

A regular meeting of the City Council of Sweeny, Texas, was held at City Hall on Tuesday, October 20, 2015 at 6 pm.

1. Call to Order

Mayor Dale Lemon called the meeting to order.

2. Roll Call

Council Present: Jeff Farley, Rachel Wells and Jalyn White-Wick. Also present: Cindy King, City Manager; Charlie Stevenson, City Attorney.

3. Invocation

Invocation was given by Kenneth Lott.

4. Pledge of Allegiance

Pledge to the American Flag was recited and led by Al Lindley.

Pledge to the Texas Flag was recited and led by Al Lindley.

- 5. Presentation of Citizens:** **Al Lindley**, Vietnam Veteran, US Navy, thanked the city council for authorizing the \$1,400.00 to run electricity to the flag poles at the Veterans Memorial Park. He also thanked Cindy King, Homer Toscano, and Jose De'Julian for their use of: two city employees, a backhoe and trencher to help aid in the insulation of the electricity. Texas New-Mexico Power furnished two employees and a bucket truck towards the flag poles. McCoys in Brazoria donated 150 of 1 ½ inch of P.V.C. conduit, the glue and the primer. C and M signs donated two signs for the park which read: Sweeny Veterans Memorial Park, Respect our Vets. Wells Nursery donated 6 box wood plants. Randy Miksch with SISD said the Sweeny Jr. High Art Department will be painting murals on both sides of the wall between the flag poles at the park.

Neal Bess Jr. encouraged the council to attend Economic Development Workshop/Local Government Code Chapters 501-505. City Manager Cindy King stated she attends every two years.

Visitors: Al Lindley, Dan Ellis, Mr. Pinson, Kenneth Lott, Neal Bess Jr., Russell Hammond, Brandi Martin, Kasey Martin, Curtis Maricle, Cynthia Maricle, James and Beverly Paris, Robert and Robby Ging.

***** SWEAR IN NEW OFFICIALS *****

Sandra Blaine

Council Position 1

Tim Shotts

Council Position 3

Charlie Stevenson administered the oath.

6. Consent Items

A. Approval of Minutes – September 16 and October 1, 2015

B. Approval of Bills \$56,088.11

Rachel Wells made a motion to approve the Minutes of September 15 and October 1, 2015, and the bills in the amount of \$56,088.11. Jaylyn White-Wick seconded. All were in favor. Motion carried.

7. Public Hearing

8. Fire Department Report

Roger Barton gave the report.

9. Old Business

A. Discuss / Take Action on Water System

William Huebner with O'Malley Strand Associates Engineers addressed the council and introduced Charles Orelup, P.E., a water quality expert. Mr. Huebner stated they still need to look at Water Well #4 and decide how to treat it, whether to treat it with an iron and manganese filter or drill another well, which we did a lot of test wells and came up with no good water. The problem with the water in Sweeny is three main ones. 1) Iron 2) Manganese 3) TDS (total dissolved substance). The TCEQ call these a nuisance. They are not harmful to drink. Iron turns your pipes red. Manganese turns your water black or dingy and TDS makes it taste bad. At the last meeting we discussed pricing for an iron and manganese filter which was pricey. Mr. Orelup is here tonight to help us decide on which avenue we need to take. He has several options for us to look at. Mayor Lemon asked for Cindy's opinion. He said she would like to filter everything.

Jeff Farley asked if we could do a pilot study on water well number four at the water plant. Mr. Orelup said he could do a pilot study for \$2,200.00. Jeff Farley made a motion to approve the pilot study with well number four not to exceed \$2,200.00. Rachel Wells seconded. All were in favor. Motion carried.

B. Discuss / Take Action Final Approval to Subdivide 109 N. McKinney

Cindy King stated she talked with a rep from Landco. They want to table for next month stating the plats are not ready. Jeff Farley made a motion to table. Rachel Wells seconded. All were in favor. Motion carried.

C. Discuss / Take Action on Amending the Animal Control Ordinance

Charlie Stevenson read the caption to amend the Animal Control Ordinance adding a new section 95.15 to the Animal Control Ordinance prohibiting the riding of horses on city sidewalks; providing a penalty for each violation and providing that this ordinance shall take effect and be in force at the date of its passage.

Jaylyn White-Wick made a motion to approve the amended animal control ordinance prohibiting the riding of horses on city sidewalks, providing a penalty for each violation and providing that this ordinance shall take effect and be in force at the date of its passage. Rachel Wells seconded. All were in favor. Motion carried.

D. Discuss / Take Action on Sell of Property Located at Sweeny, Block 40 Lots 6,7,8,9

Cindy King stated that the council approved the sale of these lots last month. Bids were closed at 2pm on Thursday, October 15, 2015. The bids were opened and no bids were received. Jeff Farley made a motion to open it back up for bids and close the Wednesday before the next council meeting. Rachel Wells seconded. All were in favor. Motion carried.

E. Discuss / Take Action on Change Policy on Cutting on and of Water

Cindy King addressed the council and stated that last month this item was on the agenda and was tabled to show our policies and procedures. Mayor Lemon stated that a Sweeny Utility Assistance Fund has been set up by private individuals to help aid with assistance for senior citizens and disabled. After much discussion, Jeff Farley made a motion that Cindy King does a CTY to inform residents of Sweeny of their options when it comes to water turn offs and that there is assistance from a private organization to those who qualify, contact City Hall. Rachel Wells seconded. All were in favor. Motion carried. Jeff Farley made a motion to amend the Broken Agreement List, that if a citizen makes 12 consecutive on-time payments their name can be removed from the list. Rachel Wells seconded. All were in favor. Motion carried.

10. New Business

A. Discuss / Take Action on Concession Trailers Curtis Maricle

Curtis Maricle addressed the council and stated that he was told for years that there would not be concession type vendors allowed in the city limits. If the city is now going to allow that type of portable vendor in the city can the public get better rules and regulations before parking and other problems arise. Ms. King along with Devin Lemon, the city Fire Marshall, stated that this issue needs to go before the zoning board. Jeff Farley made a motion to table until next month to let Ms. King go to the zoning board with this issue. Rachel Wells seconded. All were in favor. Motion carried.

B. Discuss / Take Action on SEDC by-law Changes

Francis Jammer addressed the council and stated to the council that in the Sweeny EDC by-laws the members cannot find anything in the rules and regulations concerning directors. The proposal before the council is to add to the by-laws: At the end of each director's term the directors will be poled concerning reappointment. Should the director wish to remain, that

information will be passed onto city council. Should a vacancy occur because the director does not want to be reappointed, applications will be taken by the directors and recommendations will be given to city council. SEDC needs a Resolution from the city to change the by-laws. Jaylin White-Wick made a motion to table until we get the actual verbiage of the changes. Sandra Blaine seconded. Jaylin, Sandra, Jeff and Tim voted in favor. Rachel Wells voted opposed (to tabling until next month). Motion carried.

C. Discuss / Take Action to Amend Tax Abatement Ordinance

Ms. King stated that when we amended our Tax Abatement Ordinance a couple of months ago we added single family resident homes. At a training, Ms. King attended she learned that if one person wanted to build a single family home the city could not issue a tax abatement. If a developer comes in and wants to build a sub-division then we could. Jeff Farley made a motion amend the Tax Abatement Ordinance to remove single family homes. Rachel Wells seconded. All were in favor. Motion carried.

D. Discuss / Take Action on Name MLK Walking Trail

Mayor Lemon addressed the council and stated he would like to name the MLK Walking Trail: The TJT Memorial Walking Trial after: Tim Moss, Johnny Ordonez and Thomas Lemon Jr. Rachel Wells made a motion to name the MLK Walking Trail: The TJT Memorial Walking Trail. Jeff Farley seconded. All were in favor. Motion carried.

E. Discuss / Take Action to Appoint HGAC Representative and Alternate

Jeff Farley made a motion to authorize Mayor Pro-tem, Rachel Wells, as the HGAC Representative and one council member (Sandra Blaine) as the alternate. Jaylyn White-Wick seconded. All were in favor. Motion carried.

F. Discuss / Take Action on Resolution Authorizing the Creation of the Gulf Coast Regional 911 Emergency Communications District.

Jaylynn White-Wick made a motion to authorize the creation of the Gulf Coast Regional 911 Emergency Communications District. Rachel Wells seconded. All were in favor. Motion carried.

11. ANNOUCEMENTS

12. Closed Executive Session

OPEN MEETING

13. Discussion and action from Executive Session:

14. Adjournment: 7:27 p.m.

PASSED AND APPROVED THIS _____ DAY OF _____, 2015

Reatta Minshev, City Secretary