



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

<b>Meeting Date</b>	06.18.2024	<b>Agenda Items</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	Lindsay Koskiniemi, City Manager
<b>Reviewed by City Attorney</b>	No	<b>Department</b>	Development
<b>Subject</b>	Discussion and possible action on follow up of requested item to discuss status of property located at 1301 Avenue A, per Council Member Pettigrew.		
<b>Council Strategic Goals</b>	Provide information in this field on how this item meets at least one of the five of Council's Strategic Goals.		
<b>Attachments / Supporting documents</b>	1. Vibrant Economy – Strengthen Code of Ordinances		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

At the special City Council meeting on May 23, 2024, Council Member Pettigrew, Position 5, requested to discuss the status of the property generally described as 1301 Avenue A. The property is a mobile home park, and lots are not shown individually on the property plat. Utilities are ran across the ground, so utilities are individually metered, which is inconsistent with the property's legal description and recorded plat. The issue is that city utilities are run across private property, so that when there is a water or sewer leak, city employees are going on private property make repairs.

The City's Code provides that the City is responsible up to the customer's meter, and beyond the meter is the responsibility of the property owner. Currently, the situation is not being handled in that manner, so the City is working on private utilities and private property.

At the last meeting, the city manager offered to contact the property owner to hopefully identify an amicable solution to achieve Code compliance. On June 13, 2024, I, Lindsay Koskiniemi, spoke to one of two property owners, Mr. Eric Jones and explained the issue. Mr. Jones understood the issue and stated he would speak to the second property owner, Ms. Dakota Schmidt. One solution I offered was the possible use of a "master meter," similar to how some apartment complexed allocate utility billing in multifamily structures. I explained that it is not uncommon for older properties to not show individual lot lines, and replatting may be expensive. Installing a master meter in the City easement would provide Code compliance so that City employees are not working on private property in the event they respond to a repair.

Mr. Jones expressed hesitancy, as it would impose a hardship to allocate the bill among residents. This discussion is still in progress and is not final at this stage. I recommended the property



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owner(s) attend the meeting on June 18<sup>th</sup>, as there is discussion on the agenda concerning their property.

#### **Recommended Action**

No recommended action at this time, as the property owner was only made aware less than a week ahead of this council meeting.

Staff will continue to work on finding a solution with Mr. Schmidt and Mr. Jones and report back and development or stagnancy in the process to City Council.