

**CITY COUNCIL MEETING SPECIAL SESSION  
DUE TO CANCELLED REGULAR SESSION 01/21/25 DUE TO INCLEMENT WEATHER**

**Thursday, January 23, 2025 at 5:00 PM**

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

**MINUTES**

BE IT KNOWN that the City Council of the City of Sweeny met in **Special Session** on **Thursday, January 23, 2025 at 5:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda. This Special Session is due to the cancellation of the Regular Session from 01/21/2025 due to inclement weather.

---

**CALL TO ORDER/ROLL CALL**

Mayor called the meeting to order at 5 PM. Neal Bess Jr., Reese Cook, and Brian Brooks were in attendance. Shaun Massey and John Rambo were absent upon roll call.

**PLEDGES & INVOCATION**

Pledges were led by Neal Bess Jr. Invocation was given by Attorney Stevenson.  
*John Rambo arrived and took his seat at the diocese at 5:04 PM.*

**CEREMONIAL PRESENTATIONS**

1. Sweeny Beautification Committee's Yard of the Month
2. Proclamation(s): African American History Month; February 2025

Mayor read the Proclamation for African American History Month and stated the proclamation will be signed and hung on display at City Hall.

**CITIZENS WISHING TO ADDRESS CITY COUNCIL**

Leigh Ann Thornton approached Council, 702 Ave B, addressing agenda item no. 13. She has discussed the project and situation with David (City Manager) and they have determined there has been a lot of miscommunication. Additionally, Council has been given a limited amount of information on the project. She does not feel that abandonment of the project should be on the table. They (BAAB) understand, they do not represent the City. She feels the public relations blow back would be bad for the City if the project is abandoned. It would be a logistical nightmare to return the money. She requests that abandonment not be an issue on the table.

Agatha Sanchez, President and Founder of the Sweeny Community Thanksgiving Feast, approached Council. She will be doing another fish fry to help those in need. She was the longest running president of the Sweeny Beautification Committee and has made Pride Day and Blue Santa prosper. She doesn't have a date for the fish fry as of yet, but will let us know. She believes in and sits for BAAB. She wants the City to succeed and keep moving forward, as several groups and organizations are failing. She wants the community to stay together and move in unity as one.

**CONSENT AGENDA**

3. Minutes: Special Session, December 11, 2024; Special Session, December 17, 2024; & Regular Session, December 17, 2024

Mayor Hopkins asked for a motion to approve the minutes of the Special Session December 11, 2024, Special Session December 17, 2024, and the Regular Session December 17, 2024. Brian Brooks stated so moved. Neal Bess Jr. seconded. All in favor. Motion carried.

4. Financial Statements
5. Personnel Status
6. Project Status Report
7. Critical Equipment Report; Generator Hourly Activated Self Test Report
8. Gas Compliance Update

9. 1st Quarter FY 24/25 Department Reports spanning October - December 2024; Police Department, Public Works, City Secretary, Fire Department, SEDC, and Parks & Recreation Board.

## **REGULAR AGENDA**

10. Discussion and possible action to Amendment No. 2 and Task Order No. 25-01, pursuant to Agreement for Technical Services with City Engineers, Strand Associates, Inc.

William Huebner, City Engineer, of Strand & Associates Inc., approached Council regarding the Agreement for Technical Services amendment and task order presented. The agreement for technical services is considered a catch all for projects that detail a scope of work and fee. The task order for on-call services are as needed and consists of plan reviews or extra items outside of an official project. These services are charged as needed.

Mayor Hopkins asked for a motion to approve Amendment No. 2 and Task Order 25-01 pursuant to the Agreement for Technical Services with Strand Associates. John Rambo stated so moved. Neal Bess Jr. seconded. All in favor. Motion carried.

The Parks & Recreation Board report was skipped under the Consent Agenda Quarterly Reports. Mayor Hopkins went back to the report and read aloud, prior to moving to Regular Agenda Item No. 11.

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

City Manager stated that due to budget constraints and previous replacements on the water line on Pecan Street by staff, it is his opinion, to pull funding for this project and utilize the funds to replace and rebuild our streets. Funding must be allocated to areas of low to moderate income. CDBG has previously awarded \$200,000. The City's responsibility to continue the current water line replacement project on Pecan Street is \$263,000. If the City chooses to cancel the project, the City must repay the expended grant fees of \$6,985.77. The City would have until June 1<sup>st</sup> to determine a replacement project for the CDBG funds. Council discussed the current project, options, and potential allowable replacement projects.

Neal Bess Jr. stopped discussions of agenda item no. 11, to introduce our new Fire Chief, Timothy Webb Jr., and Assistant Fire Chief, Timothy "Tim" Webb Sr.

Reese Cook moved to cancel the current proposed Pecan Street Waterline Replacement Project. John Rambo seconded. Reese Cook, Brian Brooks, and John Rambo were in favor. Neal Bess Jr. opposed. Motion carried.

12. Discussion and possible action to requested update on the Industrial Park by Sweeny Economic Development Corporation.

Brittanie Hopkins, SEDC Treasurer, gave Council an updated report, including the previous quarterly report under consent. SEDC's portion of the power has been ran and completed at Industrial Park. It is now the tenants responsibility to tie in at their own expense.

Discussion only; no action.

13. Discussion and possible action on issues regarding the animal shelter, up to, and including, abandoning the project.

Brian Brooks stated he thinks we (Council/City) made a mistake accepting the money without bids on costs for completion. He wants to determine how much it will be to redo the building, bring to code, add concrete, heat, etc. Great job raising (the funds), but he wants a final cost including the final setups. He doesn't think \$50,000.00 will be enough to complete the project. If it's not, then what happens? City Manager reiterated what Ms. Thornton stated earlier. Information was not shared properly from the beginning. Their committee (BAAB), cannot take on the design and full construction of the building as a separate organization, as they are not affiliated with the City. This would be a City building on City

property. They can complete fundraising and donate funds only. BAAB will not be running the site, unless the City enters into an operational agreement with them at a future date. They do not intend to operate, but will offer support to operations. It is the City's responsibility to design and construct. Discussion ensued as to, at what point does the City no longer operate as an animal control facility and shift to an adoption agency. Hand drawings were given showing what is in existence, as well as notating what it would take to develop the facility at the location chosen, due to the well head protection act and proximity. No excrement or water run off can leave the site, it must filter through the sewer system. This would require additional plumbing, extra concrete for outside runs, and room to house cat cages. Council's previous motion was to accept the donation, put into a separate account, and construction shall not begin, until all funds are available to complete the project. City Manager stated, that is where he is at now. He has met with contractors that are donating, etc., but is at a stand still due to funding. Neal Bess Jr. suggested a proposed structure made of connex boxes to help reduce costs, he also passed around a quote for the suggested. (Quote is included as an exhibit to the minutes.) John Rambo stated that hands are tied due to stipulations of the agreement. Any further expenses are not budgeted. Council continued to discuss.

*Neal Bess Jr. left the meeting at 6:40 PM.*

If Council wanted to change the location of the shelter, Attorney Stevenson would prepare the amendment for Ms. Thornton and City Manager to sign, amending that funds can be expended at the existing facility/location, and for the City to determine how funds are spent.

Reese Cook moved to amend the current memorandum of agreement with Ms. Leigh Ann Thornton, to allow new or renovated facility, to be added to the current location, and to spend the \$50,000.00 at that location. Brian Brooks seconded. Reese Cook, Brian Brooks, and John Rambo were in favor. Motion carried.

14. Discussion and possible action to allow City Manager to sign an updated agreement with Government Capital Securities for municipal financial advisory services.

Reese Cook moved to allow City Manager to enter into an updated agreement with Government Capital Securities for municipal advisory services. Brian Brooks second. All in favor. Motion carried.

15. Discussion and possible action to approve Ordinance 25-100, calling the May 03, 2025 General Election, for Council Positions No. 2 & 4, and Mayor, all for terms of two years.

Reese Cook moved to approve Ordinance 25-100 calling the May 3<sup>rd</sup>, 2025 General Election for Council Positions 2 & 4 and Mayor. Brian Brooks seconded. All in favor. Motion carried.

16. Discussion and possible action to approve Ordinance 25-101, establishing the fee schedule for the City of Sweeny.

Reese Cook moved to approve Ordinance 25-101 establishing the fee schedule for the City of Sweeny. Brian Brooks seconded. All in favor. Motion carried.

17. Discussion and possible action to allow the City Manager to sign a contractual extension with our awarded Debris Removal Contractor, DRC Emergency Services.

Council discussed extending the contractual ending dates for debris contractors, to encompass the full hurricane season, ending 12/31/25.

Reese Cook moved to allow City Manager to sign a one-year contractual extension with DRC Emergency Services, with the City's previously awarded Debris Removal Contractor, to expire 12/31/2025. Brian Brooks seconded. All in favor. Motion carried.

18. Discussion and possible action to allow the City Manager to sign a contractual extension with our awarded Debris Monitoring Contractor, Rostan Solutions.

Reese Cook moved to allow City Manager to sign a contractual extension with Rostan Solutions, the City's previously awarded Debris Monitoring Contractor, to expire 12/31/2025.  
Brian Brooks seconded. All in favor. Motion carried.

19. Discussion and possible action to allow City Manager to enter into a contractual agreement, previously awarded, for Disaster Recovery Grant Management and Administrative Services with Rostan Solutions.

Reese Cook moved to allow City Manager to enter into a contractual agreement with Rostan Solutions for Disaster Recovery Grant Management and Administrative Services, to expire 12/31/2025.  
Brian Brooks seconded. All in favor. Motion carried.

20. Discussion and possible action to Resolution 25-100, allowing for a voluntary donation for Debris Removal be added to the city utility bills.

Brian Brooks moved to approve Resolution 25-100, adding a voluntary donation to the City utility bill for providing funds for debris removal in the amount of \$1.00. John Rambo seconded.  
Brian Brooks and John Rambo were in favor. Reese Cook abstained. Motion carried.

21. Discussion and possible action to Resolution 25-101, terminating a voluntary donation on the City utility bill for Sidewalk Construction.

Attorney Stevenson stated that approving this item would remove those already signed up for this fund. There are quite a few people that currently donate. They would be required to re-sign up if council proceeds.  
Discussion only; no action.

22. Discussion and possible action to Resolution 25-102, creating a voluntary donation on the City utility bill for the funding of a single account for Sidewalk Construction and Parks funding.

Discussion only; no action.

23. Discussion and possible action to City surplus property to be sold in public auction.

City Manager stated we are requesting consideration of the items listed within the packet to be deemed as surplus property. All items would be sold in public auction. The City has previously used Munibid for auction needs.

Mayor Hopkins asked for a motion to approve the surplus property to be sold in public auction. Reese Cook stated so moved. John Rambo seconded. All in favor. Motion carried.

24. Discussion and possible action to establishing a Special Meeting for Council to review the City Charter.

Discussion only; no action.

### **ITEMS OF COMMUNITY INTEREST**

John Rambo stated good job on the freeze.

Mayor Hopkins stated that the Brazosport Food Pantry, Bulldog Marketplace, fed 245 families on Monday and Tuesday.

Reese Cook added that it may be beneficial for the City to circulate the need for volunteers and information for Bulldog Marketplace.

### **ADJOURN REGULAR SESSION**

Mayor Hopkins adjourned the meeting at 7:11 PM.

EXHIBIT- Quote; Regular Agenda Item No. 13

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

*Staff and Boards Present*

City Manager, David Jordan

Chief of Police, Brad Caudle

Director of Public Works, Terrance Bell

Finance Director / Personnel Services, Karla Wilson

City Secretary, Kaydi Smith

City Engineer, William Huebner with Strand Associates Inc.

SEDC Treasurer, Brittanie Hopkins

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

---

Kaydi Smith -- City Secretary

*NOTE*

*A Mobile Box.Com*

*PO Box 329*

*Brazoria, Texas 77422*

*(979) 798-5798*

Date: 23 January 2025

To: The City of Sweeny  
nnrvpark@gmail.com

**Special Instruction: Delivery Includes 1 hour delivery time, any part of an hour beyond that is subject to \$95 per hour. Any location requiring safety training or TWIC cards will incur an additional \$100 fee. Credit card payments are subject to a 3.5% convenience fee.**

Qnt	Unit #	Description	Location	Unit Price	Amount
2		New (1-Trip) 40' High Cube Double Door Shipping Containers	Sweeny, TX	\$5700.00 Each	\$11400.00
2		Used 40' HC Shipping Containers	Sweeny, TX	\$2900.00 Each	\$5800.00

<b>SUBTOTAL</b>	\$17200.00
<b>Trucking</b>	\$Included
<b>Sales Tax</b>	\$Resale Exempt
<b>TOTAL</b>	\$17200.00

*Make Payable to: Lone Star Storage*

Thank you for your Business!

Received By: \_\_\_\_\_ Date: \_\_\_\_\_