

CITY COUNCIL MEETING REGULAR SESSION

Tuesday, April 15, 2025 at 6:00 PM

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

MINUTES

BE IT KNOWN that the City Council of the City of Sweeny met in **Regular Session** on **Tuesday, April 15, 2025 at 6:00 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 6 PM.

Neal Bess Jr., Reese Cook, Brian Brooks, John Rambo, and Caniel "Shaun" Massey were present.

PLEDGES & INVOCATION

Pledges were led by Neal Bess Jr. The invocation was given by Reese Cook.

CEREMONIAL PRESENTATIONS & COMMENDATIONS

1. Sweeny Beautification Committee's Yard of the Month; Frank Burttschell and Dennis Hill at 706 Brockman St.
2. Commendation: Sweeny Beautification Committee; Successful submission to Keep Texas Beautiful; Ranked 3rd place for the 2025 Governor's Community Achievement Awards under Population Category 2
3. Proclamation(s): 2025 Sweeny STEM Scholars
National Day of Prayer, May 1st, 2025

Mayor stated the proclamations would be signed and posted within the foyer of City Hall.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Bill Worrell asked about the discontinuation of Certificate of Liability Insurance for Municipal Registered Contractors. Attorney Stevenson announced that Council cannot respond to questions during this portion of the agenda.

CONSENT AGENDA

4. Minutes: Special Session, March 25, 2025
John Rambo moved to approve the Special Session minutes for March 25, 2025. Seconded by Neal Bess Jr. All in favor. Motion carried.
5. Presentation of YTD General Fund and Enterprise Fund Income and Expenses
6. Presentation of Fiscal Year 2024 – 2025 Quarterly Investment Report, Second Quarter
Mayor Hopkins asked for a motion to accept the 2025 Quarterly Investment Report. John Rambo stated so moved. Shaun Massey seconded. All in favor. Motion carried.
7. Personnel Status – Information Only
8. Project Status, Gas Compliance, and Sidewalk Repair Report
9. Critical Equipment Report; Generator Hourly Activated Self Test Report
10. FY 24/25 2nd Quarter Departmental Reports spanning January 01 - March 31; Police Department, Public Works, City Secretary, Fire Department, SEDC

REGULAR AGENDA

11. Presentation, discussion and possible action to accept the Fiscal Year 2023-2024 annual financial audit.

Jorden Rollins of Kennemer Masters & Lunsford (KM&L), the City's Financial Auditors, presented Council with the FY 23/24 Financial Audit.

Reese Cook moved to accept. Seconded by Neal Bess Jr. All in favor. Motion carried.

12. Discussion and possible action to requested variances at 906 N Main, Ordinance §156.018 A(4)(d) for illuminated signage & §156.018 A(1)(a) for size of signage allowance; O'Reilly Auto Parts

Jennifer Ronneburger with GoPermit, addressed Council on behalf of Oreilly's Auto Parts, requesting a variance to allow illuminated wall signage that exceeds the City's size requirements at 906 N Main Street. The signage would include a photocell that would turn on the illumination at dark. Additionally, the illumination would be turned off thirty (30) minutes following the store closure each day.

John Rambo motioned to approve the variance for the signage being requested, (per affirmative findings) that will not authorize a type of sign which is specifically prohibited by this subchapter, is not contrary to the goals and objectives outlined by the City's comprehensive plan, is not contrary to the public interest, due to special conditions a literal enforcement of the ordinance would result in unnecessary hardship, the spirit and purpose of the ordinance will be observed, and substantial justice will be done.

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

13. Discussion and possible action to agenda request for variance to the Zoning Ordinance, Exhibit A, Section 110-173 (C) (4) (c) for proposed fence at 101 S Francis Street; Veronica Montgomery

Veronica Montgomery, owner of 101 S Francis, is requesting a variance to the fence ordinance to install a 4 ft. privacy fence beyond the front of the home as submitted/depicted.

Brian Brooks motioned to approve a variance to the Zoning Ordinance, Exhibit A, Section 110-173, allowing for a privacy fence to extend past the building line on the right side/ southern portion of the property, closest to Avenue A, as depicted and presented, located on 101 S Francis. Seconded by John Rambo. Neal Bess Jr., Brian Brooks, John Rambo, and Shaun Massey were in favor. Reese Cook opposed. Motion carried.

14. Discussion and possible action to agenda request for usage of the Gazebo Park, road closure, and variance to Ord. §113.04, possession or consumption of alcoholic beverages in public places; Kristin Simmons

Kristin Simmons of S Town Legends will be hosting a cook-off on May 23rd & May 24th at the Gazebo Park. She is requesting to block West First Street at Main during the event. She is additionally requesting a variance to allow alcohol during the event.

Brian Brooks moved to approve the requested usage of the Gazebo Park on May 23rd and 24th, 2025, allowing for West 1st Street to be blocked from Main Street to Pecan Street during the event, and to approve a variance to Ordinance §113.04, allowing for the possession and consumption of alcoholic beverages within the event. Seconded by Neal Bess Jr. Neal Bess Jr., Brian Brooks, John Rambo, and Shaun Massey were in favor. Reese Cook opposed. Motion carried.

15. Discussion and possible action to approve Ordinance 25-104, repealing Section 110-69 and amending Sections 110-76 and 110-69.2 of Exhibit A of the Zoning Ordinance.

Reese Cook moved to approve Ordinance 25-104, amending Exhibit A of the zoning ordinance as presented. Seconded by Shuan Massey.

Discussion: Councilman Rambo gave a job well done to Councilman Cook.

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

16. Discussion and possible action on re-plat, reconfiguring five lots (5) into three (3), currently known as 301 Pecan; Bill Worrell & Robert Goodrum

Mayor asked for a motion to approve the replat as presented. Brian Brooks stated so moved. Seconded by John Rambo. Reese Cook, Brian Brooks, John Rambo, and Shaun Massey were in favor. Neal Bess Jr. abstained. Motion carried.

17. Discussion and possible action to Sweeny Economic Development Corporation's (SEDC's) Bylaw amendments.

City Manager David Jordan stated to utilize City personnel and to move the Executive Director into a position under the City, this amendment within the SEDC bylaws allows for the final move.

Neal Bess Jr. motioned to have the Sweeny EDC to recommend to approve of the EDC Bylaw change. Second by Brian Brooks. Neal Bess Jr., Brian Brooks, and Shaun Massey were in favor. Reese Cook and John Rambo opposed. Motion carried.

18. Discussion and possible action to Ordinance 25-105, accepting the dedication of road, road right of way, utilities, and utility easements within Industrial Park requested by Sweeny Economic Development Corporation

Council discussed the utilities that still need to be completed at the Industrial Park and only accepting the road and road right of way, in order to establish a speed limit. Attorney Stevenson modified the presented ordinance.

Reese Cook moved to approve Ordinance 25-105 accepting the dedication of the road and road right of way only, amending out utilities and utility easements. Seconded by Neal Bess Jr. All in favor. Motion carried.

19. Presentation and discussion of Windstorm Insurance renewal quotes for 2025-2026

Discussion only; no action.

20. Discussion and possible action to Ordinance 25-106, amending the animal control ordinance, adding a trap, neuter, return program for cats.

Reese Cook moved to table. Second by Shaun Massey.

Discussion: Councilman Rambo stated he thinks trapping falls on the homeowner and this would be opening liability, as we may not be capable of doing. Councilman Bess stated that's similar to what he was going to state. Councilman Cook stated this takes on a huge liability and potential liability with a possible partner to work with. The agreement has not been approved (by the partner/ BAAB). Chief Caudle gave a run-down of the procedures and how the program would work between the City ACO and BAAB.

All in favor. Motion carried.

ITEMS OF COMMUNITY INTEREST

David Jordan stated he will need to setup a meeting with BAAB soon.

John Rambo stated the tree planting at Backyard Park with P66 and Trees for Houston will be next Thursday, April 24, 2025.

He additionally stated this is one of his last meetings as he is not running for re-election. He has greatly enjoyed this experience and valued the opportunity to serve. He wishes everyone the best in future endeavors and trusts the City is headed in a good direction.

ADJOURN REGULAR SESSION

Mayor Hopkins adjourned the meeting at 7:29 PM.

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, Terrence Bell

Finance Director / Personnel Services, Karla Wilson

City Secretary, Kaydi Smith

Passed and approved this _____ day of _____, 2025.

Kaydi Smith -- City Secretary