

# CITY COUNCIL MEETING SPECIAL SESSION

Tuesday, March 25, 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 **Special Session** on Tuesday, March 25, 2025 at 6:00 P.M. at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

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### CALL TO ORDER/ROLL CALL

Mayor Hopkins called the meeting to order at 6 PM. Neal Bess Jr., Reese Cook, Brian Brooks, John Rambo, and Caniel "Shaun" Massey were in attendance.

### PLEDGES & INVOCATION

Pledges were led by Neal Bess Jr.  
Invocation was given by Attorney Stevenson.

### CEREMONIAL PRESENTATIONS

1. Sweeny Beautification Committee's Yard of the Month- Mr. & Ms. Weems at 504 E 4th Street  
Mayor Hopkins announced Sweeny Beautification Committee's Yard of the Month.

2. Proclamation: Child Abuse Prevention Month; April 2025  
Mayor Hopkins stated the proclamation will be signed and displayed within the foyer of City Hall proclaiming April to be Child Abuse Prevention Month.

### CITIZENS WISHING TO ADDRESS CITY COUNCIL

No citizen comments.

### CONSENT AGENDA

3. Minutes: Regular Session, February 18, 2025 and Special Session Capital Improvement Projects & Strategic Planning Workshop, March 08, 2025  
Shaun Massey motioned to approve the minutes of the Regular Session, February 18, 2025 and the Special Session Capital Improvement Projects & Strategic Planning Workshop, March 08, 2025. John Rambo 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. CCPD Update

### REGULAR AGENDA

10. Discussion and possible action on Sweeny High School debrief; Mayor Hopkins & Devin Lemon  
Mayor Hopkins and Devin Lemon debriefed Council on the incident that occurred on 02/28/2025 at Sweeny ISD. Informational handout was submitted by Mr. Lemon and entered as Exhibit A into the minutes.  
Discussion only; no action.

11. Discussion and possible action on establishing a City Emergency Operations Center (EOC) Workshop with Sweeny Fire Department and Sweeny Community Hospital.

Emergency Operations is suggesting a Saturday EOC preparations workshop following the TDEM conference in May for all City wide agencies.  
Discussion only; no action.

12. Discussion and possible action on a request from Sweeny Beautification Committee to close a portion of Ashley Wilson Road, from the west side of the intersection of Main Street to the second entrance of the Sweeny Community Center during Pride Day festivities.

Sanci Kennedy of the Sweeny Beautification Committee is requesting the road closure for Pride Day. John Rambo moved to approve the road closure on Friday, May 2<sup>nd</sup>, 2025 from 5pm to midnight and Saturday, May 3<sup>rd</sup>, 2025 from 7pm to midnight for Pride Day, on West Ashley Wilson Road, from Main Street (FM 524) to the second entrance of the Community Center, 205 W Ashley Wilson Road. Neal Bess Jr. seconded.

Discussion: Councilman Cook questioned the time of the closure on Friday.

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

13. Discussion and possible action on restricting public vehicle access within the 2025 Pride Day festivities; Sweeny Beautification Committee

Mayor Hopkins asked for a motion to allow Sweeny Beautification to restrict public vehicle access for the 2025 Pride Day festivities within the allowed boundaries. John Rambo stated so moved. Neal Bess Jr. seconded. All in favor. Motion carried.

***Reese Cook motioned to move Item 23 ahead of Item 14. John Rambo seconded. All in favor. Motion carried.***

23. Discussion and possible action to amend the R2 and R2B zones of Exhibit A of the Zoning Ordinance, Chapter 155.

Discussions were held about minimal lot sizes and/or key lots that do not adhere to the current zoning ordinance allowances. Councilman Cook presented proposed amendments to the current residential zones.

Reese Cook moved to amend the zoning regulations of the R-2 & R-2B Single Family Residence, as set forth in Section 110-69 and 69.2, to include the following changes, entered as an Exhibit (Exhibit B), and with an addition to Part C, to amend 110-69 Subsection 9(c), Setback Requirements: amend the minimum rear setback requirements for the R-2B zone, from 15 feet to 5 feet, measured from the easement line. Shaun Massey seconded. Reese Cook, Brian Brooks, John Rambo, and Shuan Massey were in favor. Neal Bess Jr. opposed. Motion carried.

14. Discussion and possible action to variance requests for 301 Pecan Street; Property owner Bill Worrell.

Bill Worrell, owner of 301 Pecan Street, gave Council information on his property and proposed options. Pursuant to the previously approved agenda item (No. 23) to amend the zoning ordinance, in which will be presented for approval at the next meeting, Worrell would not need the requested variances for proposed residential construction. Worrell submitted a picture image of the proposed residential structure, entered into the minutes as Exhibit C. Discussion only; no action.

15. Discussion and possible action to review the annexation service plan and agreement for received request of annexation and utilities for proposed subdivision of 62.296 acres to be completed by C & D Development LLC.

Cecil Stark and Doug Kirk of C & D Development LLC. are requesting full annexation of their property located on Old Main Street. A large portion of the property is outside of the city limits. They are additionally requesting utilities to the property. Attorney Stevenson stated the law requires that the City have a service plan, and that plan must be agreed to by the City and the developer.

Doug Kirk presented Council with the proposed phased plan of residential development on the 62.296 acres. This would potentially bring a large number of rooftops to the City. Phase 1 is largely within the city limits, however, a portion falls outside and would need to be annexed prior too. Attorney Stevenson suggested that the City could annex by phases, versus the property as a whole.

Mayor Hopkins asked for a motion to allow staff to move forward in creating and negotiating a written service agreement with the requestor, in continuation and forward action of the annexation process of the proposed subdivision under development and ownership of C & D Development LLC. Brian Brooks stated so moved. John Rambo seconded.

Discussion: Reese Cook questioned the service agreement, total requirements, and costs associated for project development. Staff would need to bring back the requirements of infrastructure needs for continuation. Neal Bess Jr. asked about the rules of annexation.

All in favor. Motion carried.

16. Discussion and possible action to moving the Executive Director position of the Sweeny Economic Development Corporation to a position within the City that is under the management of the City Manager.

Jenny Massey, EDC President, stated the EDC board decided and approved to move the Director under the City, to be more cohesive for both. Job tasks and employee allocation funding was addressed. EDC funds could only be used for EDC job tasks. The City would be responsible for any other additional job duties. This would not change the direction or operations of the EDC or board. The Director would simply be under the direction of the City Manager on a day-to-day basis, as an employee of the City. The City would be responsible for benefits and insurance with a portion to be funded by EDC. In order for this to be completed, the EDC would need to amend their bylaws to reflect and present to Council for approval.

Mayor Hopkins asked about a motion for moving the Executive Director position of the Sweeny Economic Development Corporation to a position within the City that is under the management of the City Manager. Brian Brooks stated so moved. Seconded by Neal Bess Jr.

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

17. Discussion and possible action to Knox Box requirements, policies, and procedures of control. Knox Box requirements, key control, and possible monitoring solutions were presented for Council's determination. Fire Chief, Timothy Webb and Fire Marshal, Devin Lemon were in attendance to give further information on the code and quotes for maintaining and tracking the individual keys. To secure all eight keys is \$10,080 with an additional \$1,068 for monitoring. Other options would be to phase in two a year or max out with six keys and destroy the remaining.

Neal Bess Jr. made the motion to follow the code and (as read by Mayor Hopkins) to continue to enforce §94.30 (A), requiring a key box (Knox Box) to be installed and authorizing the City Manager to develop a policy for control and access of the keys owned by the City of Sweeny, and to allocate funds appropriately in order to acquire. Seconded by Shaun Massey.

Discussion: John Rambo asked if this is just to enforce businesses to have the Knox boxes? No, this is to control the keys to open the boxes installed. Fire Chief Webb gave a breakdown of how the fire department monitors currently, versus the proposed options, depending on the amount of keys.

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 proposed agreement with Benji's Animal Adoption Barn for animal shelter services.

The proposed agreement has been drafted by Attorney Stevenson for Council review prior to presenting to BAAB. Discussion only; no action.

19. Discussion and possible action to appoint a member to the Crime Control and Prevention District (CCPD).

Mayor stated CCPD is requesting for Council to approve and appoint Joshua Bynum as Position No. 4 of the Crime Control and Prevention District (CCPD). Reese Cook stated so moved. Neal Bess Jr. seconded. All in favor. Motion carried.

20. Discussion and possible action on Resolution 25-101, allowing the City to enter into a membership with Texas SmartBuy for purchasing cooperatives.

Reese Cook moved to adopt the Texas SmartBuy Membership Program Resolution. Neal Bess Jr. seconded. All in favor. Motion carried.

21. Discussion and possible action to approve the procurement policies and procedures for actions to be funded with Federal funds, pursuant to the Resilient Communities Program (RCP) grant application.

Reese Cook moved to approve the Procurement Policies and Procedures as presented in anticipation of future expenditures of federal funds. John Rambo seconded. All in favor. Motion carried.

22. Discussion and possible action to repeal Chapter 114 of the City's Code of Ordinances; Municipal Registration of Construction Contractors

Reese Cook moved to approve Ordinance 25-103, repealing Chapter 114 of the City's Code of Ordinances for Municipal Registration of Construction Contractors. Neal Bess Jr. seconded. All in favor. Motion carried.

***Item No. 23 was moved ahead of Item No. 14; see above.***

24. Discussion and possible action to an update on Sidewalk repairs.

Councilman Cook put a list together of sidewalk repairs. Mr. Jordan has reached out to the County for opinion on overlaying the existing asphalt of the walking trail at Backyard Park. He is still anticipating additional repairs down Main Street, following the Main Street Water Line Replacement project. Reese Cook moved to approve the designation of \$100,000.00 from the Sidewalk Fund to be used at the discretion of sidewalk repairs by the City Manager and additionally add Sidewalk Repair Update to the Consent Agenda on ongoing Council agendas. Shaun Massey seconded. Discussion: Neal Bess Jr. asked about the amount within the Sidewalk Fund available. It is approximately \$375,000.00. All in favor. Motion carried.

25. Discussion and possible action on notifications sent out on the city wide call out system.

Discussion only; no action.

### **ITEMS OF COMMUNITY INTEREST**

Mr. Jordan thanked Council for the calls and option to move the Council meeting. He thanked everyone for their thoughts and prayers on the passing of his father.

Mayor Hopkins requested that City Hall close to allow staff to attend the services. City Hall will close at 1 pm on Thursday, March 27<sup>th</sup>, 2025.

John Rambo stated that Sweeny Beautification will be holding their cleanup Saturday in preparation of Pride Day from 7 am-11 am at the Backyard Park.

**ADJOURN REGULAR SESSION**

Mayor Hopkins adjourned the meeting at 8:15 PM.

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

Exhibits:

- A. Situational Awareness Debrief handout; submitted by Devin Lemon; Agenda Item No. 10
- B. Zoning amendment proposed by Councilman Reese Cook; Agenda Item No. 23
- C. Image of proposed residential construction; submitted by Bill Worrell; Agenda Item No. 14

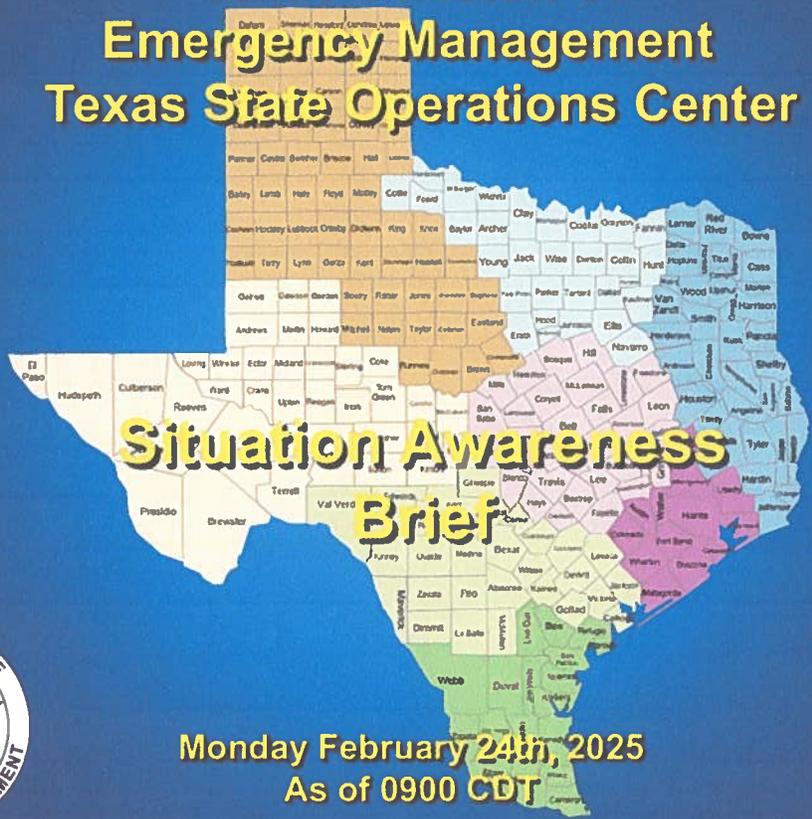
Staff and Boards Present:

City Manager, David Jordan  
Police Chief, Brad Caudle  
Director of Public Works, Terrence Bell  
Finance Director/Personnel Services, Karla Wilson  
EDC President, Jenny Massey  
Sweeny Beautification President, Sanci Kennedy  
Fire Chief, Timothy Webb  
Assistant Fire Chief, Tim Webb  
Fire Marshal, Devin Lemon

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

\_\_\_\_\_  
Kaydi Smith  
City Secretary

**Texas Division of  
Emergency Management  
Texas State Operations Center**



**Situation Awareness  
Brief**

**Monday February 24th, 2025  
As of 0900 CDT**



CITY OF SWEENY

SWEENY HIGH SCHOOL

BOMB THREAT

10:30 AM

600 EAST ASHLEY WILSON ROAD

SWEENY TEXAS 77480

# Informational Products Distributed by the State Operations Center

## WEB EOC REPORT

MAYOR DUSTY HOPKINS- EMERGENCY MANAGEMENT DIRECTOR

POSITION LOG: DEVIN LEMON- EMC

### **ACTIVATION:**

SWEENEY HIGH SCHOOL  
600 EAST ASHLEY WILSON ROAD  
SWEENEY TEXAS 77480

### **INCIDENT:**

INITIAL REPORT OF A PLACEMENT OF BOMBS THROUGHOUT HIGH SCHOOL CAMPUS.

SWEENEY ISD STARTED IMPLEMENTED THEIR EMERGENCY MANAGEMENT PLAN AND  
STARTED EVACUATION OF 500 STUDENTS

### **RESPONDING AGENCY:**

SWEENEY ISD POLICE DEPARTMENT, SWEENEY POLICE DEPARTMENT, BRAZORIA COUNTY  
SHERIFF DEPARTMENT, BRAZORIA COUNTY CONSTABLES OFFICE, TEXAS DEPARTMENT  
PUBLIC SAFETY, PEARLAND POLICE DEPARTMENT, TEXAS PARKS WILDLIFE, SWEENEY EMS,  
SWEENEY HOSPITAL, SWEENEY FIRE AND RESCUE, OLD OCEAN FIRE DEPARTMENT, CITY OF  
SWEENEY EMERGENCY MANAGEMENT

### **COMMUNITY PARTNERS**

NEW SHORES BAPTIST CHURCH

GMZ- (FUNERAL BEING HELD)

## AFTER ACTION REVIEW

### STRENGTHS

- SCHOOL EM PLAN
- TACTICS OF POLICE DEPT
- LEADERSHIP
- RESOURCES AND RESPONDING AGENCIES
- HOSPITAL/ LEVEL OF READINESS

### AREAS OF IMPROVEMENTS

- TIME OF EOC ACTIVATION- *WHO/WHERE/WHEN/HOW*
- CHAIN OF COMMAND- *CITY/SCHOOL/HOSPITAL/ (DRILL TRAINING)*
- NIMS POSITION TRAINING-

See full motion; Amendments to this exhibit are reflected in the motion.

*I move to amend the zoning regulations for the **R-2 & R-2B Single-Family Residence**, as set forth in Section 110-69 and 69.2, to include the following changes:*

1. **Remove Section 110-69 R-2 zone:**  
*Remove the R-2 zone and update all current R-2 zoned properties to R-2B and update Sec. 110-76 C-1, (16) to permit R-2B use in C-1 zone.*
2. **Amend Section 110-69.2 Subsection (4) Minimum Living Area:**  
*Amend minimum living area for a home from 800 sq. ft. to 375 square feet for residential units within the R-2B zone.*
3. **Amend Section 110-69.2 Subsection (6) Minimum Lot Size**  
*Amend minimum lot size from 5,000 square feet to 1800 square feet within the R-2B zone.*
4. **Remove Section 110-69.2 Subsection (7) Frontage of Lot**  
*Remove the R-2B zone requirement of lot frontage.*
5. **Remove Section 110-69.2 Subsection (8) Depth of Lot**  
*Remove the R-2B zone requirement of lot depth.*
6. **Amend Section 110-69.2 Subsection (9.c) Setback Requirements:**  
*Amend the minimum rear setback requirements for the R-2B zone from 15 feet to 5 feet.*
7. **Remove Section 110-69.2 Subsection (13) Off-Street Parking:**  
*Remove the off-street parking requirement of "Minimum of a one car carport or a one care garage." from the zoning ordinance for single-family residences in the R-2B zone.*
8. **Updating the Zoning Map:**  
*Updating the Zoning Map accordingly pursuant to the approved amendments.*

*I believe that these amendments will be in alignment with the goals of promoting appropriate land use, facilitating the construction of single-family homes, providing more opportunities and flexibility for property development, and addressing specific needs of the community, particularly on smaller, key lots.*

*I respectfully move that these changes be adopted and included in the zoning ordinance."*

