

**MINUTES OF A PUBLIC HEARING/ REGULAR MEETING  
OF THE CITY COUNCIL  
THE CITY OF SWEENY, TEXAS  
TUESDAY AUGUST 20, 2019  
6:00 PM**

A regular meeting of the City Council of Sweeny, Texas, was held at City Hall on August 20, 2019 at 6:00 pm to consider the following items of business:

**CALL TO ORDER**

Mayor Jeff Farley  
called the meeting to order at 6:00 pm.

**ROLL CALL**

**Council Present:** Position 1. Sandra Blaine; Position 2. Neal Bess Jr.; Position 3. Brian Brooks. Position 4. John Rambo. Position 5. Tim Pettigrew

**Staff Present:** Reatta Minshew, Interim City Manager, Kaydi Smith, City Clerk; Charlie Stevenson, City Attorney and Gene West, Dir. of Public Works. John Barnard, Chief of Police was absent.

**PLEDGE OF ALLEGIANCE**

The Pledge to the American Flag  
The Pledge to the Texas Flag  
Led by Councilman Tim Pettigrew

**INVOCATION**

Invocation was given by Neal Bess Jr.

**VISITORS COMMENTS**

**COMMENDATIONS**

**1. PRESENTATIONS**

**A. Proclamation:**

**B. Fire Department Report:** Roger Barton

**2. CONSENT AGENDA**

**A. Approval of Minutes:** July 16<sup>th</sup> and July 23, 2019

**B. Bills for:** \$46,867.92

Sandra Blaine made a motion to approve the minutes and to pay the bills in the amount of \$46,867.92. Tim Pettigrew seconded. All were in favor. Motion carried.

### **3. PUBLIC HEARING:**

**A.**

### **4. REGULAR AGENDA**

#### **Unfinished Business**

##### **A. Discuss / Take Action / Update Annexation of Residents with City Utilities**

Attorney Charlie Stevenson compiled a letter to send to residents in our ETJ and who have city utilities but live outside the city limits. Mayor Farley read the letter to council. Council agreed last month to have the city manager send out this letter asking theses residents if they would be interested in annexation. With Ms. King leaving the letter has yet to be mailed. Council instructed Ms. Minshew to get the letters mailed to the residents.

NO ACTION

##### **B. Discuss/ Take Action Update West Side Drainage**

Councilman Bess stated he had been in contact with Mark Ducroz. Mr. Bess stated we need to have a meeting soon with the Drainage District. Mayor Farley stated he would work with Ms. Minshew on getting another meeting set and to move this forward.

NO ACTION

##### **C. Discuss / Take Action City Manager Job Guidelines/ Criteria**

Ms. King gave the council a set of guidelines. Mayor asked if any council had any changes to be made.

NO ACTION

#### **New Business**

##### **A. Discuss /Take Action 2019 Certified Tax Roll**

Attorney Charlie Stevenson read the resolution Brazoria County Appraiser certifying the tax roll.

Neal Bess Jr. made a motion to accept the resolution for the 2019 Certified Tax Roll. Tim Pettigrew seconded. All were in favor.

##### **B. Discuss / Take Action Set Tax Rate Fiscal Year 2019-2020. Schedule Public Hearing If Necessary.**

Mayor Farley addressed council this item is to set our proposed tax rate for 2019-2020 at .747062. This will have a 4.91% increase in taxes for next year. We will schedule two public hearing and must complete by next month council meeting.

Brian Brooks made a motion to accept the proposed tax rate of .747062 which is a 4.91% increase and set two public hearings. Neal Bess Jr. seconded.

Sandra Blaine voted yes. Neal Bess Jr. voted yes. Brian Brooks voted yes. John Rambo voted yes. Tim Pettigrew voted yes. All were in favor. Motion carried.

##### **C. Discuss /Take Action Re-Zone Sweeny Block Lot 25-26 From C1 to R2B (John Millsap)**

Mr. Millsap spoke to the council that he owns property on 1<sup>st</sup> Street behind Kessler Insurance. Mr. Millsap want to re-zone this lot from commercial C1 to residential R2B.

Planning and Zoning Board has given approval. Charlie Stevenson stated we needed to have a Public Hearing first then council can if they so choose to approve. We will have a public hearing first at our next scheduled council meeting in September.

No Action

**D. Discuss / Take Action City Award Bid for Water Plant Generator**

Mayor Farley stated the city received three bids. 1.) Trident Building Services for \$109,384.00. 2.) C.F. McDonald Electric \$118,469.00. 3.) Waukesha Pearce \$99,674.00. Ms. Minshew reminded the council we received a grant for \$91K so we will pay the balance of \$8,674.00.

Neal Bess Jr. made a motion to approve Waukesha Pearce for \$99,674.00 for the Water Plant Generator. Tim Pettigrew seconded. All were in favor. Motion carried.

**E. Discuss/ Take Action Sale of Silverleaf Lot**

Ms. Minshew stated this is a lot on Silverleaf that is owned by The City of Sweeny. It was going to be used as a playground/ park when the Windmill Run Apartments were built in the late 1990's. A citizen has contacted the city and asked to purchase the lot. Mayor Farley stated we need to go out for bids and set a minimum price. This will get this lot back on the tax roll and maybe a home will be built on it.

Brazoria County CAD has the lot appraised for \$2500. A smaller lot next to it appraises for \$14,900.00.

Brian Brooks made a motion to go out for bids on this lot on Silverleaf and to set a minimum bid of \$10k. Neal Bess Jr. seconded. None were in favor of the motion. Motion dies.

Neal Bess Jr. made a motion to go out for bids on this lot on Silverleaf and to set a minimum bid of \$10K. The city council has the right to accept or reject all bids. Brian Brooks seconded. All were in favor. Motion carried.

**F. Discuss / Take Action Council List of Projects (Tim Pettigrew)**

Councilman Pettigrew asked each council member to give Reatta a list of projects they would like the City Manager take action on.

NO ACTION

**G. Discuss /Take Action Remove Cindy King from 1<sup>st</sup> State Bank Accounts and Add Laurie Martinez to 1<sup>st</sup> State Bank Accounts**

The city always has 3 signers for the back account.

Brian Brooks made a motion to approve removing Cindy King from city bank accounts and add Laurie Martinez to the city bank accounts. Tim Pettigrew seconded.

**H. Discuss/ Take Action to Continue Waving Building / Tap Fee's for New Residential Homes**

Council discussed pros and cons whether to continue to wave the building and tap fees for new residential homes. They were split with some for and some not. No motion was made. Agenda item dies for lack of motion. Waving the building permits and tap fees for new residential homes expires October 1<sup>st</sup> 2019.

**I. Discuss/ Take Action Resignation Betty Liles from Planning Board of Commissioners.**

Neal Bess Jr. made a motion to accept the resignation from Betty Liles from Planning Board of Commissioners. Tim Pettigrew seconded. All were in favor. Motion carried.

**J. Discuss /Take Action on Applications Received for City Manager**

Mayor Farley had discussion with council that he received 32 applications. He asked each council member to pick their top five and we will schedule a special meeting soon to start the process of review and interviews.

NO ACTION

**5. CLOSED EXECUTIVE SESSION:**

**6. RECONVENE TO REGULAR SESSION**

**1. Open Meeting Time:**

**2. Action on Executive Session:**

**7. ITEMS OF COMMUNITY INTEREST:**

**8. ADJOURNMENT: 7:18 pm**

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019**

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**Reatta Minshew, City Secretary**