

CITY COUNCIL MEETING REGULAR SESSION

Tuesday, December 16, 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, December 16, 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 Pro-Tem, Brian Brooks, called the meeting to order at 6:00 PM.

Neal Bess Jr., John Rambo, Brian Brooks, Sandra Blaine, and Caniel "Shaun" Massey were in attendance. Mayor Hopkins was absent.

PLEDGES & INVOCATION

The pledges were led by Neal Bess Jr.

The invocation was given by Attorney Stevenson.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

No citizen comments.

CONSENT AGENDA

1. Minutes: Regular Session, November 18, 2025

John Rambo moved to approve the minutes of the Regular Session, November 18, 2025. Neal Bess Jr. seconded. All in favor. Motion carried.

2. Financial Statements

3. Monthly Departmental Updates: November 2025

4. Monthly Board Updates: November 2025

John Rambo moved to approve the Financial Statements, Monthly Departmental Updates and Monthly Board Updates. Neal Bess Jr. seconded. All in favor. Motion carried.

REGULAR AGENDA

5. Discussion and possible action to variance request to the zoning requirements at 604 Harlem; allowing the placement of an accessory building without a principal dwelling and to exceed to size requirement; Zoning Ordinance, Section 110-69.2 & 110-69.2 (9) f; Shedrick Johnson

Shedrick Johnson, owner of 604 Harlem, was in attendance requesting the variances to allow an accessory building on his property without having a residential dwelling foremost. The accessory building is larger than the allowable per the R2B zoning requirements.

John Rambo moved to approve the variances to allow the accessory building at 604 Harlem, pending engineered plans to the City, and to allow without a principal dwelling and to exceed the maximum sizing requirement. Neal Bess Jr. seconded. All in favor. Motion carried.

6. Discussion and possible action regarding the FLOCK Safety pilot program proposal, which includes the installation of five surveillance cameras.

Seamus Ford presented via zoom to Council and answered questions pertaining to the FLOCK program. The City is proposing a total of ten units; five LPR still shot cameras and five video cameras. Ten units would cost approximately \$17,500 annually.

Neal Bess Jr. motioned to allow Chief Caudle to go out to determine financing for the Flock cameras. Shuan Massey seconded.

Discussion: Brian Brooks would like us to talk with other cities to see if the cameras are worth it.
All in favor. Motion carried.

7. Discussion and possible action to approve EDC to purchase the restrooms for Backyard Park.
Neal Bess Jr. motioned to approve the restroom purchase by EDC for the quality-of-life portable restrooms. Seconded by Shuan Massey.

Discussion: Sandra Blaine asked about how the portable restrooms would be placed and why portable? City Manager, David Jordan, stated they would be placed on the existing slab and connected to the utilities. John Rambo asked about who would be responsible for cleaning and upkeep? City Manager answered that the Public Works Department would be responsible. He has researched other options, and the cost is comparable to building a permanent building on the same slab; approximately \$10,000.
Neal Bess Jr., John Rambo, and Shaun Massey approved.
Sandra Blaine Opposed. Brian Brooks did not vote. Motion carried.

--Document dispersed to Council is entered into these minutes as Exhibit A.

8. Discussion and possible action to CDBG MIT GLO 22-082-007-D205 Construction Change Order Request.

Modifications to the previous allocated amount of the total cost have been completed. City Manager recommends approval. The \$54,000 would be split from the Capital Improvements Project budget for the 25/26 year, with half of the cost being paid from water and the other half from sewer.

Neal Bess Jr. moved to approve the Construction Change Order Request for CDBG MIT GLO 22-082-007-D205. Seconded by John Rambo. All in favor. Motion carried.

9. Discussion and possible action to Resolution 25-114 committing local funds to CDBG MIT GLO 22-082-007-D205 Sewer and Street Improvement Project.

John Rambo moved to approve Resolution 25-114 committing the additional expenditures of local funds from the general and enterprise funds to cover unexpected construction costs pertaining to the CDBG MIT GLO State Contract No 22-082-007-D205, which will require a future budget amendment for expenditures. Seconded by Neal Bess Jr. All in favor. Motion carried.

10. Discussion and possible action to engineering performance from City Engineers, Strand & Associates Inc.

City Manager stated he has expressed his own concerns, as well as Council's concerns, with our City Engineer, William Huebner, of Strand. Mr. Huebner was in attendance to address concerns and/or questions from Council. Strand has been the City's engineering firm since the 1960's. Council expressed displeasure with how the previous Texas Pride Project was handled, along with the lack of mapping updates.

Discussion only; no action.

11. Discussion and possible action to authorize the solicitation of engineering services through a Request for Qualifications (RFQ) process for the City of Sweeny.

Neal Bess Jr. motioned to stay with Strand and for them to work with the City. Motion failed for lack of second.

Brian Brooks moved for the City of Sweeny to take action to authorize the solicitation of engineering services through a Request for Qualifications (RFQ) process for the City of Sweeny. Seconded by Shaun Massey.

Sandra Blaine, Brian Brooks, and Shaun Massey approved.

Neal Bess Jr. and John Rambo Opposed.

Motion Carried.

12. Discussion and possible action concerning the City's water infrastructure and distribution system.

City Manager stated he has met with Wetz regarding the water filters. If Wetz were to continue working with the City, they would need to additionally work with our City engineers. Wetz still has the media that was previously purchased by the City within their warehouse. Mr. Jordan and the Director of Public Works will be looking at viewing a system Wetz has completed, an Ion Exchange System, for both iron and manganese. It has been requested to add this discussion to the January meeting to allow Mr. Gorji to attend. Additionally, the dialer system for pressures has been fixed and reconnected. Staff are getting quotes to purchase monitor devices for installation onto the towers to monitor levels.

Discussion only; no action.

13. Discussion and possible action to interlocal agreement for services, IS26-0014, with Brazoria County for previously submitted streets improvement request.

Neal Bess Jr. moved to approve the Interlocal Agreement with Brazoria Ccounty, IS26-004, for street improvements. Seconded by Shaun Massey.

Discussion: John Rambo approved the list of streets last month, but questioned how Elm Street was chosen and why the school does not help out with paying for the roads, as the buses utilize them heavily? Residents pay taxes and some roads are in worse condition but not necessarily traveled as heavily. However, they do need repaving. Mr. Brooks and Mr. Heinroth of the Capital Improvement Committee explained how the roads were originally selected based off of the amount of usage, locations, and infrastructure present. Neal Bess Jr. stated the water leak needs to be fixed on Elm Street prior to paving.

All in favor. Motion carried.

ITEMS OF COMMUNITY INTEREST

John Rambo praised the Sweeny Beautification Committee for hosting Christmas in the Park. It was a great success and kids enjoyed themselves.

David Jordan stated staff is in the middle of a computer conversion. There will be no disconnects in the month of December. We will be adjusting due dates the next two months. The Animal Shelter workroom is framed out at approximately 90%. The metal has been installed on the interior walls, the electrician will be in this week, and the trenching for the water line, from the well to the building, is in progress.

Neal Bess Jr. asked about the EDC grinder station timeline. Mr. Jordan responded that once meter readings are completed, Public Works will complete. It should only take about one and a half days to complete.

Sandra Blaine wished everyone a Merry Christmas and safe holiday.

ADJOURN REGULAR SESSION

Mayor Pro-Tem adjourned the meeting at 7:22 PM.

--Exhibit A: Agenda Item No. 7; EDC Portable Restroom Details; Dispersed to Council by EDC

--Financial Statements were not submitted due to the computer conversion. Therefore, no statements are on file.

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

Officer Pena- On Duty

Fire Chief, Tim Webb Sr.

CCPD President, Woody Tolley

CIC Chairman, Michael Heinroth

Passed and approved this _____ day of _____, 2026.

Kaydi Smith -- City Secretary

Michelle Medina

From: Jenny Massey <jennymassey6@gmail.com>
Sent: Tuesday, December 16, 2025 11:07 AM
Subject: Restroom information for Council Meeting when presenting for EDC and the purchasing of the restrooms

EDC Purchased Restrooms

EDC was provided with an email outlining the City Council responses regarding the projects they would like us to complete. Based on that information, the EDC voted during our meeting to purchase one ADA-compliant handicap restroom and one double restroom.

These restroom units are designed with specifications that provide a lifespan of 15+ years.

- Features tool-free removable arms for enhanced user flexibility, making it wheelchair accessible.
- Includes a ramp inside the unit for easy access.
- Equipped with a Ceramic Bowl & Tank, and a Ceramic Vanity Sink with Faucet.
- Offers 1/2" female inlet ports for cold water connection and a 3" black water/waste exhaust flexible hose.
- Includes a 1" PVC water outlet exhaust port for easy drainage.
- Boasts a Locking Door with a set of keys and a Hinged Window for ventilation.
- Designed with Lifting Eyes and Forklift Pockets for easy transportation and installation.
- Provides serviceable parts such as Lock, Faucet, Grey Water Outlet, Toilet Seal, Fan, Light Switch, and Door Vent.
- Measures 85 inches long, 53 inches wide, and 95 inches high, weighing 1800 pounds.
- Requires a Forklift or equivalent for unloading and setup.
- This item will be shipped by Flatbed trucks. A forklift or equivalent is required for unloading.
- Features a 3" black water/waste exhaust flexible hose and a 1" PVC water outlet exhaust port for convenient waste and water management.
- Designed as a 110V Public Restroom with Double Close Stool, made with high-temperature resistant paint, rigid PVC board flooring, and UV board walls with a layer of plywood on the outside for durability.
- Offers a security door and ample interior dimensions of 36.7"x 44.6" per room, providing a net area of 11.4 ft²/room.
- Constructed with a steel frame, high-temperature resistant paint surface coating, 2-inch EPS fire-resistant and insulated roof and wall panels, and an anti-skid and wear-resistant floor.
- Equipped with a 13-16 Amps circuit breaker, 110V-220V power supply, and a 1.6 gpf flush volume, ensuring reliable and efficient operation.
- Utilizes PPR pipe for the 4/5 inch inner diameter inlet and PVC pipe for the 1 4/8 inch gray water and 3 inch black water outlets, with a lowest working temperature of 14°F.
- Designed to withstand a wind load of 56 MPH and a snow load of 125 lb/sqft, with a fire-proof level of B2 and a lifespan of 15+ years.
- Includes forklift pockets measuring 7"x 3" with a 28" distance between, making it easy to transport and set up.
- Backed by a 1-year warranty and includes essential parts such as a lock, faucet, grey water outlet, toilet seal, fan, light switch, and door vent.

This approach allows the City adequate time to save and plan for the construction of permanent restroom facilities of their choosing. In the meantime, the purchased restrooms will provide an immediate, cost-efficient solution to address the current lack of restroom facilities at Backyard Park.



Handicap-Accessible Portable Restroom

- ✔ Fireproof insulated walls and roofs
- ✔ Insulated door with lock
- ✔ Complete internal facilities
- ✔ Fast on-site assembly
- ✔ Handicap-Accessible Compliance



Ceramic Sink



Ceramic Toilet



Convenient Ramp



Insulated Window



Extractor Shutter Fan



Security Door Lock

How to connect the pipe?



Inlet Pipe
Connect to a clean water supply

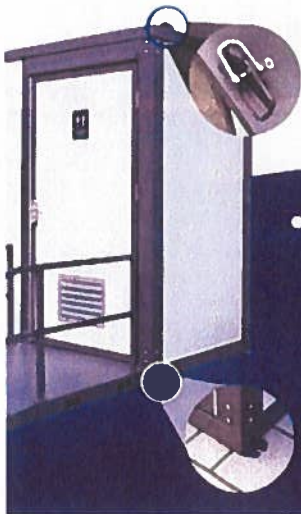


Black Water Pipe
Connect to sewage or septic tank



Gray Water Pipe
Connect to sewage or septic tank

How to Secure Portable Toilets



- **Lifting Lugs**
Secure with wire rope at the lifting lugs.

- **Tie Down Cleats**

For concrete floors, use expansion bolts at four anchors and secure with wire rope at the top.



For soil floors, use 20-28 inch ground nails at four anchors and secure with wire rope at the top.

