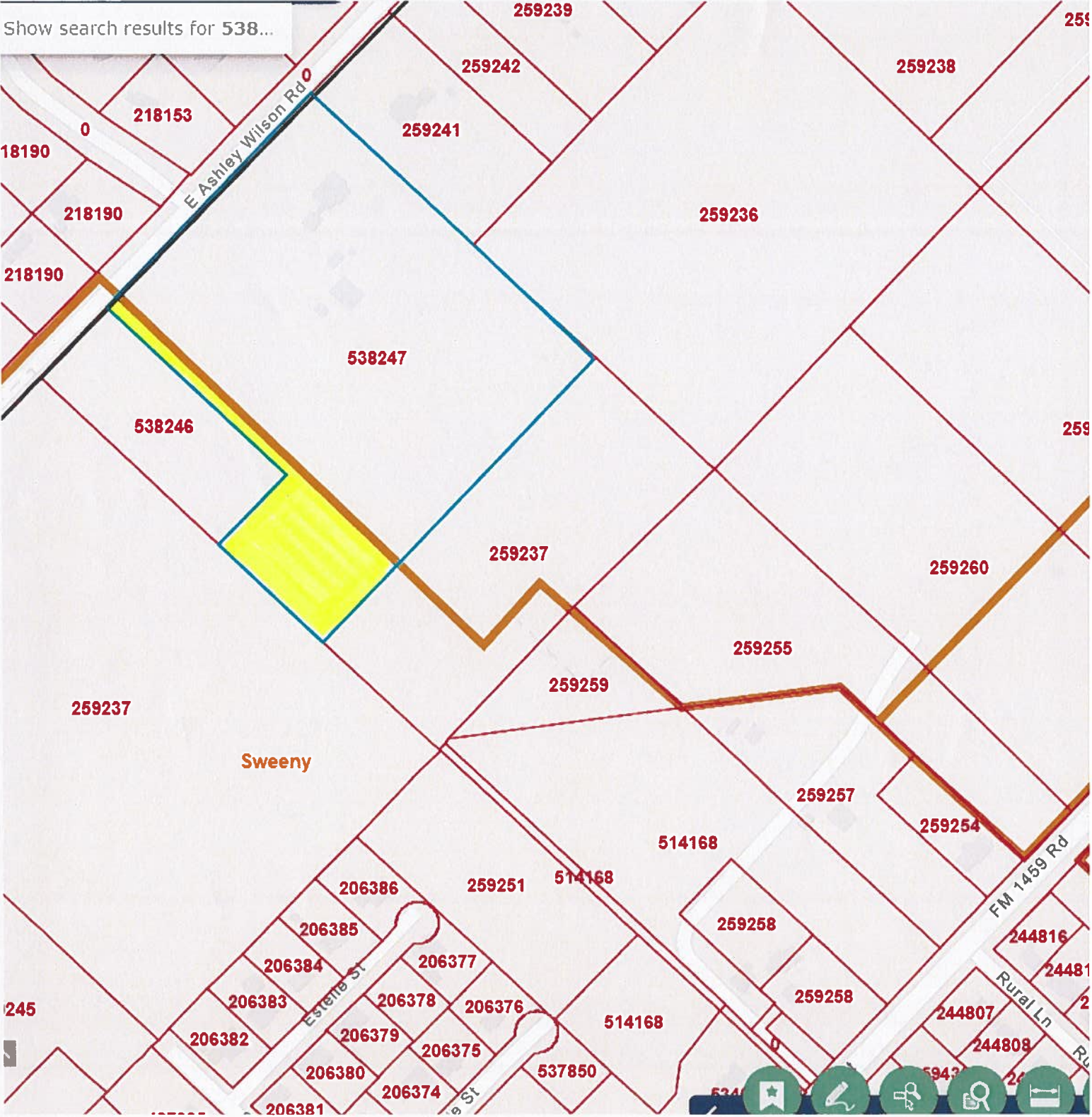
STATE OF TEXAS
COUNTY OF BRAZORIA

I, JOYCE HUDMAN, Clerk of the County Court in and for Brazoria County, Texas do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped hereon by me.



Joyce Hudman
County Clerk of Brazoria Co., TX

Show search results for 538...



Property Details

Account

Property ID:	538245	Geographic ID: 6488-0000-000
Type:	Real	Zoning: 11/26/2018 CH
Property Use:		

Location

Situs Address:	COUNTY ROAD 332 SWEENY,	
Map ID:		Mapsco: NotAssigned_SSW
Legal Description:	MCADA SUBDIVISION (A0079 I KEEP) LOT 2 (PT) ACRES 2.68	
Abstract/Subdivision:	S6488 - MCADA SUBDIVISION (A0079 I KEEP)	
Neighborhood:	CSW	

Owner

Owner ID:	1234729
Name:	MCADA CONNIE JEAN
Agent:	
Mailing Address:	1410 COUNTY ROAD 332 SWEENY, TX 77480
% Ownership:	100.00%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$57,850 (+)
Market Value:	\$57,850 (=)

Agricultural Value Loss:	\$57,590 (-)
Appraised Value:	\$260 (=)
HS Cap Loss/Circuit Breaker:	\$0 (-)
Assessed Value:	\$260
Ag Use Value:	\$260

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: MCADA CONNIE JEAN %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$57,850	\$260	\$0.00	
CSW	CITY OF SWEENY	0.607158	\$57,850	\$260	\$1.58	
DR9	WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11	0.014690	\$57,850	\$260	\$0.04	
EM2	BRAZORIA COUNTY EMERGENCY DISTRICT #2	0.074923	\$57,850	\$260	\$0.19	
GBC	BRAZORIA COUNTY	0.270664	\$57,850	\$260	\$0.70	
HSW	SWEENY HOSPITAL DISTRICT	0.387962	\$57,850	\$260	\$1.01	
NAV	PORT FREEPORT	0.016007	\$57,850	\$260	\$0.04	
RDB	ROAD & BRIDGE FUND	0.043284	\$57,850	\$260	\$0.11	
SSW	SWEENY INDEPENDENT SCHOOL DISTRICT	0.873100	\$57,850	\$260	\$2.27	

Total Tax Rate: 2.287788

Estimated Taxes With Exemptions: \$5.94

Estimated Taxes Without Exemptions: \$1,323.49

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A4	IMPROVED PASTURE	2.68	116,740.80	0.00	0.00	\$57,850	\$260

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$57,850	\$260	\$260	\$0	\$260
2023	\$0	\$38,570	\$310	\$310	\$0	\$310
2022	\$0	\$34,360	\$300	\$300	\$0	\$300
2021	\$0	\$29,450	\$240	\$240	\$0	\$240
2020	\$0	\$29,450	\$210	\$210	\$0	\$210
2019	\$0	\$13,070	\$200	\$200	\$0	\$200
2018	\$0	\$15,030	\$190	\$190	\$0	\$190
2017	\$0	\$15,030	\$190	\$190	\$0	\$190
2016	\$0	\$15,030	\$210	\$210	\$0	\$210
2015	\$0	\$13,070	\$230	\$230	\$0	\$230
2014	\$0	\$11,900	\$270	\$270	\$0	\$270

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
<u>5/16/2024</u>	WD	WARRANTY DEED	MCADA BERNIE & CONNIE	MCADA CONNIE JEAN	<u>2024</u>	<u>022160</u>	



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Administration
Reviewed by City Attorney		Department	
Subject	Discussion and possible action to nominations and resolution to nominate candidates to the Brazoria County Appraisal Board of Directors.		
Council Strategic Goals	N/A		
Attachments / Supporting documents	BCAD Letter Received, Memo, Calendar, Nominations, & Resolution		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

The City is allowed to nominate up to five (5) candidates by resolution to fill the five (5) appointed positions of the Board of Directors for the Appraisal District. Nominations must be submitted by October 15, 2024.

The City will have the option to cast its votes by written resolution from the ballot listing of nominees received in December.

Recommended Action

Council discretion.

BRAZORIA COUNTY APPRAISAL DISTRICT

Item 15.

MEMBERS OF THE BOARD

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

CHIEF APPRAISER

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

September 3, 2024

Ms. Lindsay Koskiniemi
City Manager of Sweeny
PO Box 248
Sweeny, TX 77480

Dear Ms. Koskiniemi,

In reference to the selection of the Appraisal District Board of Directors, each voting taxing unit in Brazoria County nominates **by resolution**, up to five candidate(s) to fill the five (5) appointed positions of the Board of Directors. These nominations (names and addresses) must be submitted to the Chief Appraiser before **October 15, 2024**. (See Step 1 on Calendar)

Enclosed is a list of the current appointed board members with space to add different nominees if your board chooses to. (**Nominate up to a total of five candidates**)

Your 2023 total tax levy was **\$ 1,543,393**. This tax levy has entitled your taxing unit to **8** votes for the five (5) directors to be appointed to the Brazoria County Appraisal District.

The **voting process will begin before October 30, 2024** once all nominations have been received.

Please address all submissions to Marcel Pierel, Chief Appraiser, at the above address, or you may email submissions to mpierel@brazoriacad.org or fax to 979-849-7984.

Sincerely,



Marcel Pierel III
Chief Appraiser

MP/td
Enclosure

BRAZORIA COUNTY APPRAISAL DISTRICT

MEMBERS OF THE BOARD

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

CHIEF APPRAISER

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

M E M O

To: All Voting Taxing Units
From: Marcel Pierel III, Chief Appraiser
Subject: 2024 Appointment of the Board of Directors For
Years 2025
Date: September 3, 2024

Your taxing unit participates in appointing five members of the Brazoria County Appraisal District's Board of Directors.

The board is composed of three elected members and five appointed members whose terms expire December 31, 2024.

If the county assessor-collector is not appointed to the board, the county assessor-collector serves as an ex officio director.

This memorandum sets out the process of appointing directors for terms that begin January 1, 2025.

Section 6.03, Property Tax Code, establishes the selection process for Appraisal District Directors.

Selection Procedures

The procedures for appointing members of the board of directors for the term that will begin on January 1, 2025 are as follows:

Step 1 --- Nomination

Before **October 15, 2024**, the voting units must **adopt a resolution nominating** up to **five** candidate(s) by formal action. The presiding officer of the voting unit must submit the nominees **name(s) and addresses** to the Chief Appraiser.

Step 2 -- Appointment of Board of Directors

Before **October 30, 2024**, the Chief Appraiser will prepare and mail a ballot listing the nominees in alphabetical order by last name.

Before **December 15, 2024** each voting unit must cast its votes by **written resolution** from the ballot listing of nominees; naming two members to serve a 1-year term and three members to serve a 3-year term and the number of votes they wish to cast for each nominee and submit a certified copy to the Chief Appraiser.

Ballots received by the Chief Appraiser after December 15, 2024 may not be counted.

The Chief Appraiser will count the votes, declare the results, and notify all nominees and all taxing units of the results before December 31, 2024. If a tie occurs, the Chief Appraiser must solve it through any method of chance.

To assist you in this process, I have enclosed the following:

1. A calendar that lays out the procedures and dates for conducting the 2024 appointment of the Board of Directors.
2. Letter showing the number of votes your entity is entitled to cast on the ballot after candidate nominations are received. (See October 30 on the appointment calendar).
3. A suggested form of resolution along with a form for the **nomination(s) of a candidate(s)** to the board of directors of the Brazoria County Appraisal District.

I would like to thank you in advance for your help in carrying out this important task and I invite your questions or comments on the board selection process. Please do not hesitate to call me.

Enclosures (3)



**BRAZORIA COUNTY APPRAISAL DISTRICT
2024 BOARD OF DIRECTORS ELECTION CALENDAR**

Before Oct. 1
(Sep. 1, 2024)

The chief appraiser notifies each voting taxing unit of the process for the election of the Board of Directors and the number of votes it is entitled to cast.

Each voting unit may nominate one candidate for each of the appointed positions to be filled. Since the board of directors consists of five appointed members, **the unit may nominate up to five candidates.**

Before Oct. 15

The presiding officer of the unit submits the **names and addresses** of the nominees **by written resolution** to the chief appraiser.

Before Oct. 30

The chief appraiser prepares and submits to each voting taxing unit a ballot listing the nominees alphabetically by each candidate's last name and provides the number of votes it may cast, with a resolution sample.

Before Dec. 15

Each voting unit cast votes for any of the candidates on the ballot and submits to the chief appraiser **by written resolution.** The unit may cast all its votes for one candidate or may distribute the votes among any number of candidates.

Before Dec. 31

The chief appraiser counts the votes and certifies the five candidates who received the largest vote totals. The chief appraiser notifies all taxing units (voting and non-voting) and all nominated candidates of the outcome.

If a tie occurs, the Chief Appraiser must resolve it through any method of chance.

**BRAZORIA COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS ELECTION 2024**

NOMINATIONS

PLEASE CHECK THE BOX NEXT TO YOUR NOMINEES

**YOU MAY CHOOSE A TOTAL OF FIVE NOMINEES
FROM CURRENT MEMBERS AND/OR NEW NOMINEES**

CURRENT MEMBERS

- 1. Tommy King _____
- 2. Patrick O'Day _____
- 3. Gail Robinson _____
- 4. George Sandars _____
- 5. Susan Spoor _____

**NEW NOMINEES/CANDIDATES IF YOU CHOOSE TO
Please provide name and address for new nominees**

- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____

PLEASE ATTACH YOUR RESOLUTION TO THIS FORM

SUBMITTED BY: _____

VOTES ENTITLED TO: _____

VOTES CAST: _____

RESOLUTION NO. _____

**A RESOLUTION OF THE _____
OF THE _____**

**NOMINATING CANDIDATE(S) FOR A POSITION ON THE BOARD OF DIRECTORS OF
THE BRAZORIA COUNTY APPRAISAL DISTRICT**

WHEREAS, those eligible taxing units participating in the Brazoria County Appraisal District have the right and responsibility to nominate up to five candidate(s) to fill the five (5) positions of the Board of Directors of the Brazoria County Appraisal District for a term of office commencing on January 1, 2025; and

WHEREAS, this governing body desires to exercise its right to nominate the said candidate(s) for such position on said board of directors; now, therefore

**BE IT RESOLVED BY THE _____
OF THE _____ :**

Section 1. That the facts and recitations set forth in the preamble of this resolution be, and they are hereby, adopted, ratified, and confirmed.

Section 2. That the following individuals be, and are hereby, nominated as candidate(s) for positions on the board of directors of the Brazoria County Appraisal District to be filled by those eligible taxing units participating in the Brazoria County Appraisal District.

- Name & Address: _____
- Name & Address: _____
- Name & Address: _____
- Name & Address: _____
- Name & Address: _____

Section 3. That the presiding officer of the governing body of this taxing unit be, and that he or she is hereby, authorized and directed to deliver or cause to be delivered a certified copy of this resolution to the chief appraiser of the Brazoria County Appraisal District on or before October 15, 2024.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2024.

Presiding Officer

ATTEST:

Secretary



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Administration / City Secretary
Reviewed by City Attorney		Department	City Secretary
Subject	Discussion and possible action to the Texas Municipal League (TML) Region 14 Director Election.		
Council Strategic Goals	N/A		
Attachments / Supporting documents	Official Ballot & Candidate Biographies		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

The City of Sweeny is entitled to one vote for the election of the Region 14 TML Board Director. Each TML member city receives one vote.

Candidates are Frank W. Robinson, Councilmember, Shenandoah & Joe Zimmerman, Mayor, Sugarland (Incumbent).

Region 14's board consists of a President, Vice President, Secretary/Treasurer, and TML Board Director. Region 14 is the San Jacinto Region- Houston Area.

The purposes of the regions, as outlined in the [TML Constitution](#), are to promote interest in municipal government on a regional level; facilitate the exchange of information among cities in the region; and assist the TML Board of Directors in formulating policy that represents the diverse interests of the state.

THE REGIONAL DIRECTORS DUTIES:

- Represents the region on the TML Board of Directors.
- Serves as the legislative grassroots coordinator for the region.
- Serves as communications link between the region and the TML Board and staff.
- Term of office: two years beginning on the last day of the TML Annual Conference. TML staff conducts elections (paper ballots) for even numbered regions in even years and odd number regions in odd years. (Article IV of the TML Constitution)

Recommended Action

Council Discretion.



OFFICIAL BALLOT

Texas Municipal League (TML) Region 14 Director Election

This is the official ballot for the election of the Region 14 director of the TML Board of Directors. You received this ballot because you are the city’s primary contact person with TML. Each TML member city is entitled to one vote, which vote must be cast by a majority vote of the city’s governing body. Please record your city’s choice by placing an “X” in the square beside the candidate’s name or writing in the name of an eligible person in the space provided. You can only vote for one candidate.

The officials listed on this ballot have been nominated to serve a two-year term on the TML Board of Directors. A brief biography for each candidate is included after the ballot.

Ballots must reach the TML office by 5:00 p.m. Central Time on October 3, 2024. Ballots received after this date cannot be counted. **The ballot must be properly signed and mailed to: Rachael Pitts, Texas Municipal League, 1821 Rutherford Lane, Suite 400, Austin, TX 78754, or scanned and emailed to rpitts@tml.org. If the ballot is not signed, it will not be counted.**

Region 14 Director (select one)

Frank W. Robinson, Councilmember, Shenandoah

Joe Zimmerman, Mayor, Sugar Land (Incumbent)

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the city named below.

Witness my hand, this _____ day of _____, 2024.

Signature of Authorized Official

Title

Printed Name of Authorized Official

Printed Name of City

Region 14 Director Candidate Biographies



Frank W. Robinson, Councilmember, Shenandoah

Frank W. Robinson, BA, MPA, ICMA-CM (Retired) is an elected member of the City of Shenandoah City Council and an accomplished public administrator. He holds a bachelor's degree from the University of North Texas and a Master of Public Administration degree from Sam Houston State University. After 38 years of public service, 29 of those years as a chief administrative officer and city manager in Texas and California, Mr. Robinson retired in 2017. Mr. Robinson began his public service career as a police officer in Denton, eventually receiving an appointment as chief of police in the City of West University Place before transitioning to city management. He is best known for his role in the development of The Woodlands downtown. Mr. Robinson served 14 years as the president and township manager for The Woodlands Township (formerly known as the Town Center Improvement District of Montgomery County). Mr. Robinson led the organization through visioning and goal setting to define the Township's vision and mission as a local government focused on creating public benefit. In 2020, Frank came out of retirement to assist the City of Conroe in the position of downtown manager and implemented the newly adopted *Downtown Conroe Development Plan* that promotes the historical preservation and economic development of downtown Conroe. Mr. Robinson successfully attracted new entertainment and dining venues to the downtown's central business district, brought in an estimated \$54 million in new development investment, and facilitated the recertification of Conroe as a Texas Main Street Community and receiving the coveted cultural district designation by the Texas Commission on the Arts. In January 2023, Mr. Robinson retired once again and was elected to the City of Shenandoah's City Council in May 2024. He remains an active member of the Texas City Managers Association.



Joe Zimmerman, Mayor, Sugar Land (Incumbent)

Mayor Zimmerman was elected the 10th mayor of Sugar Land on June 11, 2016, after serving four years as the at-large, position 2, city councilman. He is currently serving his fourth and final term as mayor. He serves on the Finance & Audit, Economic Development and Intergovernmental Relations Committees of the City of Sugar Land and is the City's representative on the HGAC Board and Transportation Policy Council. He is a past president of Texas Municipal League (TML) Region 14 and currently represents Region 14 on the TML Board of Directors. Mr. Zimmerman is a Senior Consultant for Halff Associates, Inc., a Texas-based civil engineering consulting firm founded in 1950. He has extensive business experience, having served in senior management positions in a number of different industries. Mr. Zimmerman earned his BSCE from the University of Houston, an MBA from Houston Baptist University, and is a licensed professional engineer in the State of Texas. He and his wife of 48 years, Nancy, have lived in Sugar Land since 1990 and are active members of Second Baptist Church Woodway. Their daughter, Allison, her husband Chris Wallace, granddaughter Emmy and grandson Campbell live in Houston.



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Administration
Reviewed by City Attorney		Department	Grants/ Projects
Subject	Discussion and possible action on the Pecan Street Water Line Replacement Project		
Strategic Goal	This meets the strategic goal of Government Sustainability by protecting the City's financial integrity and ensuring government transparency.		
Attachments	Water Project Map with Color; Construction Drawings-Pecan Street		
Financial Information	Expenditure Required:	\$263,000.00	
	Amount Budgeted:	\$0.00	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Staff is requesting direction for the Pecan Street Water Line Replacement Project. This item was discussed previously at the 09/03/2024 meeting. Plans for the project are included. The Pecan Street Project and MLK expansion Project are different projects; unassociated to each other.

Brazoria County Portion

4/25/24—First HUD drawdown for expenses on the project (this is the date that HUD tracks before it flags a project for lack of progress) Expenses include costs associated with completing environmental review for the subject project.

3/29/25—Deadline to either draw more funding on this project, or cancel project and return all funds to HUD. To cancel project, City will need to reimburse County \$6,985.77 by 2/28/25; to allow county to cancel project and return funds to HUD. This does not include advertisement costs associated. **** This does not include Strands portion. This is only HUD's portion for environmental study.**

5/31/25—End date of grant contract for subject project. If the project proceeds and draws funds by 3/29/25, this grant contract end date could be extended to allow project more time to complete if needed. If the project is cancelled prior to this date, no further action will be needed.

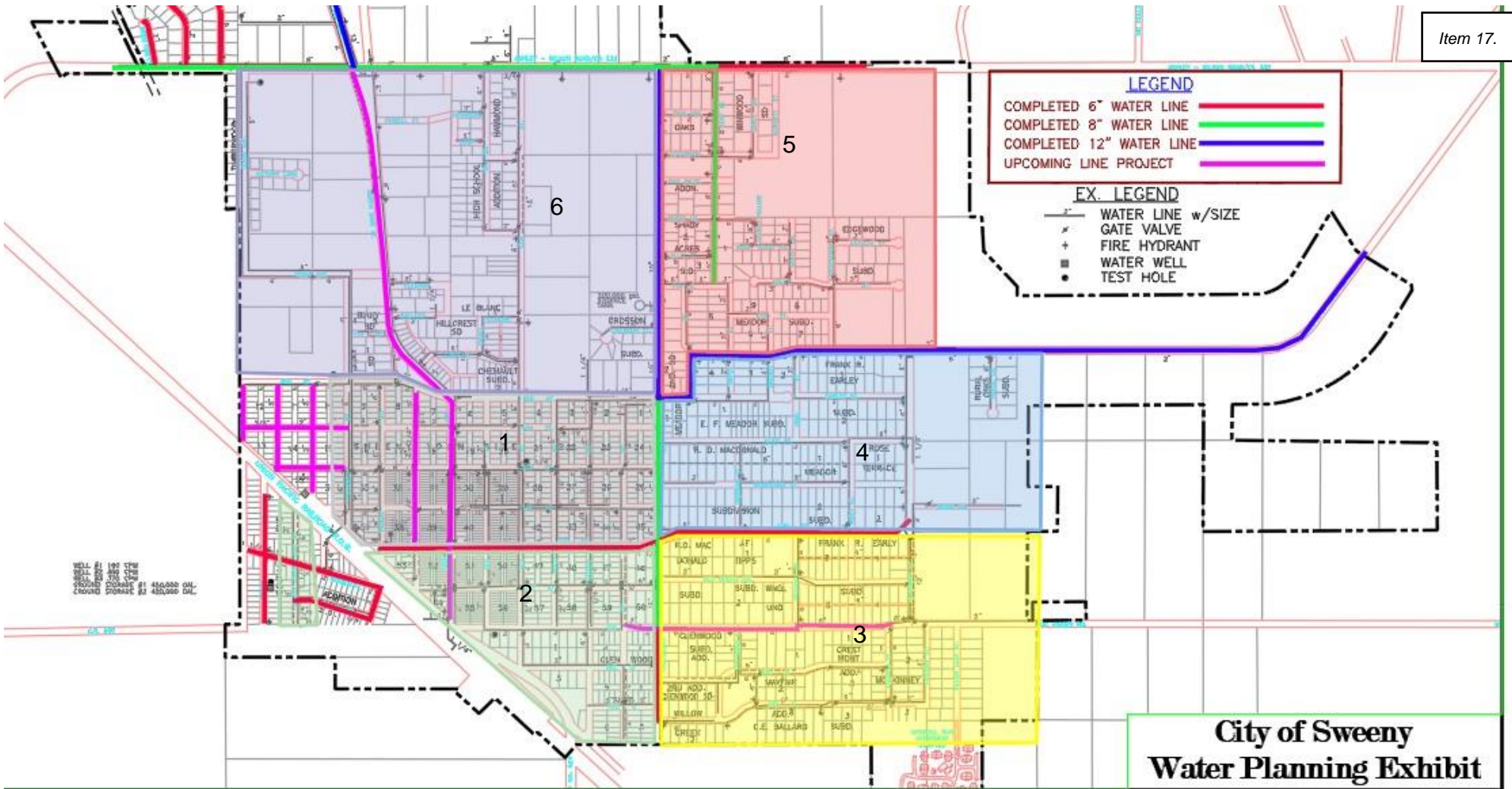
Additionally, if project is cancelled and funds returned, they can work with the city and hold the \$200,000 grant open for a replacement project. **The City would need to identify a project no later than June 1, 2025 to utilize this funding.** As long as repayment is made it will not reflect negatively on the City for future applications.

Strand Portion- Engineering Completed This Far

Strands total billed amount for this project is \$30,000.00. We have paid \$15,300.00 previously with an invoice awaiting payment of \$8,700.00(new). There will be a remaining invoice coming in the amount of \$6,000.00 (to be billed). This does not include any advertising costs sent.

City Responsibility Total- \$36,985.77
 Total Outstanding- \$21,685.77 (BC + New and To be billed Strand) + any advertising costs already completed and associated.

Bid solicitation legal advertisement was cancelled 08/29/2024; This was to run 09/03 & 09/10 and is billable to the City. We will re-run if Council chooses to continue moving forward with the project.

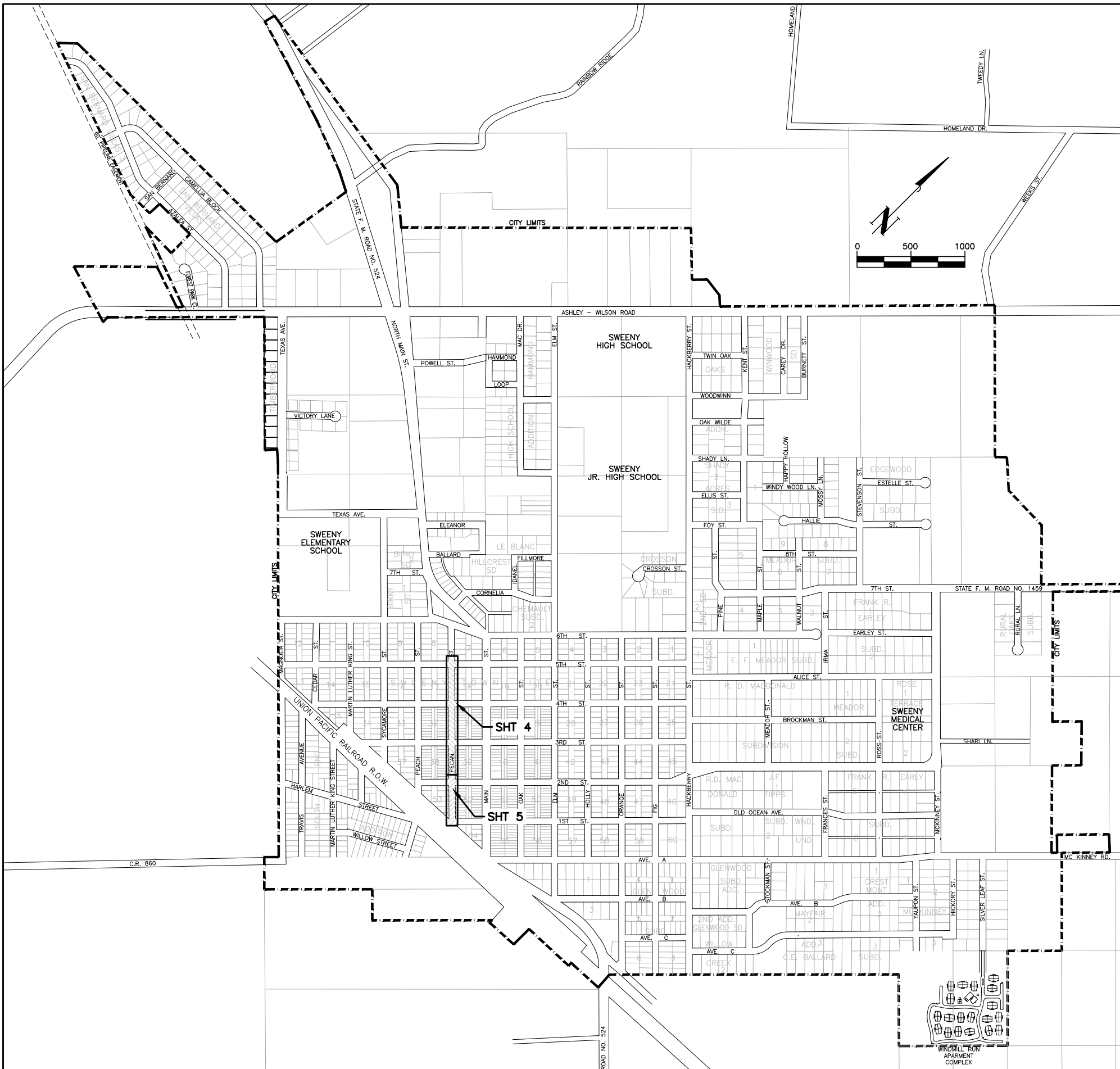


This document is released for the purpose of review under the authority of William J. Huebner, P.E. 103580 on July 30, 2024. It is not to be used for construction, bidding, or permit purposes.

NO.	REVISIONS	DATE

PROJECT LOCATION MAP AND SHEET INDEX
CITY OF SWEENEY
2024 CDBG PECAN STREET WATER MAIN REPLACEMENTS

JOB NO.
3920.059
PROJECT MGR.
MER



CITY OF SWEENEY - PROJECT LOCATION MAP

SHEET LIST	
SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	PROJECT LOCATION MAP AND SHEET INDEX
3	GENERAL NOTES AND LEGEND
4	WATER PLAN I
5	WATER PLAN II
6	WATER DETAILS

File: S:\BREC\3920-3999\3920\GSD\Drawings\City\Sheets\Project_Location_Map & Drawing_Index.dwg Time: Jul 30, 2024 - 2:55pm

GENERAL NOTES:

- IN ADDITION TO THE OTHER NOTIFICATIONS REQUIRED BY THE SPECIFICATIONS AND CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE CITY OF SWEENEY, AT (979) 548-3321, AND STRAND ASSOCIATES, INC., AT (979)836-7937, WHEN THE FOLLOWING PHASES OF CONSTRUCTION ARE ABOUT TO BEGIN:
 - 48 HOURS BEFORE ACTUAL WORK BEGINS, AND
 - 24 HOURS BEFORE ANY REQUIRED TESTING.
- CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITY LINES LOCATED AT LEAST 48 HOURS BEFORE DIGGING.
- CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY TO PROVIDE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. IN THE EVENT OF STREET CLOSURES, CONTRACTOR SHALL NOTIFY ALL EMERGENCY SERVICE PROVIDERS AT LEAST 24 HOURS PRIOR TO CLOSING STREETS TO TRAFFIC.
- ALL UNDERGROUND UTILITY LINES DEPICTED ON THE DRAWINGS ARE SHOWN FOR THE PURPOSE OF MAKING THE CONTRACTOR AWARE THAT THEY EXIST. NEITHER THE OWNER NOR THE ENGINEER GUARANTEES THE ACCURACY THEREOF. ALSO, THE LOCATIONS OF SOME EXISTING UTILITY LINES ARE NOT KNOWN AND THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES DURING CONSTRUCTION. THE FINAL ALIGNMENT OF THE PROPOSED LINES ARE SUBJECT TO MODIFICATION PENDING THE ESTABLISHMENT OF THE EXISTING UTILITY LOCATIONS AND THE CONTRACTOR WILL BE COMPENSATED FOR EXTRA PIPE AND FITTINGS AT UNIT PRICE BID BUT NO COMPENSATION WILL BE MADE FOR EXTRA TIME RESULTING FROM THE MODIFICATIONS.
- ANY PROPERTY BOUNDARY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED TO THE ORIGINAL CONDITION BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL REPAIR ALL ADJACENT PROPERTY OWNERS' FENCES DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN ORIGINAL CONDITION.
- EROSION CONTROL MEASURES SHALL CONFORM TO ALL STATE AND FEDERAL REQUIREMENTS, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- CONTRACTOR SHALL PROVIDE RESIDENTS ACCESS TO THEIR HOMES BEFORE AND AFTER WORKING HOURS AND ON WEEKENDS, AND OTHER TIMES AS COORDINATED BETWEEN CONTRACTOR AND RESIDENTS.
- THE CONTRACTOR SHALL PERFORM ALL CLEARING AND GRUBBING OPERATIONS REQUIRED TO INSTALL THE IMPROVEMENTS COVERED UNDER THIS PROJECT. NO SEPARATE PAYMENT WILL BE MADE FOR CLEARING, GRUBBING AND DISPOSAL OF BRUSH, TREES, ETC.
- THE CONTRACTOR SHALL BE AWARE THAT OVERHEAD POWER AND TELEPHONE LINES EXIST WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT MAINTAINS A MINIMUM SAFE CLEARANCE FROM ALL ENERGIZED POWER LINES.
- THE CONTRACTOR SHALL PROTECT EXISTING YARDS, BOTH PUBLIC AND PRIVATE, DRIVES, CURBS, MAIL BOXES, SIGNS, CULVERTS, ETC. FROM DAMAGE DURING CONSTRUCTION. DAMAGES DONE TO THESE ITEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MOVE AND REINSTALL SUCH MOVABLE OBJECTS AS MAIL BOXES, TRAFFIC CONTROL AND STREET SIGNS AS NECESSARY FOR CONSTRUCTION.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIALS FROM THE PROJECT IN A MANNER ACCEPTABLE TO THE OWNER AND THE ENGINEER AND IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
- AREAS DISTURBED WITHIN CITY LIMITS BY CONSTRUCTION SHALL BE SODDED AND FERTILIZED IN ACCORDANCE WITH SECTION 32 92 19 OF THE TECHNICAL SPECIFICATIONS. AREAS OUTSIDE THE CITY LIMITS SHALL BE SEEDED.
- CONTRACTOR SHALL REPAIR ALL PAVEMENT AS DETAILED ON THE DRAWINGS. ALL PAVEMENT REPAIR AND REPLACEMENT SHALL BE EQUAL TO OR BETTER THAN EXISTING PAVEMENT. ALL ASPHALT REPAIR SHALL INCLUDE A MINIMUM OF 2" OF COMPACTED H.M.A.C. BACKFILL UNDER PAVEMENT SHALL BE AS SHOWN ON THE DRAWINGS. WHERE A LINE IS TO BE INSTALLED UNDERNEATH PAVEMENT, THE PAVEMENT SHALL BE CUT BY SAW OR OTHER APPROVED MEANS BEFORE EXCAVATION. INCLUDE SAWCUT OF PAVEMENT AND BACKFILL IN UNIT PRICE FOR PAVEMENT REPAIR.
- WHERE WATER LINES CROSS UNDER EXISTING CURB AND GUTTER, THERE WILL BE NO SEPARATE PAY FOR REPAIR OR REPLACEMENT OF CURB AND GUTTER EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.
- NO SEPARATE PAYMENT SHALL BE PROVIDED FOR REPLACING EXISTING GRAVEL OR ROAD BASE IN UNPAVED AREAS TO CONDITION EQUAL TO, OR BETTER THAN, PRE-EXISTING.
- WHERE TUNNELING IS CALLED FOR UNDER SIDEWALKS, CULVERTS, ETC., BACKFILL WITH CEMENT STABILIZED SAND, COMPACT TO 92% STD. PROCTOR.
- IN AREAS WHERE WATER LINE IS TO BE INSTALLED NEAR AN EXISTING POWER POLE, NOTIFY TEXAS NEW MEXICO POWER COMPANY 48 HOURS IN ADVANCE OF DIGGING SO THAT THEY CAN BRACE THE POLE DURING EXCAVATION AND BACKFILLING OF LINE. A MINIMUM OF 3' FROM EDGE OF POLE TO EDGE OF TRENCH SHOULD BE MAINTAINED DURING CONSTRUCTION OF ALL UTILITY LINES IN THIS PROJECT. CONSULT TEXAS NEW MEXICO POWER COMPANY DEPARTMENT PERSONNEL WHENEVER THIS MINIMUM CLEARANCE CANNOT BE MAINTAINED.
- CONTRACTOR SHALL ADJUST GRADE OF VALVE BOXES TO MATCH FINISHED GRADE AFTER FINAL GRADING. TOPS SHALL MATCH SLOPE OF FINISHED GRADE OR TOP OF PAVEMENT.
- WATER LINES TO BE INSTALLED UNDER ASPHALT OR CONCRETE PAVEMENT MAY, AT THE CONTRACTOR'S OPTION, BE INSTALLED BY BORE IN LIEU OF OPEN CUT. CONTRACTOR WILL BE PAID FOR THE CORRESPONDING AMOUNT OF PAVEMENT REPAIR SAVED BY BORING. THIS DOES NOT APPLY TO TXDOT CROSSINGS.
- EXISTING 3/4" OR 1" WATER SERVICE LINES IN GOOD CONDITION SHALL REMAIN IN SERVICE AND BE CONNECTED TO NEW WATER MAIN. OTHER TYPES OF SERVICE PIPE SHALL BE REPLACED WITH COPPER TO METER.
- AFTER NEW WATER LINES HAVE PASSED PRESSURE AND BACTERIOLOGICAL TESTS, CONNECT EXISTING SERVICE LINES TO NEW LINE AND ABANDON OLD LINE. DISRUPTION OF SERVICE SHALL BE KEPT TO A MINIMUM.
- REMOVING EXISTING FIRE HYDRANTS SHALL CONSIST OF REMOVING EXISTING FIRE HYDRANT AND REMOVING THE VALVE BOX IN UNPAVED AREAS OR OBLITERATING THE VALVE BOX IN PAVED AREAS.
- ALL EXISTING WATER LINES SHOWN THAT WILL NOT BE CONNECTED TO NEW LINE SHALL BE ABANDONED IN PLACE. ABANDONMENT SHALL INCLUDE CAP OR PLUG WHERE EXISTING LINE IS CUT AS WELL AS REMOVAL/OBLITERATION OF EXISTING VALVES.
- OBLITERATION OF EXISTING VALVE BOXES INCLUDES REMOVING VALVE BOX LID AND FILLING VALVE BOX WITH CONCRETE FLUSH TO TOP OF BOX AND DISPOSING OF LID. THE PAVEMENT SHALL BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN PRIOR TO CONSTRUCTION. NO SEPARATE PAY FOR PAVEMENT REPAIR AT THESE AREAS.
- NO SEPARATE PAYMENT WILL BE MADE FOR REMOVAL AND DISPOSAL OF EXISTING TEES AND OTHER FITTINGS WITHIN 5' OF THE POINT WHERE A NEW LINE TIES INTO AN EXISTING LINE. IN SUCH CASES THE REMOVAL OF THE FITTING(S) WILL BE CONSIDERED INCIDENTAL PART OF THE TIE-IN.
- WHERE A WET CONNECTION TO AN EXISTING 6", 8", OR 12" LINE IS TO BE MADE BY CUTTING THE EXISTING LINE, CLASS 150 C-900 PVC PIPE SHALL BE USED TO REPLACE THE SECTION OF OLD LINE REMOVED AND SHALL BE COUPLED TO THE EXISTING LINE WITH A SOLID D.I. SLEEVE. SEPARATE COMPENSATION WILL BE MADE FOR THE REQUIRED DUCTILE IRON FITTINGS. THE BID PRICE FOR WET CONNECTION TO AN EXISTING LINE SHALL INCLUDE LABOR, TOOLS, PIPE, AND MISCELLANEOUS FITTINGS FOR SMALL DIAMETER PIPE NOT OTHERWISE PROVIDED FOR IN THE BID PROPOSAL.
- FOR SMALL DIAMETER LINES TO BE ABANDONED, CONTRACTOR SHALL PLUG OR CAP WITH A BRASS FITTING THE TEE OR SADDLE WHICH CONNECTS TO THE WATER MAIN TO REMAIN IN SERVICE. NO SEPARATE PAYMENT WILL BE MADE FOR THE REQUIRED BRASS PLUGS AND FITTINGS.
- TYPICAL 3/4" AND 1" WATER SERVICE CONSISTS OF SERVICE CLAMP, CORPORATION STOP, METER STOP AND CONNECTION TO EXISTING METER. SHORT SERVICES SHALL BE CONSIDERED AS THOSE ON THE SAME SIDE OF THE ROAD AS THE WATER LINE. LONG SERVICES SHALL BE CONSIDERED AS THOSE THAT REQUIRE A ROAD CROSSING FROM THE INSTALLED WATER LINE.
- CONCRETE THRUST BLOCKS SHALL BE CONSTRUCTED AT ALL WATER BENDS IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS. NO SEPARATE PAYMENT WILL BE MADE FOR THRUST BLOCKING. CONTRACTOR SHALL EXERCISE CARE NOT TO GET CONCRETE USED FOR THRUST BLOCKING ON BOLTS AND GLANDS OF FITTINGS. RESTRAINED JOINTS WILL ALSO BE INSTALLED AT ALL BENDS AND FITTINGS PER TECHNICAL SPECIFICATION 33 00 10.
- ALL PVC WATER LINE SHALL BE INSTALLED WITH TRACE WIRE PER TECHNICAL SPECIFICATION 33 11 13.19.
- THE CONTRACTOR SHALL HAVE ON-SITE A STEEL PLATE OR OTHER DEVICE OF SUFFICIENT STRENGTH TO PLACE ACROSS AN EXCAVATED TRENCH TO ALLOW VEHICLES TO CROSS IN AN EMERGENCY OR AT A DEAD-END STREET. THE CONTRACTOR SHALL PLACE THE PLATE (DEVICE) ACROSS THE TRENCH IMMEDIATELY WHEN NEEDED.
- CONTRACTOR SHALL NOT DISCHARGE WATER IN TXDOT ROW. ALL FLUSHING OF LINES SHALL DISCHARGE TO CITY STREET R.O.W.

EXISTING FEATURES LEGEND	
SYMBOLS:	DESCRIPTION:
	BARBED WIRE FENCE
	BOARD FENCE
	CHAIN LINK FENCE
	DITCH
	RAILROAD CROSSING
	TELEPHONE LINE
	OVERHEAD ELECTRICAL LINE
	UNDERGROUND ELECTRICAL LINE
	GAS LINE
	SEWER LINE
	WATER LINE
	TOP/TOE OF SLOPE
	FIBER OPTIC LINE
	BRUSH
	CLEANOUT
	CONCRETE MONUMENT
	FIRE HYDRANT
	GAS METER
	GAS RISER
	GAS VALVE
	GUY WIRE
	IRON PIPE OR ROD
	MAILBOX
	SEWER MANHOLE
	METER POLE OR LIGHT
	UTILITY POLE
	SHRUB/BUSH/HEDGES
	STORM SEWER MANHOLE
	STREET SIGN
	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	TREE
	WATER METER
	WATER VALVE
	SPRINKLER HEAD
	SURVEY CONTROL
	TBM BENCHMARK

Item 17.

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DATE:					

NO.	REVISIONS

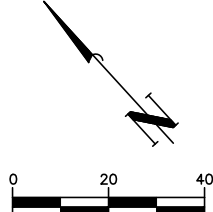
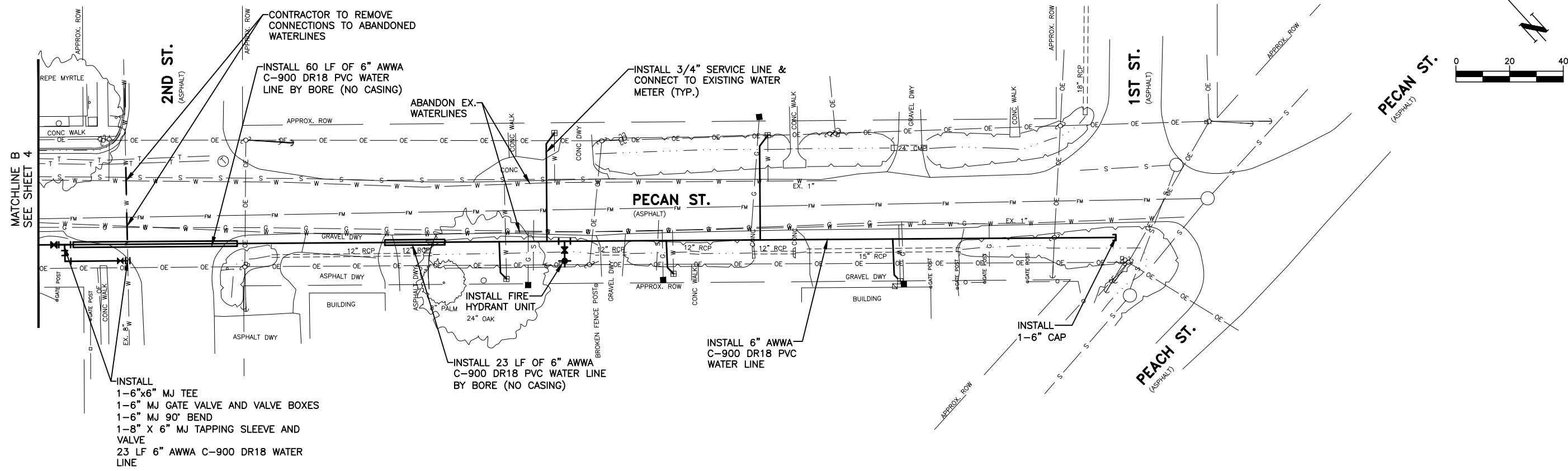
**GENERAL NOTES AND LEGEND
CITY OF SWEENEY
2024 CDBG PECAN STREET WATER MAIN REPLACEMENTS**

JOB NO.
3920.059
PROJECT MGR.
MER



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Item 17.

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NO.	REVISIONS	DATE

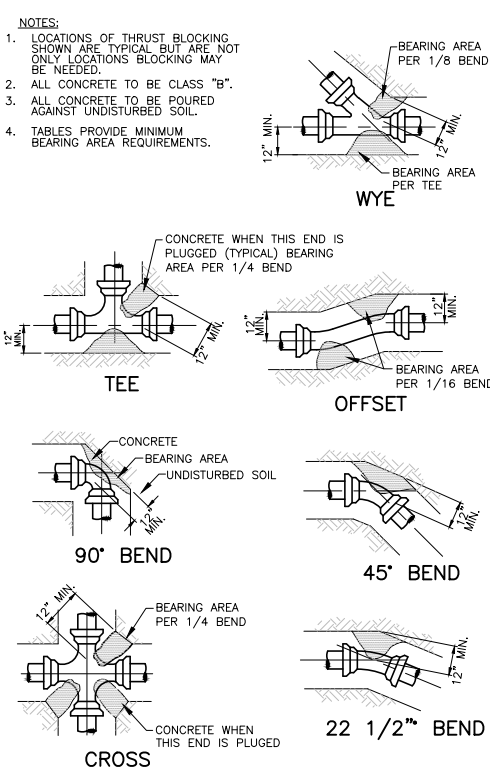
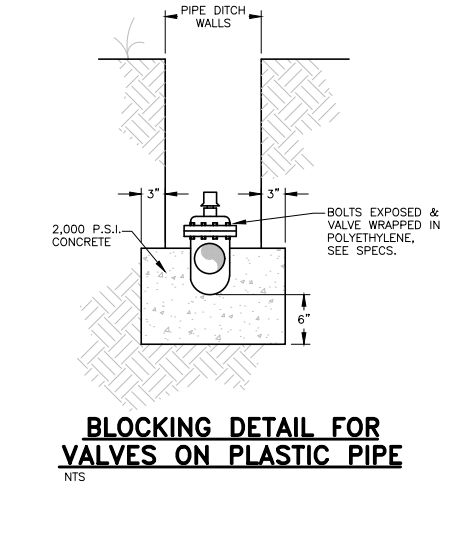
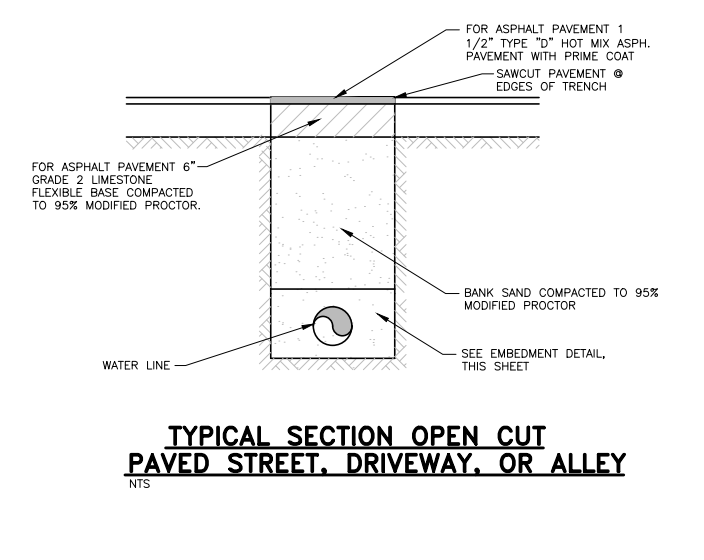
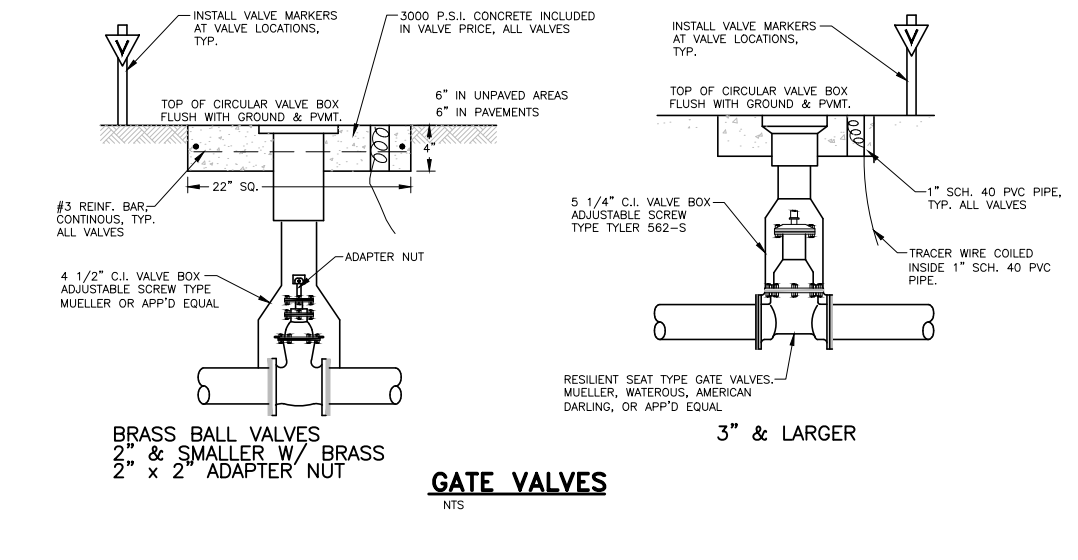
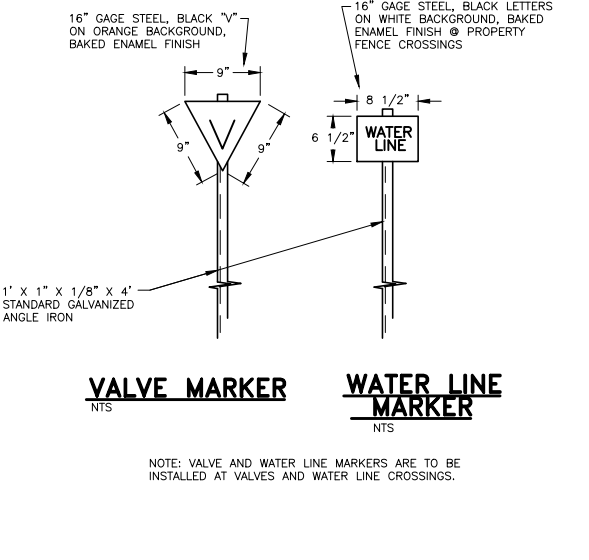
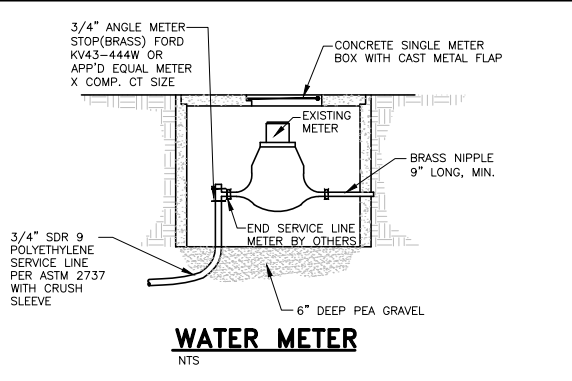
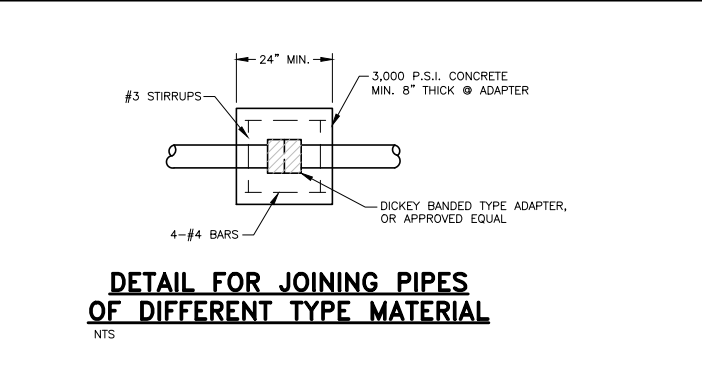
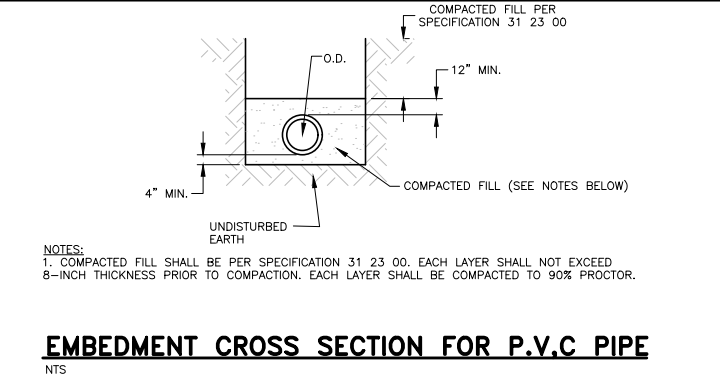
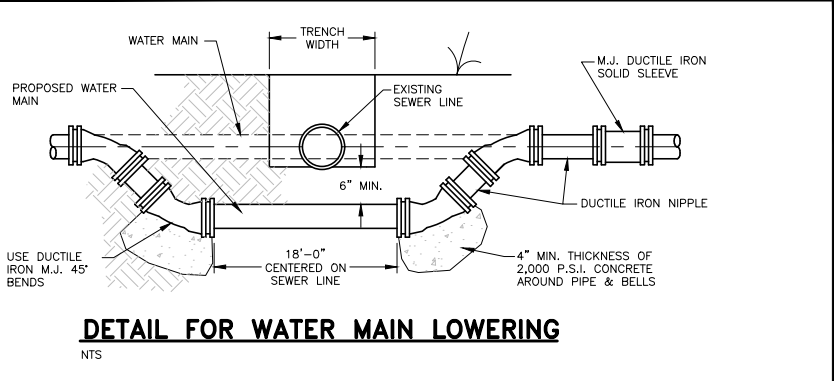
WATER PLAN II
CITY OF SWEENEY
2024 CDBG PECAN STREET WATER MAIN REPLACEMENTS

JOB NO.
3920.059
 PROJECT MGR.
MER
 TBPE No. F-8405

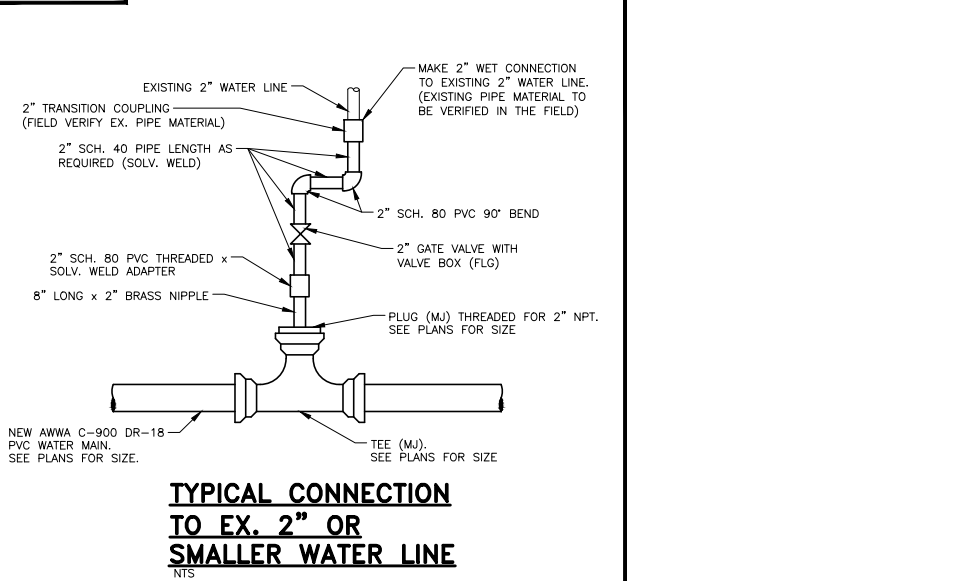
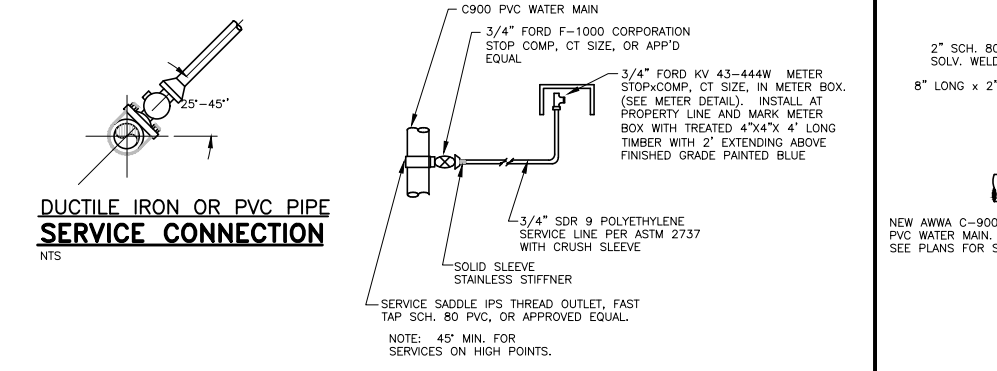
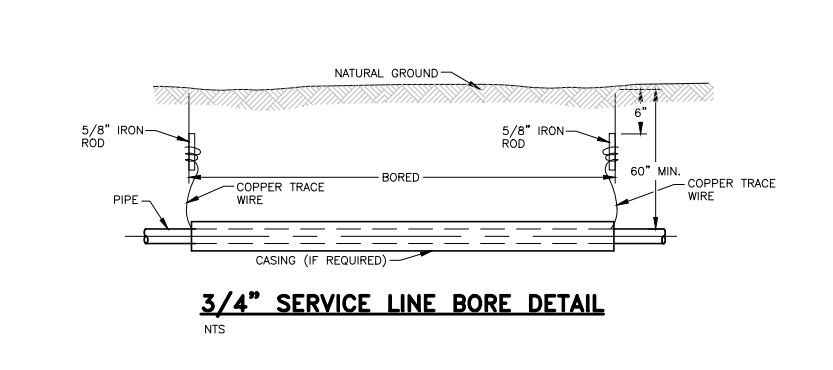
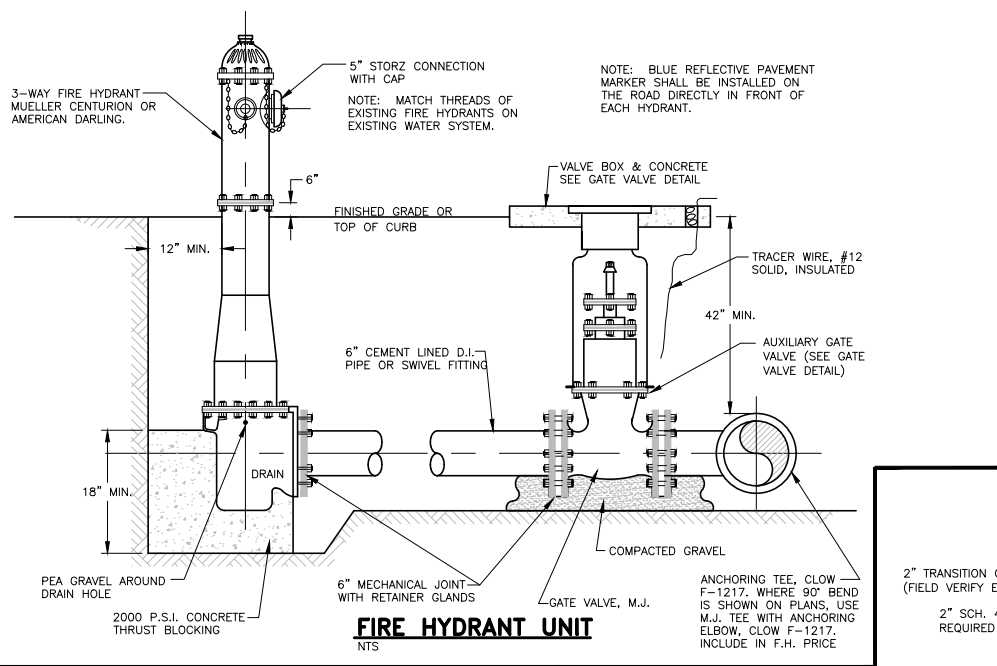


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DATE	
REVISIONS	
NO.	



PIPE SIZE	BEARING AREA	PIPE SIZE	BEARING AREA	PIPE SIZE	BEARING AREA	TEE	BEARING AREA
4"	1 S.F.	4"	1 S.F.	4"	3 S.F.	4"	2 S.F.
6"	2 S.F.	6"	3 S.F.	6"	6 S.F.	6"	4 S.F.
8"	3 S.F.	8"	5 S.F.	8"	10 S.F.	8"	7 S.F.
10"	4 S.F.	10"	8 S.F.	10"	16 S.F.	10"	11 S.F.
12"	6 S.F.	12"	12 S.F.	12"	22 S.F.	12"	15 S.F.
14"	8 S.F.	14"	16 S.F.	14"	30 S.F.	14"	21 S.F.
18"	13 S.F.	18"	26 S.F.	18"	49 S.F.	18"	34 S.F.
20"	16 S.F.	20"	33 S.F.	20"	62 S.F.	20"	43 S.F.
24"	24 S.F.	24"	47 S.F.	24"	87 S.F.	24"	62 S.F.



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AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	David Jordan
Reviewed by City Attorney		Department	Administration / Parks
Subject	Discussion and possible action to Backyard Park pavilion.		
Council Strategic Goals	Infrastructure Investment and Government Sustainability		
Attachments / Supporting documents			
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

The plan of action is remove the stumps from the park and properly dispose of them.

Finish leveling the grounds filling in ruts and mowing and cleaning up the walking track and surrounding area.

We need approval from council to remove the wooden pavilion that is damaged to a point that would be difficult to repair safely.

It is twisted from the ground up in 2 different directions on top of a poor construction from the beginning.

The second pavilion needs the roof removed leaving the structure for a new roof cover to be installed when funds become available.

This will allow us to open the park back up to the public.

Council Action

To approve the removal of the wooden pavilion at Backyard Park.



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Karla Wilson
Reviewed by City Attorney		Department	Finance
Subject	Discussion and possible action to Resolution 24-113, authorizing and designating check signers at First State Bank.		
Council Strategic Goals	Government Sustainability: Protect City's Financial Integrity		
Attachments / Supporting documents	Resolution 24-113		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:	N/A	
	Additional Appropriation Required:	N/A	
	Additional Account Number:	N/A	

Executive Summary

Council approved on 09/03/2024 to replace prior City Manager Lindsay Koskiniemi as check signer at First State Bank with Interim City Manager David Jordan. This item presents the resolution required by the City Charter to formalize the designation of check signers. Approved check signers are Dusty Hopkins, Mayor; J. David Jordan, Interim City Manager; Kaydi Smith, City Secretary; and Karla Wilson, Finance Director.

Recommended Action

Staff recommends approval of the resolution designating the following check signers at First State Bank:

- Dusty Hopkins, Mayor
- J. David Jordan, Interim City Manager
- Kaydi Smith, City Secretary
- Karla Wilson, Finance Director

RESOLUTION NO. 24-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SWEENY, BRAZORIA COUNTY, TEXAS, AUTHORIZING AND DESIGNATING OFFICIAL BANK SIGNATURES OF THE CITY OF SWEENY; AND FINDING FACT.

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

WHEREAS, Lindsay Koskiniemi is no longer the City Manager of the City of Sweeny, and should be removed as an authorized signer and David Jordan, has been appointed as the Interim City Manager and his name should be added as additional signatory on all accounts; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SWEENY, TEXAS:

SECTION ONE (1):

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

SECTION TWO (2):

The City of Sweeny hereby designates the following individuals to sign on all accounts located at the First State Bank of Louise. Any two of the officials named are required to sign each check:

Name - DUSTY HOPKINS

Title - Mayor

Signature

Name – JOHN DAVID JORDAN

Title – Interim City Manager

Signature

Name – KARLA WILSON

Title – Director of Finance

Signature

Name – KAYDI SMITH

Title - City Secretary

Signature

Section Two (2):

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

Section Three (3):

This resolution shall serve as a certification that the above named persons occupy the positions set forth opposite their names and signatures and that the Resolution now stands of record on the books of the City and that it is full force and effect and has not been modified in any manner.

PASSED AND ADOPTED, this the ____ day of _____,
A. D. 2024.

DUSTY HOPKINS, MAYOR OF THE
CITY OF SWEENY, TEXAS

ATTEST:

KAYDI SMITH, CITY SECRETARY,
CITY OF SWEENY, TEXAS



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	9/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Karla Wilson
Reviewed by City Attorney		Department	Finance Department
Subject	Budget Amendment to fund Lead Service Line Inventory Project performed by LSPS Solutions, LLC		
Council Strategic Goals	This meets the strategic goal of Government Sustainability by protecting the City's financial integrity and ensuring government transparency.		
Attachments / Supporting documents	LSPS Solutions Invoice 1688 dated 7/01/24 for \$10,010.50 LSPS Solutions Invoice 1701 dated 8/02/24 for \$20,950.00 LSPS Solutions Invoice 1709 dated 8/30/24 for \$18,353.00		
Financial Information	Expenditure Required:	\$58,350	
	Amount Budgeted:	NONE	
	Account Number:	50-11-6710	
	Additional Appropriation Required:	\$58,350	
	Additional Account Number:		

Executive Summary

Council on May 21, 2024 approved execution of a Professional Services Agreement for Conducting a Study of the City of Sweeny's Water Service Lines and Preparing a Lead Service Line Inventory to Comply with the USEPA's Revised Lead and Copper Rule Between the City of Sweeny and LSPS Solutions, LLC. The estimated cost of the project is \$58,350.00.

A budget amendment is requested to fund the \$58,350 cost of the Professional Services Agreement with LSPS as follows:

Transfer of fund balance from FSB TexPool Accounts	\$10,010.50
Transfer of fund balance from TexPool Infrastructure Donations account	\$48,339.50

Recommended Action

Staff recommends a FY23-24 budget amendment to the Enterprise Fund to reflect a fund balance transfer in from FSB TexPool Accounts of \$10,010.50 and a fund balance transfer in from TexPool Infrastructure Donations account of \$48,339.50 to fund the Lead Service Line Inventory project performed by LSPS Solutions, LLC.

INVOICE

LSPS Solutions
203 Windwood
Victoria, TX 77904

lshort@lspssolutions.com
+1 (361) 212-8243
http://lspssolutions.com



Bill to
City of Sweeny

Ship to
City of Sweeny

Invoice details

Invoice no.: 1709
Terms: Net 30
Invoice date: 08/30/2024
Due date: 09/29/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Consulting Services	Set up database, populate with initial data for LSL Inventory	1	\$3.00	\$3.00
2.	Consulting Services	Field Data Collection for LSL Inventory	734	\$25.00	\$18,350.00

Total **\$18,353.00**

Ways to pay



Thank you for your business. We accept credit cards, ACH payments, and checks. Checks can be mailed to: LSPS Solutions, LLC, 203 Windwood Lane, Victoria, TX 77904

Note to customer

Project Amount - \$58,350.00
Previously Invoiced - \$30,960.50
This Invoice - \$18,353.00
Balance Remaining - \$9,036.50

Pay invoice

View invoice online
Scan code or go to the link below to view the invoice online
[View invoice](#)



INVOICE

LSPS Solutions
203 Windwood
Victoria, TX 77904

lshort@lspssolutions.com
+1 (361) 212-8243
http://lspssolutions.com



Bill to
City of Sweeny

Ship to
City of Sweeny

Invoice details

Invoice no.: 1701
Terms: Net 30
Invoice date: 08/02/2024
Due date: 09/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Consulting Services	Records Review for LSL Inventory Project	450	\$6.50	\$2,925.00
2.	Consulting Services	Field Data Collection for LSL Inventory Project	721	\$25.00	\$18,025.00

Total **\$20,950.00**

Ways to pay



Thank you for your business. We accept credit cards, ACH payments, and checks. Checks can be mailed to: LSPS Solutions, LLC, 203 Windwood Lane, Victoria, TX 77904

Overdue 09/01/2024

Note to customer

Project Amount - \$58,350.00
Previously Invoiced - \$10,010.50
This Invoice - \$20,950.00
Balance Remaining - \$27,389.50

[Pay invoice](#)

View invoice online

Scan code or go to the link below to view the invoice online
[View invoice](#)



INVOICE

LSPS Solutions
 203 Windwood
 Victoria, TX 77904

lshort@lspssolutions.com
 +1 (361) 212-8243
 http://lspssolutions.com



City of Sweeny

Bill to
 City of Sweeny

Ship to
 City of Sweeny

Invoice details

Invoice no.: 1688
 Terms: Net 30
 Invoice date: 07/01/2024
 Due date: 07/31/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Consulting Services	Set up Database, Populate with initial data - LSL Inventory Project	1454	\$3.00	\$4,362.00
2.	Consulting Services	Records Review and data Population - LSL Inventory Project	869	\$6.50	\$5,648.50

Total **\$10,010.50**

Ways to pay



Thank you for your business. We accept credit cards, ACH payments, and checks. Checks can be mailed to: LSPS Solutions, LLC, 203 Windwood Lane, Victoria, TX 77904

Note to customer

Project Amount - \$58,350.00
 Previously Invoiced - \$0.00
 This Invoice - \$10,010.50
 Balance Remaining \$48,339.50

Pay online



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	9/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Karla Wilson
Reviewed by City Attorney		Department	Finance Department
Subject	Discussion and possible action on scheduling a Special Session for the End of FY 23/24 Budget to Actual Review.		
Council Strategic Goals	This meets the strategic goal of Government Sustainability by protecting the City's financial integrity and ensuring government transparency.		
Attachments / Supporting documents	N/A		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Staff is requesting to schedule a Special Session to discuss and review the FY 23/24 Budget to Actuals. Staff will be requesting end of year budget adjustments that will need to be completed prior to September 30, 2024; end of FY.

Staff is requesting to schedule the Special Session the week of 09/23 thru 09/26 at 4 PM. The later of the dates would give additional time for preparations of requested adjustments.

Recommended Action

To schedule the End of Year 23/24 Budget to Actual Review.



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	09/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	City Manager
Reviewed by City Attorney		Department	Administration
Subject	Discussion and possible action to twice monthly Council meetings.		
Council Strategic Goals	Government Sustainability		
Attachments / Supporting documents	N/A		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

At the January 30th Special Meeting, Council requested to meet twice monthly. This agenda item is to confirm Council’s direction on future proceedings to determine the meetings calendar.

Per the previous motion, the 1st Tuesday of the month was specifically designated for water discussion. The 3rd Tuesday of the month (the regular meeting) would contain normal action items to include ceremonial presentations and consent agenda items. During the last several months, the topic has veered course. Staff is looking for direction on Council’s preferences.

Recommended Action

Council Discretion

CITY COUNCIL MEETING SPECIAL SESSION

Tuesday, January 30, 2024 at 5:00 PM

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

MINUTES

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

CALL TO ORDER/ROLL CALL- Meeting was additionally held via zoom.

Mayor Hopkins called the meeting to order at 5 PM.

Mark Morgan Jr., Reese Cook, Brian Brooks, and John Rambo were in attendance.

PLEDGES & INVOCATION

Pledges were led by Brian Brooks. The Invocation was given by Reese Cook.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

No citizen comments.

REGULAR AGENDA

1. Discussion and possible action on a request from Sweeny Independent School District for a variance to the 2015 International Plumbing Code adopted by the City's Code of Ordinance and a variance to Section 110-162 Parking Requirements of Article VI of the City's Code.

City Manager stated this request is for a variance in two areas of preliminary planning for the SISD stadium. We do not have architectural or engineered plans to review as of yet. However, she has met with SISD's Superintendent, Dan Fuller, and feels the request is appropriate. First request is to the required parking for a stadium. Our code provides stadiums/event centers are to have one parking space for every three seats. They are reducing/scaling back the number of seats from 5,600 to 5,000 seats and requesting a variance to the amount of parking required. Extra parking would require extra drainage due to additional concrete needed. Second request is to the reduction of toilets/sinks/lavatories required per the adopted 2015 IBC. What is proposed is triple to what is currently onsite. Dan Fuller added that he knows that variances are normally requested after plans are reviewed. Due to circumstances, the variances would allow SISD to capitalizing dollars in other areas. SISD is planning to have a bond on the 2024 General Election ballot. The requested variances would cut costs and/or allow for funding to be spread out for the entire district more evenly; a response to timeliness pre bond planning. He stated that they are planning to better distribute the home and visitors bleachers. The current concrete stadium was built in the 1980's; in the 1990's structural re-support was completed. In 2014, a structural integrity report showed further issues and emergency maintenance was completed to remove fall hazards. They are now having to meet a need as the stadium is near life expectancy. They feel the variances will help to redistribute funds to other needs within the district, versus water runoff mitigation if required to have additional parking. Reese Cook confirmed the sink and water lavatories are a variance to Plumbing Code and the parking variance is to the Zoning Ordinance. Cook also asked about fire hazards relating to the parking requirements. City Manager stated nothing was found relating to sporting events, not sure why it was adopted that way.

Reese Cook moved to approve a variance to the 2015 International Plumbing Code adopted by the City of Sweeny to allow the District to have at least 20 total sinks and 12 total lavatories, and approval of a variance to Article VI. Supplementary Regulations- Section 110-162- Parking requirements, of the City's Code of Ordinances, to allow a 1:6 parking space to seat ration, subject to the receipt of plans with the stamp of licensed architect or engineer in Texas. Seconded by Mark Morgan Jr. All approved. Motion carried.

2. Discussion and possible action on engaging Kennemer, Masters, and Lunsford for professional financial audit services for the 2022-2023 Fiscal year ending September 30, 2023.

Karla Wilson, Finance Director, approached Council stating that this is an annual formal approval process to engage Kennemer, Masters, and Lunsford (KM&L) as our financial auditors for the year ending 09/30/2023. To begin the audit process, the letter is required to be approved and signed. This is budgeted per the City Manager. Last year's audit was approximately \$20,000.00, but we are trying to bring that amount down each year stated Wilson. The engagement letter states the fees will not exceed \$30,000.00, but we've only budgeted \$23,500.00. Cook questioned where we would make up the difference if we were to exceed budgeted funds. City Manager stated that we have engaged/contracted Tom Masters to complete the preliminary audit so that KM&L is not here as long. We would use fund balance for the contingency plan. KM&L have been auditing the City for approximately forty years and Mr. Master's time is budgeted as a consultant.

Reese Cook moved to approve engagement with Kennemer Masters and Lunsford for professional financial audit services 2022/2023 Fiscal Year as presented. Seconded by Mark Morgan Jr. All in favor. Motion carried.

3. Discussion and possible action on agenda request for Council Meetings to be regularly scheduled to twice monthly; Councilman Brooks

Brian Brooks stated that with the water issues, actions need to be taken. We keep switching ideas. Meeting every thirty days is too much time in between to help citizens out for water issues. He wants to try and meet twice a month. Mayor Hopkins and John Rambo agreed.

Brian Brooks made the motion to start meetings twice monthly on the first and third Tuesday of month beginning February.

Discussion: Reese Cook recommended starting March 5th. Council discussed how agenda requests would be handled versus water issues. All residential requests would still continue to be placed on the normal 3rd Tuesday. Water would be the only topic for the 1st Tuesday of the month special meetings. Mr. Brooks amended the motion to meet twice monthly on the first and third Tuesday of the month beginning March 5th. Seconded by John Rambo. All in favor. Motion carried.

4. Discussion and possible action to presentations from Water of Texas and Inframark on potential water project(s)

City Manager stated that Inframark will not be here tonight and Mr. Claybourn of Water of Texas has not appeared. She was able to receive clarification and requirements from TCEQ as to what constitutes the need for a pilot? A 300 sq. ft. filter would be required, due to our wells having a 15,000 gallons per minute flow. A filtration system equivalent or better will meet and we would not need a pilot program. TCEQ would require a pilot for removal of maximum contaminants; secondary constituents do not require. They would need to be NSF 61 or 44 certified. An engineer must submit plans and specs. Hopkins stated that navigating a pilot is hard to complete without Water of Texas here. Concerns of just softening, and the effect of corrosion it would have on existing infrastructure was discussed. The opinion provided from TCEQ stated the softener plans reviewed that were from Water of Texas, are using a normal resin and not the type previously used in the units, and that may not work. TCEQ suggested the City would want some type of performance contract initiated. Inframark's current operator previously stated that if we take soft water and run it thru the pipes, it would descale them and would exacerbate brown water complaints. Hopkins feels we need to go with someone else for filtration needs as Claybourn was not in attendance as requested at the last meeting. William Huebner, City Engineer, discussed with Council the filters previously at the water plant, their purpose, and how they were also used to keep the manganese out of the water. City Manager's suggestion is to put out a RFP to state what were looking for and our wants. Council discussed the options of filters, softeners, piping change outs, and forward paths. Huebner stated that our water from the wells to the tank is clear. When Water Of Texas pulled samples, they were still high in iron and manganese. You will not see discoloration until

it oxidizes. The pipes need replacing and the manganese needs to be removed. The regimented schedule of flushing is going to help build up, but both will be needed.

TIM PETTIGREW arrived at 5: 33 PM.

Kelly Fuller, resident, stated they recently put a water filter on their home. They have had to have a plumber out three times since installing, as corrosion is now releasing and causing issues. She agrees that if we put on a new unit for softening, homeowners will have more issues. Dan Fuller stated this is what CIP's are for. He asked if the city can match homeowners? It wouldn't fix CIP issues, but would show efforts. City Manager stated she has discussed this with Council and legal. We can not subsidize public funds to private properties. Discussion continued.

Reese Cook motioned that the City Manager to go out for RFP issued for 30 days seeking proposals for iron and manganese filtration at the water plant.

Mr. Rambo stated he is for the water softeners and has been researching. He is a proponent for the water softeners but acknowledges pipes need to be done. Hopkins thinks just a filter system without softening would be sufficient. Council also discussed the recent approval for the Main Street Water Line Replacement Project. Mr. Cook stated he opposed the motion last month for the project. Could we oppose or not accept a bid for the Main Street project; meaning could it fail? Yes, that is correct per Attorney Stevenson.

Seconded by John Rambo. All approved. Motion carried.

5. Discussion and possible action to adopt a capital improvement projects plan.

City Manager was given orders to start working on a CIP and it is critical. If executed correctly and reviewed annually prior to the budget, it would respond proactively to meet city needs. She feels we would qualify for zero interest loan with the Texas Water Development Board (TWDB), but an adopted CIP must be submitted with the application. Previously, she had shown Council a CIP of five years. She is now presenting a 15 year plan. City Manager feels a General Obligation (GO) bond could be leveraged. She also feels that this will present the need for project studies moving forward. She needs a CIP completed by February in order to submit the TWDB application by March 1st. Attorney Steveson stated bonds such as GO's are payable from tax revenue. Utility bonds are payable from utility revenues by voter approval. The last CO (Certificate of Obligation) included water and sewer. For bonds, the principal and interest must be included in the City's budget as debt obligation. Discussion of presented information ensued.

Reese Cook moved to approve the CIP as presented. Seconded by John Rambo.

Discussion: Mr. Rambo is concerned about the county interlocal and the asphalt roadways, as it builds up the roadway and causes an issue for drainage, water valves, etc. He would like to look at that further. Mr. Cook stated he thinks we need to have another meeting to talk about CIP only and determine what we want to move forward on, and shift numbers around accordingly. City Manager stated that when we do meet for a workshop, we need to revisit the strategic plan and the vision for the city. Then we would pick five to six projects to meet those visions and move forward. Brian Brooks asked if EDC funds can be used to help for any of the projects listed in the CIP given. City Manager stated our EDC is a type B and their funds can be used for city projects pertaining to quality of life, such as Parks. Mr. Cook asked for the types of projects eligible for EDC to fund to be designated. City Manager will color code them in light purple.

All in favor. Motion carried.

ITEMS OF COMMUNITY INTEREST

Reese Cook stated Mardi Gras is coming up on February 10th.

Brian Brooks told Tex, Director of Public Works, that they are doing a good job on leaks and the guys are working hard.

John Rambo stated the Mardi Gras Festival and the City Dog Pound fundraiser are the same day; February 10th.

ADJOURN REGULAR SESSION- Mayor Hopkins adjourned the meeting at 6:17 PM.

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

City affiliates present:
City Engineer, William Huebner
City Attorney, Charlie Stevenson

Passed and approved this 20 day of February, 2024.



Kaydi Smith - City Secretary

**IN-HOUSE WATER COLOR SURVEY
CONDUCTED JANUARY 29 - 30, 2024**

FIG STREET - 3RD ST. TO AVE. A

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
507	Y	LY	DEBRIS OBSERVED IN SAMPLE
411	Y	LY	DEBRIS OBSERVED IN SAMPLE
509 E. 2ND	Y	LB	DIRT IN OBSERVED IN SAMPLE
101	Y	LB	DEBRIS OBSERVED IN SAMPLE
108	Y	LY	DEBRIS OBSERVED IN SAMPLE
502	Y	LY	DEBRIS OBSERVED IN SAMPLE
312	Y	CL	DEBRIS OBSERVED IN SAMPLE
206	Y	CL	
104	Y	CL	DEBRIS OBSERVED IN SAMPLE
115	Y	CL	DEBRIS OBSERVED IN SAMPLE

AVE. B FROM HACKBERRY TO YAUPON

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
			RESIDENT NOTICES STRONG SMELL OF CLORINE AT NIGHT AND OBSERVES COLORATION IN WATER INTERMITENTLY, SELDOMN SEE DEBRIS IN WATER
209	Y	LY	
703	Y	LB	
705	Y	CL	DEBRIS OBSERVED IN SAMPLE
801	Y	CL	DEBRIS LIKELY FROM WATER HOSE
702	Y	CL	BROWN IN AM, CLEAR IN PM
704	Y	CL	INSIDE
708	Y	CL	INSIDE
802	Y	CL	OUTSIDE
804	Y	CL	OUTSIDE
904	Y	LY	DEBRIS OBSERVED IN SAMPLE
803	N	N/A	N/A

HICKORY ST.

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
205	N	N/A	NO WATER SERVICE
207	N	N/A	NO WATER SERVICE
209	Y	LY	
301	Y	CL	DEBRIS OBSERVED IN SAMPLE
303	N	N/A	NO WATER SERVICE
305	Y	CL	
307	N	N/A	NO WATER SERVICE
204	Y	CL	
302	Y	LB	DIRT
304	Y	CL	DEBRIS OBSERVED IN SAMPLE

408	N	N/A	
412	Y	CL	DEBRIS
504	Y	LY	DEBRIS
510	Y	DY	DEBRIS
512	Y	CL	

MAC DRIVE

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
1007	N	N/A	
1009	Y	LB	
1101	N	N/A	
1103	Y	CL	
1105	Y	CL	DEBRIS
1107	Y	CL	DEBRIS
1008	Y	LY	
1102	Y	DB	
1104	Y	CL	
1108	Y	LY	THICK, MISTY, DEBRIS

