

CITY COUNCIL MEETING REGULAR SESSION

Tuesday, November 18, 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, November 18, 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., John Rambo, Brian Brooks, Sandra Blaine, and Caniel "Shaun" Massey were in attendance.

PLEDGES & INVOCATION

Pledges were led by Neal Bess Jr.

Invocation given by Attorney Stevenson.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Kevin Cole, a resident of Pearland, Texas, introduced himself as a candidate for Brazoria County Judge. His platform emphasizes safe communities, low taxes, and a strong future through proper countywide planning and attention to critical needs. He highlighted his experience managing storm seasons as the current Emergency Manager and Mayor.

CONSENT AGENDA

1. Minutes: Regular Session, October 21, 2025 and Special Session, November 06, 2025
Mayor Hopkins asked for a motion to approve the minutes of the Regular Session, October 21, 2025 and Special Session, November 06, 2025. Brian Brooks stated so moved. Seconded by Neal Bess Jr.
All in favor. Motion carried.

2. Financial Statements

No financial statements were presented due to the accounting software conversion.

3. Monthly Departmental Updates: October 01-31

The Chief of Police, the Director of Public Works, and the City Secretary were available to address any questions regarding the monthly updates included within the Council packet.

4. Board Updates: October 01 -31

SEDC Executive Director Michelle Medina, Sweeny Beautification Committee President Sanci Kennedy, Parks & Recreation Board President Cerrington Massey, and Fire Chief Tim Webb presented their October reports to the Council on behalf of their respective boards. Parks & Recreation Boards update was submitted and entered as Exhibit A.

REGULAR AGENDA

5. Discussion and possible action to requested variance at 906 N Main, §156.018 A(1)(a) for size of signage allowance; O'Reilly Auto Parts

Jenn from Go Permit, representing O'Reilly's, addressed the Council regarding a signage variance. A sizing variance was previously granted in April. The current request seeks approval for a larger signage

allowance to improve visibility. The property does not have a freestanding sign and proposes a linear sign totaling 114 sq. ft. rather than a stacked design.

John Rambo moved to approve the requested variance to Ordinance 156.018(A)(1)(a), permitting increased signage dimensions at 906 N Main as detailed in the submitted plans, and to adopt affirmative findings in support of the variance, as it will not authorize a type of sign which is specifically prohibited by this subchapter, it is not contrary to the goals and objectives outlined by the City's comprehensive plan, it is not contrary to the public interest, due to special conditions a literal enforcement of the ordinance would result in unnecessary hardship, and the spirit and purpose of the ordinance will be observed and substantial justice will be done. Seconded by Neal Bess Jr. All in favor. Motion carried.

6. Discussion and possible action to agenda request for usage of the Gazebo Park for Christmas in the Park; Sweeny Beautification Committee

Sanci Kennedy requested use of the park for the "Christmas in the Park" event on December 6, along with barricades and porta cans.

Mayor asked for a motion to approve the requested usage of the Gazebo Park on December 6th, 2025 for Sweeny Beautification's annual Christmas in the Park, to include the usage of the City's barricades and porta cans. So moved stated Neal Bess Jr. Seconded by John Rambo. All in favor. Motion carried.

7. Discussion and possible action to Res. 25-113, authorizing and designating official bank signatures for the Sweeny Beautification Committee.

Mayor asked for a motion to approve Resolution 25-113, authorizing and designating Sanci Coufal, Kayla Peterson, Ashley Rambo, and Karla Wilson as the official bank signers for the Sweeny Beautification Committee. So moved stated Shuan Massey. Seconded by Brian Brooks. Neal Bess Jr., Brian Brooks, Sandra Blaine, and Shaun Massey approved. John Rambo abstained. Motion carried.

8. Discussion and possible action to requested update of the Animal Shelter; Councilman Bess, Pos. No. 1

Councilman Neal Bess Jr. requested this item on the agenda as the shelter has not been completed, and he is worried the contractors' donated labor has expired. The City Manager noted the Council accepted the donation with the understanding that no work would proceed until full funding was secured. He provided Council with a breakdown of what funds have been spent and the funds needed to complete the shelter; entered as Exhibit B. Direction is needed from Council regarding the next steps and timeline to complete.

Brian Brooks moved to authorize David (City Manager) to finish building and come back to look at kennels, not to exceed funds we already have available at this time. Seconded Neal Bess Jr. All in favor. Motion carried.

9. Discussion and possible action to Resolution 25-112; nominating candidates for the Board of Directors of the Brazoria County Appraisal District.

The City received three votes that can be applied to one person or split as chosen.

Neal Bess Jr. motioned to apply all three votes to Wayman Hutchings. Seconded by John Rambo. All in favor. Motion carried.

10. Discussion and possible action regarding the Notice of Award for the Resilient Communities Program, administered by the Texas General Land Office (GLO), and authorization to submit the SF-424 application form as part of the grant acceptance process.

The City has been awarded a \$250,000 grant through the Resilient Communities Program, administered by the Texas General Land Office – Community Development and Revitalization Division. This no-match grant will fund a comprehensive planning initiative, including a full Comprehensive Plan and an update to the City's zoning code. The original request was \$300,000; if the City accepts the award, a revised application and budget scope must be submitted to reflect the \$250,000 allocation. Staff time and scheduling will need to be considered to support the project.

Brian Brooks motioned to move forward with the pursuit of the full project and submit the revised SF424 to reflect the awarded amount. Seconded by Neal Bess Jr. All in favor. Motion carried.

11. Discussion and possible action to Resolution No. 25-114, concerning the reallocation of funds within the CDBG GLO grant (Contract No. 22-082-007-D205), in preparation for finalization and upcoming closeout.

Brian Brooks motioned to table for the next meeting. Seconded by John Rambo. All in favor. Motion carried.

12. Discussion and possible action to requested agenda item; email received by Councilman Bess, Pos. No1; TWDB

Councilman Bess expressed concern about missed opportunities and stressed the importance of grants in advancing progress. He requested additional information regarding the previously declined TWDB grant. The City Manager explained that submission was not feasible due to a 60-day deadline within incomplete engineering and the absence of a grant writer. The application was prepared internally, which affected compliance with required steps and documentation.

Discussion only; no action.

ITEMS OF COMMUNITY INTEREST

Neal Bess Jr. showed Council his discolored water filters and feels we need to bring the water softeners back online. It was requested to place the water discussion on the next agenda.

Shaun Massey stated that Blue Santa applications are out now, as well as the Silver Santa applications for the elderly. Chief Caudle stated they will be giving gifts out on December 21st.

ADJOURN REGULAR SESSION

Mayor adjourned the meeting at 7:10 PM.

Exhibits:

- A. Parks & Recreation Board's monthly update; Consent Item No. 4
- B. Animal Shelter expenditures, funding still required, and drawing; Regular Item No. 8

Staff and Boards Present

City Manager, David Jordan

Chief of Police, Brad Caudle

Director of Public Works, DeLane Brown

Finance Director / Personnel Services, Karla Wilson

City Secretary, Kaydi Smith

Passed and approved this _____ day of _____, 2025.

Kaydi Smith -- City Secretary

SWEENY PARKS and RECS MONTHLY UPDATE

Sweeny Parks and Rees successfully completed our project at the Backyard Park! We added four tables with umbrellas, added two benches, installed a new basketball goal, and revitalized the volleyball court. The walkway was also scraped and cleaned to improve accessibility and appearance. We would like to extend a special thank-you to the many organizations and community members who helped make this possible, including CP Chern, Phillips 66, BAABS, the City of Sweeny workers, the Sweeny Lions Club, Sweeny Parks and Recreation, Shaun Massey for donating his time to install the poles and electrical work, and many other dedicated citizens. Additionally, we installed a third antique light (donated by SBC) at Chick Anderson Park and installed a new light pole, donated from Chemical Incorporation, at MLK Park. We are also proud to that Sweeny Lions Club purchased outdoor exercise equipment for the TJT Walking Trail Park through a \$5000 grant from MLK Celebration Committee, which it is expected to arrive and be installed in January. A new bench was also purchased from the grant and will be added at that location.

Upcoming Projects: Installation of additional lights and benches along the TJT Walking Trail and
Placement of informational and commemorative placards. We will be requesting funding from Council from our budget to complete these projects.

Collaboration on Entry Signs for Sweeny

Grant options on a Skate Park

Arrival and installation of the new restrooms for the Backyard Park, funded by the EDC

Thank you for your continued support!

MLK and JTJ Walking Trail

SWEENY PARKS and RECS MONTHLY UPDATE

Material List	Lab	Unit cost	Total Co	Notes
450W LED Parking Lot Light Dusk to Dawn 67,500LM	\$0.00	\$274.99	\$549.98	2 EACH
Intermatic T101 24-Hour Mechanical Timer Switch - 120V SPST	\$0.00	\$70.25	\$70.25	1 each
Outdoor Lamp Post, Plastic Cross Arm, Built-in-Outlet, Dusk-to-Dawn Photo Eye Sensor, Easy Installation, Black, 3 in Diameter x 80 in H, 589812	\$0.00	\$105.57	\$1,055.70	10 each
Standard 3-Inch Diameter Outdoor Pier Base, Weather-Resistant Aluminum for Porch, Patio, and Deck - Design House, 588004	\$0.00	\$14.01	\$140.10	10 each
10 PCS 100W LED Post Top Light with Photocell, DLC ETL Listed Outdoor Pole Light Fixture 14000 LM, 5000K LED Lamp Post Light, IP65 Commercial Street Area Lighting for Parking Lot Yard Garden, 120-277V	\$0.00	\$1,469.99	\$1,469.99	1 pack
8/3 CABLE	\$0.00	\$0.00	\$1,000.00	EST.
PVC	\$0.00	\$0.00	\$300.00	EST.
CONCRETE	\$0.00	\$0.00	\$1,000.00	EST.
PARK PLAQUES	\$0.00	\$1,000.00	\$4,000.00	4 EACH

GRANT FUNDED BY P66

Gazebo Park

Material List	Lab	Unit cost	Total Co	Notes
PARK PLAQUES	\$0.00	\$1,000.00	\$2,000.00	2 EACH

Backyard Park

Material List	Lab	Unit cost	Total Co	Notes
SAND FOR VOLLYBALL COURT	\$0.00	\$0.00	\$2,000.00	EST.

Estimate for Material only
Animal Shelter Completion

Fence around complex not counting the rolling gate at entrance \$ 8980.

Driveway and parking area \$ 2000.

Plumbing \$1424.

Finish Process room and interior walls \$3110.

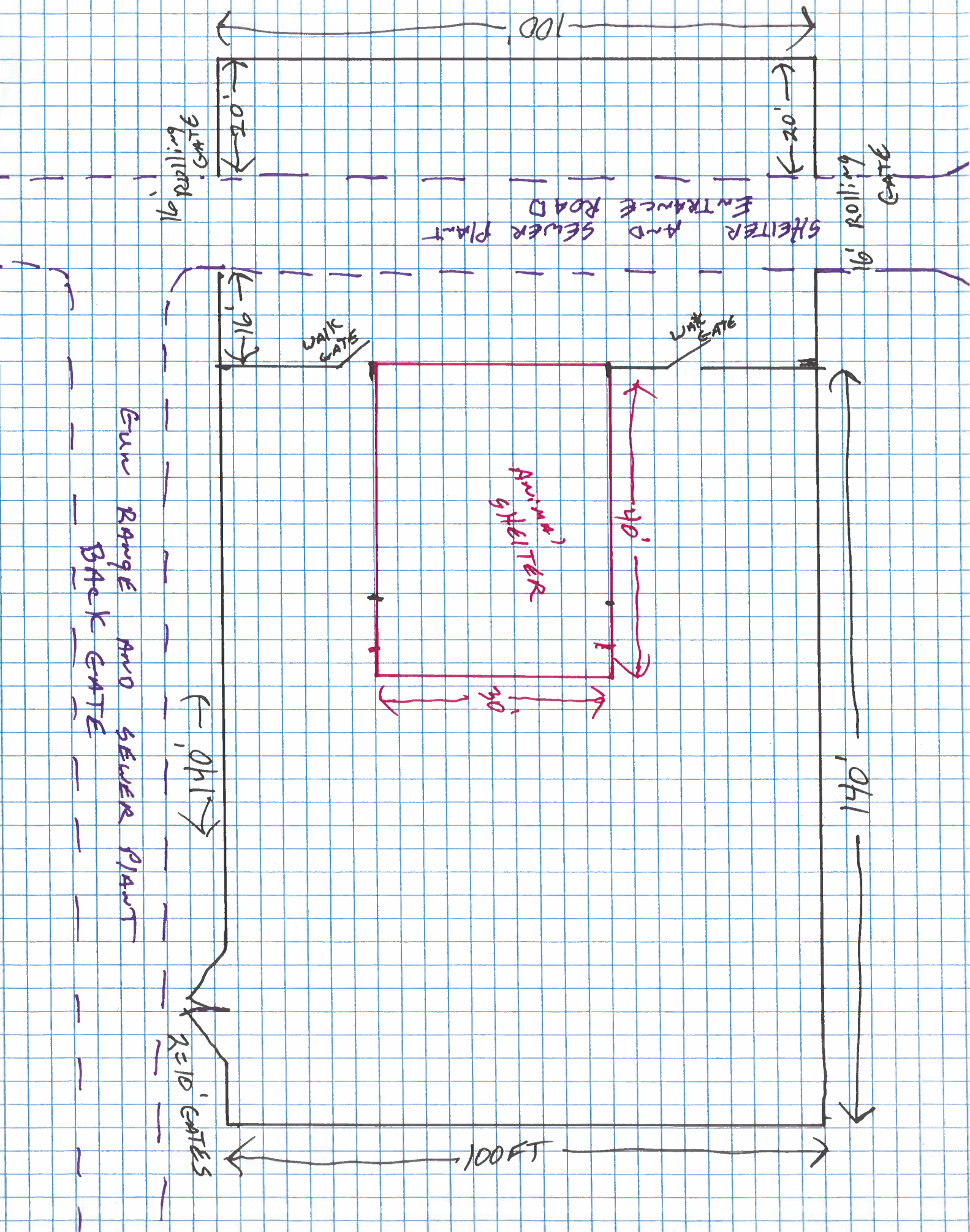
Automatic water devices for kennels \$ 960.

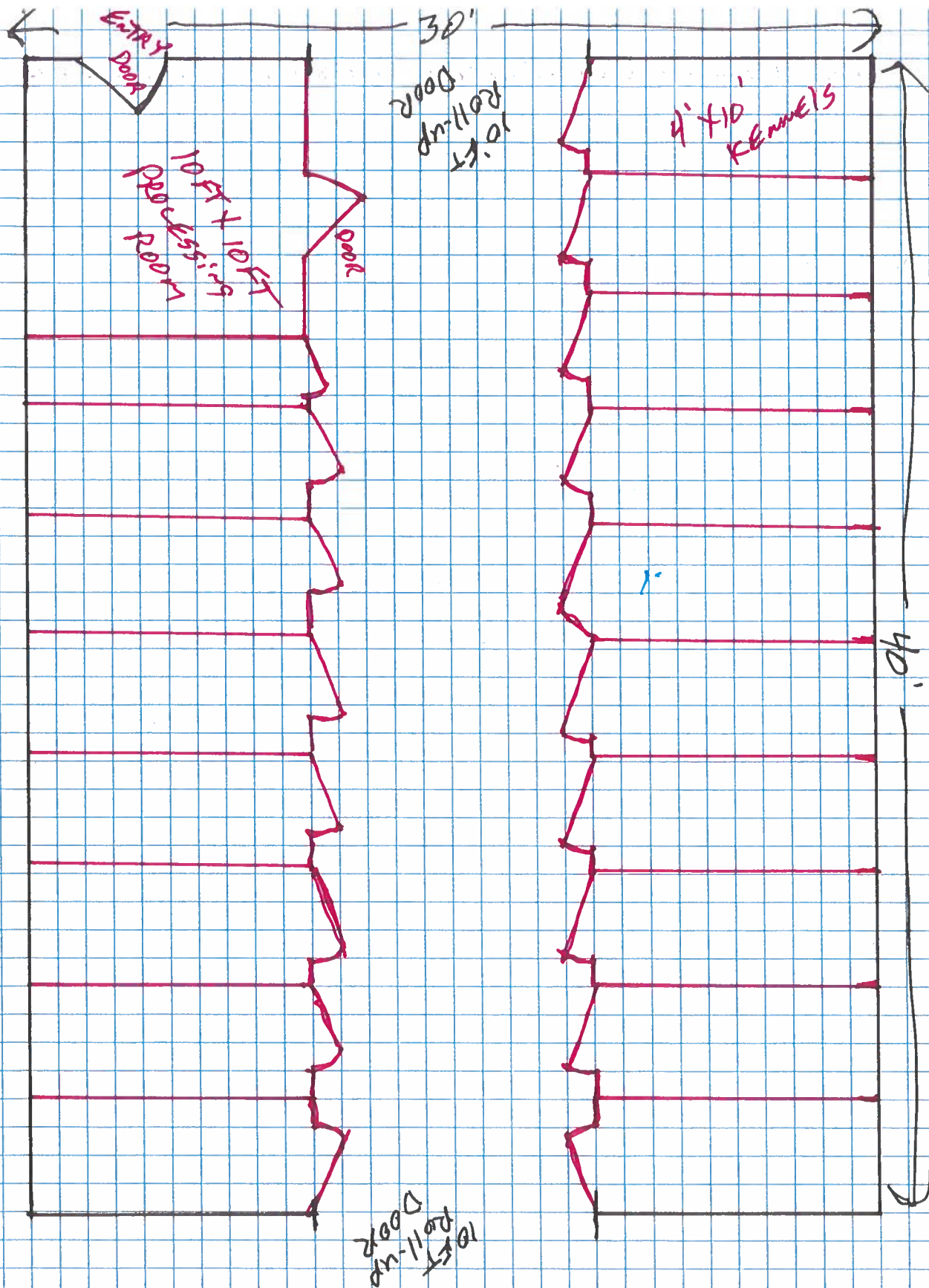
Electrical Waiting on Kotrla for estimate on materials we have looked at a few options that services the building correctly

Ventilation fans may be donated

Discussion of AC/ Heat being donated

I have not priced Kennels yet as that will be the last items installed to prevent damage tot hem.





30' x 40' Building

KENNELS TO BE WIRE MESH MATERIAL WITH 3FT HIGH SOLID PANEL TO PREVENT ANIMALS FROM FIGHTING BETWEEN CAGES.

Sweeny - Reserve and Restricted Funds General Ledger

For the Period From Sep 1, 2024 to Oct 31, 2025

Filter Criteria includes: 1) IDs [REDACTED] Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
[REDACTED]	9/1/24			Beginning Balance			
Animal Shelter Expen	9/30/24			Fiscal Year End Balance			
	10/1/24			Beginning Balance			
	11/1/24			Beginning Balance			
	12/1/24			Beginning Balance			
	1/1/25			Beginning Balance			
	2/1/25			Beginning Balance			
	3/1/25			Beginning Balance			
	4/1/25			Beginning Balance			
	5/1/25			Beginning Balance			
	5/12/25	2025 05 12	PJ	Stewart Building & Remodeling, - Down Pmt Animal Shelter Bldg	6,900.00		
				Current Period Change	6,900.00		6,900.00
	6/1/25			Beginning Balance			6,900.00
	6/4/25	2025 05 12	PJ	Stewart Building & Remodeling, - Animal Shelter-Due on delivery	13,200.00		
	6/4/25	2025 05 12	PJ	Stewart Building & Remodeling, - Animal Shelter Bldg installed	12,300.00		
	6/5/25	06/05	GEN	Due to Gen-An Shelt Skid Steer Rental for Pad	851.90		
				Current Period Change	26,351.90		26,351.90
	7/1/25			Beginning Balance			33,251.90
	7/7/25	2025 05 12	PJ	Stewart Building & Remodeling, - Animal Shelter Bldg Final	2,100.00		
				Current Period Change	2,100.00		2,100.00
	8/1/25			Beginning Balance			35,351.90
	9/1/25			Beginning Balance			35,351.90
	9/26/25	09/26	GEN	Transfer to Gen-An Shelt Bldg Supplies	659.43		
				Current Period Change	659.43		659.43
	9/30/25			Fiscal Year End Balance			
	10/1/25			Beginning Balance			
	10/31/25			Ending Balance			
Total							36,011.33

Stewart Bldg 34,500.00