

**MINUTES OF THE REGULAR / PUBLIC HEARING MEETING
OF THE CITY COUNCIL
THE CITY OF SWEENY, TEXAS
JULY 19, 2016**

A regular meeting of the City Council of Sweeny, Texas, was held at City Hall on Tuesday, July 19, 2016 at 6:00 pm to consider the following items of business:

1. Call to Order

Mayor Dale Lemon called the meeting to order at 6:00 pm.

2. Roll Call

Council Present: Position 1. Sandra Blaine, Position 2. Jeff Farley, Position 3 Brian Brooks, Position 4. Bill Hayes and Position 5. Tim Pettigrew.

Staff Present: Cindy King, City Manager; Reatta Minshew, City Secretary; Charlie Stevenson, City Attorney; Ross Aguirre, Utilities Supervisor; John Barnard, Chief of Police and Devin Lemon, Fire Marshall.
Gene West, Dir. of Public Works was absent.

3. Invocation

Invocation was given by Mayor Dale Lemon.

4. Pledge of Allegiance

The Pledge to the American Flag was recited and led by Boy Scout Gavin Buchanan.

The Pledge to the Texas Flag was recited and led by Boy Scout Gavin Buchanan.

5. Presentation of Citizens: (Limited to five minutes per person)

6. Consent Items

A. Approval of Minutes – June 21 and 28, 2016

B. Approval of Bills \$43,194.32

Sandra Blaine made a motion to approve the consent items. Tim Pettigrew seconded. All were in favor. Motion carried.

7. Public Hearing:

A. 2015 Consumer Confidence Report

B. 405 Ave B / Unsafe Structure

8. Fire Department Report: James Christian gave the report.

9. REGULAR AGENDA

Unfinished Business

A. Discuss / Take Action on Amendment to Sign Ordinance

Jeff Farley made a motion to table for editing sign/sign structure. Tim Pettigrew seconded. All were in favor. Motion carried.

B. Discuss / Take Action on Amending Animal Control Ordinance

Jeff Farley made a motion to approve amending the animal control ordinance as stated last month. Sandra Blaine seconded. All were in favor. Motion carried.

New Business

A. Discuss / Take Action on 2015 Consumer Confidence Report

Jeff Farley made a motion to accept the 2015 Consumer Confidence Report as written. Sandra Blaine seconded. All were in favor. Motion carried.

B. Discuss / Take Action on Kennemer, Masters and Lungsford Engagement Letter.

Cindy King stated this letter is a letter accepting the services of auditing our records for the 2015-2016 fiscal year.

Jeff Farley made a motion to accept the engagement letter of Kennemer, Masters and Lungsford to audit the city's records for 2015-2016 fiscal year. Sandra Blaine seconded. All were in favor. Motion carried.

C. Discuss / Take Action on 405 Ave B / Unsafe Structure

Cindy King stated that this property has damage due to a fire several years ago. We have been unsuccessful reaching the owner. Gene West, Public Works Dir and Building Inspector has deemed it unsafe and has recommended it be demolished.

Jeff Farley made a motion to condemn the property at 405 Ave B and give the property owner 30 days to demolish the structure. Sandra Blaine seconded. All were in favor. Motion carried.

D. Discuss / Take Action on Electrical Rates

Cindy King stated that currently we are paying 4 cents per kWh. Ms. King stated that she has been approached by two different electrical brokers that are wanting the city to lock into a contract with them May 2018. The first broker had Reliant rates at 44 months for a little over 4 cents kWh. The second broker had TXU Energy for a little over 3 cent kWh. Brian Brooks made a motion to take no action. Bill Hayes seconded. All were in favor. Motion carried.

E. Discuss / Take Action on Annexation Plan

Mayor Lemon asked for this agenda item. He has learned the Sweeny Community Hospital board is looking to build a new hospital on FM1459 and would like to possible annex that property to get the taxes and utility revenue for the city.

Ms. King stated she had information from TML League in regards to annexation. Charlie Stevenson added that if the city does not have a plan in place there are a couple ways the city can still annex. One, if the property owner request to be annexed. The second way is

if the city is providing utilities such as water or sewer. The third is more complicated, if the acreage tracks of land consist of, no more than 100 residential dwellings. So, if the city wants to adopt an annexation plan, we need find the land we want to annex because the process takes three years.

Sandra Blaine made a motion to suspend the Annexation Plan. Brian Brooks seconded. All were in favor. Motion carried.

F. Discuss / Take Action on Resolution Amending: Adopted Procedures for Council Meetings and Approved Agenda Request - Agenda Format

Cindy King addressed the council and stated in December 2014 the council approved the council meeting procedures. She made a couple of amendments on the Resolution for consideration.

1) The Request to be Placed on the Agenda Form: we added, *The request must be received by the City Manager no later than 5:30 pm on Thursday before the third Tuesday.* Once council has taken action on an item it may not be placed back on agenda for six full months, except when three council members or the Mayor or the City Manager deems it an interest to the city.

2) New Agenda Format. (from a training school Reatta Minschew attended.

3) The city manager is responsible for writing and compiling the agenda.

Brian Brooks made a motion to approve the resolution to include the amendments to:

1) Request to be Placed on the Agenda form, new added verbage.

2) Procedures for council meetings, city manager responsible for writing and compiling agenda.

3) The new agenda format

Bill Hayes seconded. All were in favor. Motion carried.

G. Discuss / Take Action to Approve Karla Wilson (Payroll Clerk) as a signer to the Payroll Checking Account

Brian Brooks made a motion to approve Karla Wilson as a signer to the payroll checking account only. Tim Pettigrew seconded. All were in favor. Motion carried.

H. Discuss / Take Action Set Date for Budget Workshop

Sandra Blaine made a motion to set July 25, 2016 as Budget Workshop. Tim Pettigrew seconded. All were in favor. Motion carried.

10. Report of Boards and Commissions

11. Mayor, Council and Staff Reports

12. Closed Executive Session: TIME:

OPEN MEETING: TIME:

13. Discussion and action from Executive Session:

14. Adjournment: 6:45 p.m.

PASSED AND APPROVED THIS _____ DAY OF _____, 2016

Reatta Minshev, City Secretary