

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 _____ day of _____, 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

308 N N/A NO WATER SERVICE

ALICE ST.

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
1014	Y	LB	DEBRIS
1004	Y	LY	THICK, MISTY
910	Y	CL	
806	Y	CL	
1105	Y	LY	
1009	Y	CL	
1003	Y	LY	THICK, MISTY, STRANGE ODOR
917	Y	CL	

ESTELLE ST.

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
1101	Y	CL	DEBRIS
1103	Y	CL	
1105	Y	CL	
1109	Y	BRN	STARTS DARK BROWN, ENDS LY
1102	Y	CL	
1104	Y	BL	
1106	Y	LY	
1110	N	N/A	

OAK ST. FROM 3RD TO AVE A.

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
SR. BUILDING	Y	LY	LY WITH DEBRIS
POLICE	Y	CL	HARDLY EVER OBSERVES COLORATION
28	Y	LY	DEBRIS
207	Y	LY	DEBRIS

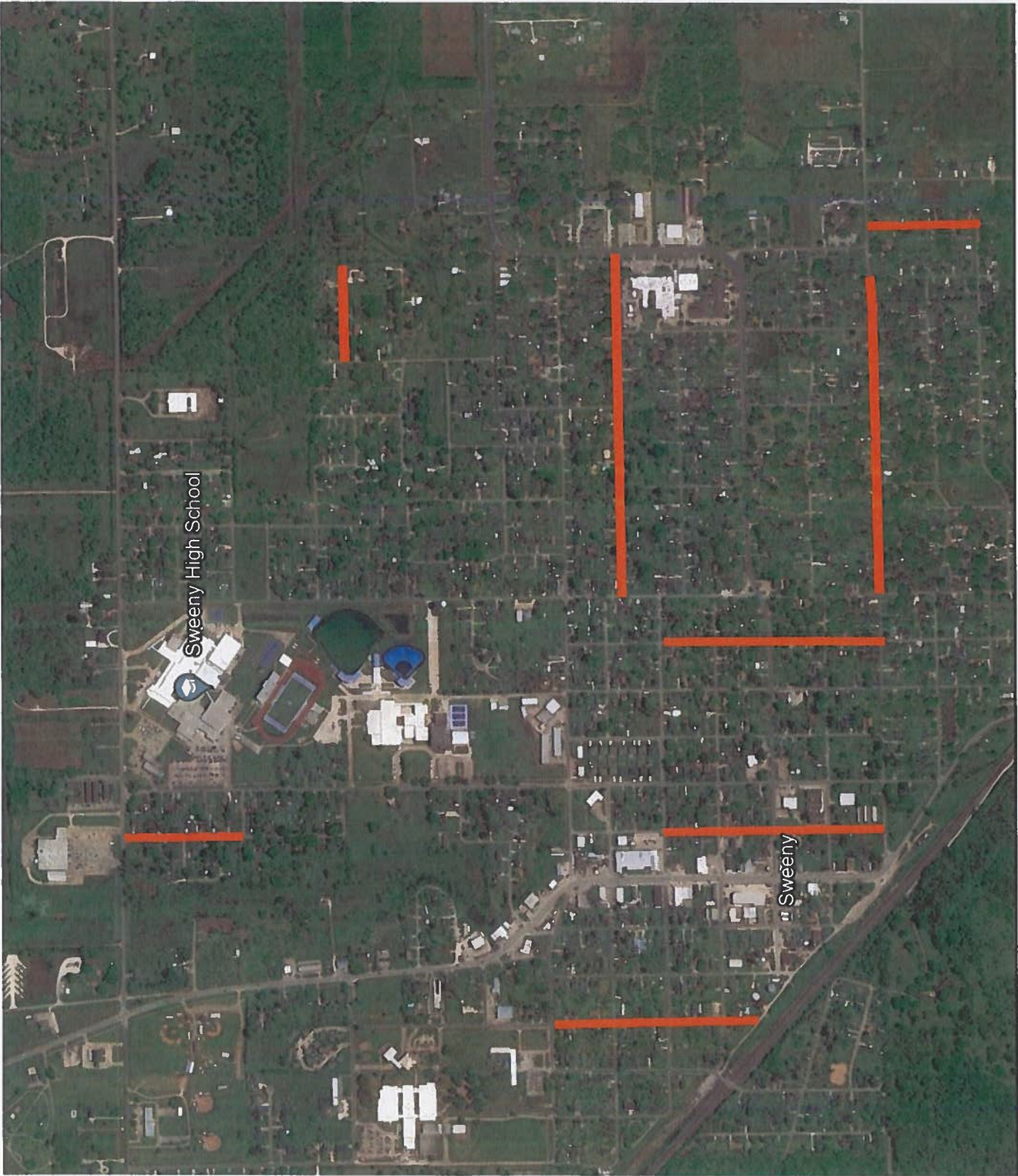
SYCAMORE ST.

ADDRESS	SAMPLE TAKEN Y/N?	COLOR	NOTES
223	Y	CL	RESIDENT OBSERVED BROWN DURING FREEZE
301	Y	CL	RESIDENT SAID USUALLY 1X/MO WATER BRN
311	Y	LY	RESIDENT OBSERVES BRN WTR DAILY
401	N	N/A	
403	Y	CL	DEBRIS
411	Y	LY	DEBRIS, RESIDENT OBSERVES RUSTY COOLOR WTR DAILY, DURING HEAVY RAIN, FREEZE WAS WORSE
503	Y	LY	DEBRIS
505	N	N/A	ABANDONED
509	Y	CL	DEBRIS
513	Y	LY	DEBRIS
208	Y	CL	RESIDENTS OBSERVES YW WTR
306	Y	LB	DEBRIS
308	N	N/A	
310	Y	CL	
402	N	N/A	

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



Sweeny High School

Sweeny