

CITY COUNCIL MEETING SPECIAL SESSION

Tuesday, September 30, 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 **Tuesday, September 30, 2025 at 5:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

CALL TO ORDER/ROLL CALL

Mayor Hopkins called the meeting to order at 5:00 PM.

Neal Bess Jr., Reese Cook, Brian Brooks, Sandra Blaine, and Caniel "Shaun" Massey were in attendance.

PLEDGES & INVOCATION

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

CITIZENS WISHING TO ADDRESS CITY COUNCIL

No citizen comments.

REGULAR AGENDA

1. Discussion and possible action to Ordinance 25-114, for requested de-annexation for Property ID No. 619046; Aparicio

AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, PROVIDING FOR DEANNEXATION OF THE TRACT OF LAND DESCRIBED HEREIN.

The owners of the property have requested de-annexation. The portion of the tract within the City limits is very minimal, approximately .08 acres. There are no public utilities to the property. To supply utilities to the property line, easements through private property would be required.

Reese Cook moved to approve Ordinance 25-114, de-annexing property ID no. 619046, under ownership of Andrew and Madilyn Aparicio, from the City of Sweeny. Seconded by Brian Brooks. Neal Bess Jr., Reese Cook, Brian Brooks, and Shaun Massey approved. Sandra Blaine opposed. Motion carried.

2. Discussion and possible action to Ord. 25-113, establishing a Capital Improvement Committee.
AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, ESTABLISHING A CAPITAL IMPROVEMENT COMMITTEE TO RECOMMEND CAPITAL IMPROVEMENT PROJECTS TO THE CITY COUNCIL; PROVIDING FOR ITS POWERS, COMPOSITION, APPOINTMENT OF MEMBERS AND REMOVAL OF MEMBERS; AND FINDING FACT.

This committee is to assist in the increased sales tax expenditures and capital improvement projects moving forward. This committee will help identify the needs of the City, along with beneficial funding mechanisms.

Reese Cook moved to approve Ordinance 25-113, establishing a Capital Improvement Committee as presented. Seconded by Brian Brooks.

Discussion: Neal Bess Jr. asked about the Planning and Zoning Board of Commissions. Response was that the BOC only meets as needed on requested zone changes.

All in favor. Motion carried.

3. Discussion and possible action to review applications and appoint applicants to the newly created Capital Improvement Committee.

City Manager, David Jordan, gave an overview of the purpose for the Capital Improvement Committee. Applications received have been submitted for council determination.

Reese Cook moved to appoint the following members to the Capital Improvement Committee per Ordinance 25-113, Section 3: Citizen members Nicholas Crober, Michael Heinroth, Bob Kotrla, Devin Lemon, and Susan Salyer. Councilmembers Brian Brooks and Shaun Massey.

Attorney Stevenson stated before Council votes, terms need to be determined. Even number years would serve one-year terms due to current date.

Motion amended by Cook to include the following: Nicholas Crober, Bob Kotrla, Susan Salyer for odd number year terms. Michael Heinroth and Devin Lemon would have even number year terms. Seconded by Sandra Blaine.

Discussion: Neal Bess Jr. asked how often the board would meet? Weekly, but this will be discussed further in the next agenda item.

Brian Books stated several applicants applied. He noticed Nicholas has only been here couple years whereas Heinroth has been here many years to see drainage, etc.

Cook explained his reasoning for his motion. The Crober family has been here for a number of years. Nic recently moved back, and he would bring a fresh set of eyes. Heinroth has been here quite a few years, has worked with several capital projects with the school district over the years, and is knowledgeable with bond programs. Kotrla lives here and is a local businessman. Lemon has served on a number of boards, is the Fire Marshal, a part of the Fire Department, Emergency Operations Center, and Emergency Management. Salyer owns property here, lives here, and has served with Planning and Zoning previously. Shaun Massey stated these applicants would encompass residents from all areas of town.

All in favor. Motion carried.

4. Discussion and possible action on the scheduling and structure of upcoming Capital Improvement Committee meetings, including proposed discussion topics.

The Committee will be busy, as interlocal agreements with the County are due quickly stated City Manager, David Jordan. The committee will be meeting on a weekly basis to discuss road conditions, drainage, and the parks.

Reese Cook moved to set up the meetings as follows: Weekly meetings held at Council Chambers on Thursdays at 6pm through November 15th. The first meeting at minimum is to appoint a Chairperson to lead meetings and present ideas to council, and to appoint a Secretary to take meeting notes and minutes, and act as the Chair in the Chair's absence. The meeting's structure: To follow the same as other City committees as open meetings, and topics to be limited to one of three budget categories per meeting, unless grants or timelines dictate discussion and action. Seconded by Shuan Massey.

Discussion: Councilman Brooks asked about meeting any earlier than six? Attorney Stevenson stated the motion could be amended to allow the committee to set their own meeting time if its more convenient to committee members.

Reese Cook stated motion amended as Attorney Stevenson presented.

All in favor. Motion carried.

5. Discussion, consideration, and possible action to City Board's proposed projects and approvals as needed; Sweeny Beautification Committee and the Parks & Recreation Board

As the new committee will be reviewing capital projects, our boards have been busy helping to beautify our parks. The Beautification Committee and the Parks and Recreation Board have several workdays scheduled along with P66 and Trees of Houston.

Sanci Kennedy of Sweeny Beautification approached Council on a proposed location for welcome signage. The Cemetery Association has agreed to give them the triangular piece of property closest to Marsh Veterinary Clinic. They would allow for placement of signage on their property, and the City would be responsible for maintaining the area. The Cemetery Board is not giving the land but allowing them to use the land, stated Attorney Stevenson. An agreement between the Cemetery and the City for maintenance should be drafted if moving forward. Councilman Massey expressed concern as Public Works is struggling to keep up with our properties currently. The Chamber is partnering with

Beautification on the signage. The Council discussed other location options and suggested the Industrial Park entrance near the lift station area, currently owned by EDC.

Cerrington Massey, President of the Parks and Recreation Board, stated they have been making great progress in the parks. They received a grant from CP Chem in the amount of \$5,000 and have a workday scheduled for Saturday at Backyard Park. This will consist of a volleyball and basketball court, four picnic tables and two benches. The Chick Anderson Park has antique lights to be installed, purchased by Beautification. MLK Park has received a donation from P66 in the amount of \$5,000 for a basketball court and lights around the TJT walking trail. The MLK and Lions Club has donated exercise equipment for the MLK Park in the amount of \$5,000.

Discussion only; no action.

6. Discussion and possible action to Ord. 25-112, amending the Fiscal Year 2024-2025 Budget. AN ORDINANCE OF THE CITY OF SWEENEY, TEXAS, AMENDING THE BUDGET OF THE CITY OF SWEENEY, TEXAS FOR THE FISCAL YEAR 2024-2025; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Mayor Hopkins asked for a motion to approve Ordinance 25-112. Reese Cook stated so moved.

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

ITEMS OF COMMUNITY INTEREST

Reese Cook stated that this would be his last meeting on City Council. His family has purchased property outside of town and will be moving.

Brian Brooks told Councilman Cook that he appreciated all of his service to the City over the years and will be missed.

David Jordan thanked everyone. Him and staff worked through the budget and continue to close out the fiscal year in a positive balance. He thanked Cook and expressed that it has been an honor working with him.

Mayor reiterated the same sentiments towards Councilman Cook and thanked staff on reclaiming money. Neal Bess Jr. stated he appreciated Cook's time and service. Bess requested an update on the dog kennel. City Manager stated that currently the interior walls and insulation are being completed. Once completed, it would be eligible for Bob Kotrla to complete the electrical. Then plumbing would need to be installed, along with kennels, prior to being ready for a state inspection. State inspection must be completed before the first animal could be within. At this point we have expended approximately \$42,000.00.

Sandra Blaine thanked Cook for his service and all he has completed for the City.

Shaun Massey thanked Cook. They may not also both be in favor, but they have always worked together.

ADJOURN REGULAR SESSION

Mayor adjourned the meeting at 5:38 PM.

Staff and Boards Present

City Manager, David Jordan

Chief of Police, Brad Caudle

Finance Director / Personnel Services, Karla Wilson

City Secretary, Kaydi Smith

Passed and approved this _____ day of _____, 2025.

Kaydi Smith -- City Secretary