

**CITY COUNCIL MINUTES**  
**MARCH 12, 2024**  
**9:00 A.M.**

The City Council of the City of Sweetwater, Texas, met in regular session on Tuesday, March 12, 2024, at 9:00 a.m. in the City Council Room at City Hall, 200 E. Fourth Street with the following members present:

**JIM MCKENZIE**, Mayor  
**JOHN MCPHERSON**, Mayor Pro Tem  
**RICKY CASTRO**, Councilman  
**JEROD PEEK**, Councilman

**DAVID A. VELA**, City Manager  
**JEFF ALLEN**, City Attorney  
**BECKY JIMENEZ**, City Secretary

**ABSENT:**

**KERRY BAKER**, Councilman

Staff Members Present: Lisa Adames Assistant City Manager for Administration, Kirsta Koennecke Finance Director, Lynn Barrett Director of Planning and Operations, Bryan Sheridan Police Chief, Justin Clowers Utilities Director, Tad Baird Interim Fire Chief, Miesha Adames SEED/MDD Executive Director and Zach Adames IT Director.

1. Mayor McKenzie called the meeting to order.
2. Larry Holder with Highland Heights Methodist Church gave the invocation.
3. Councilman Castro led the Pledge of Allegiance to the American and the Texas Flags.
4. Motion was made by Councilman Castro, seconded by Mayor Pro Tem McPherson to approve the minutes for the meeting held on February 13, 2024. The motion carried unanimously.
5. Public Input: None
6. Mr. Ryan Garcia with JES Holdings spoke in regards to Sweetwater Station, a 52 unit development at 1105 East Broadway. Mr. Garcia spoke about the housing taxing credits, development information, resident unit features and community features.

Mr. Mark Mayfield with Texas Housing Foundation spoke in regards to the leadership and goals of the Foundation. They provide services to affordable housing projects through related business entities and for the residents and communities in which they are located.

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7. Motion was made by Councilman Peek, seconded by Mayor Pro Tem McPherson to enter into closed session at 9:12 a.m. in accordance with Section 551.087 of the Texas Government Code, DISCUSSION OF ECONOMIC NEGOTIATIONS; CLOSED MEETING. The City Council will meet in closed session to discuss commercial information that the governmental body has received from a prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
  - Discussion of cooperation agreement possibilities regarding the Sweetwater Station project.

The motion carried unanimously.

8. Motion was made by Councilman Castro, seconded by Councilman Peek to reconvene into regular session at 9:21 a.m. The motion carried unanimously.
9. Regular Agenda Items

- A. Motion was made by Councilman Peek, seconded by Councilman Castro to enter into a Public Hearing pursuant to Texas Government Code Section 2306.67071(b) to welcome comments and discussion related to tax credits referenced in a cooperation agreement between the City of Sweetwater and the Texas Housing Foundation. The motion carried unanimously

There were no public comments.

Motion was made by Councilman Peek, seconded by Councilman Castro to close the public hearing and enter in to regular session. The motion carried unanimously.

- B. Motion was made by Councilman Peek, seconded by Mayor Pro Tem McPherson to approve a Resolution Evidencing no Objection to the Applicant's Tax Credit Application; Authorizing the Texas Housing Foundation to Exercise its Powers within the Territorial Boundaries of the City of Sweetwater, Texas; and Authorizing a Cooperation Agreement. The motion carried unanimously.

**COPY OF RESOLUTION IS LOCATED IN THE ORDINANCE AND CONTRACT BOOK XVI PAGES 3355 – 3357.**

**A RESOLUTION EVIDENCING NO OBJECTION TO THE APPLICANT'S TAX CREDIT APPLICATION; AUTHORIZING THE TEXAS HOUSING FOUNDATION TO EXERCISE ITS POWERS**

**WITHIN THE TERRITORIAL BOUNDARIES OF THE CITY OF SWEETWATER, TEXAS; AND AUTHORIZING A COOPERATION AGREEMENT.**

- C. Motion was made by Mayor Pro Tem McPherson, seconded by Councilman Castro to approve a Cooperation Agreement between the City of Sweetwater, Texas and Texas Housing Foundation. The motion carried unanimously.
- D. Motion was made by Councilman Castro, seconded by Councilman Peek to approve a Payment Agreement between JES Holdings and City of Sweetwater as consideration for Cooperation Agreement. The motion carried unanimously.
- E. Motion was made by Councilman Peek, seconded by Mayor Pro Tem McPherson to approve an Ordinance declaring unopposed candidates in the May 4, 2024 General Election. The motion carried unanimously.

**COPY OF ORDINANCE IS LOCATED IN THE ORDINANCE AND CONTRACT BOOK XVI PAGES 3358 – 3363.**

**AN ORDINANCE OF THE CITY OF SWEETWATER, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 4, 2024 GENERAL ELECTION, ELECTED TO OFFICE; CANCELLING THE ELECTION FOR CONTESTS WITH UNOPPOSED CANDIDATES; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT AND PROVIDING FOR AN EFFECTIVE DATE.**

- F. Ms. Catherine Wilks, CPA presented the Annual Comprehensive Financial Report.  
  
Motion was made by Councilman Castro, seconded by Mayor Pro Tem McPherson to approve the Annual Comprehensive Financial Report (Audit) for the fiscal year ended September 30, 2023. The motion carried unanimously.
- G. Motion was made by Mayor Pro Tem McPherson, seconded by Councilman Castro to approve reappointments of Ms. Glenda Kinney and Mr. Rod Wetsel to the County – City Library Board. The motion carried unanimously.
- H. Motion was made by Mayor Pro Tem McPherson, seconded by Councilman Peek to approve Engineering, Bond, and Financial Services selected in accordance with Texas Water Development Board requirements for

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possible Lead Service Line Inventory and Replacement funding to the following:

Engineering – Enprotec Hibbs & Todd

Bond – McCall, Parkhurst & Horton

Bond – Norton Rose Fulbright

Financial – Samco Capital

The motion carried unanimously.

- I. Motion was made by Councilman Peek, seconded by Mayor Pro Tem McPherson to approve Vermeer Texas – Louisiana to purchase Hydro Vacuum Trailer Associated with the Lead Service Line Inventory and possible reimbursement by the Texas Water Development Board. The motion carried unanimously.
- J. Motion was made by Mayor Pro Tem McPherson, seconded by Councilman Castro to approve an updated Airport Ordinance, Chapter 3 of the City of Sweetwater Code of Ordinances. The motion carried unanimously.

**COPY OF ORDINANCE IS LOCATED IN THE ORDINANCE AND CONTRACT BOOK XVI PAGES 3364 – 3386.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SWEETWATER, TEXAS, ADOPTING A NEW AIRPORT ORDINANCE, CHAPTER 3 OF THE CODE OF ORDINANCES HEREIN REGULATING THE SWEETWATER MUNICIPAL AVENGER AIR FIELD AND ESTABLISHING MINIMUM REQUIREMENTS AND STANDARDS FOR THE PREMISES, PROVIDING A PENALTY CLAUSE, A SAVINGS/REPEALING CLAUSE, AND A SEVERABILITY CLAUSE WITH AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

- K. Motion was made by Mayor Pro Tem McPherson, seconded by Councilman Castro to approve upon a Memorandum of Understanding (MOU) between the City of Sweetwater and the WASP Museum to use Sweetwater Avenger Airport for the Homecoming Air Show and Fly In April 26th – 28th, 2024. The motion carried unanimously.
- L. Motion was made by Councilman Peek, seconded by Councilman Castro to approve a Memorandum of Understanding with the Abilene RC Society to allow an RC Jet Rally to be held on the first weekend of October (October 3-6, 2024) at the Sweetwater Municipal Avenger Air Field. The motion carried unanimously.
- M. Motion was made by Councilman Castro, seconded by Mayor Pro Tem McPherson to approve a temporary maintenance agreement for the

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Creekside Subdivision detention pond to cover interim maintenance until the pond is vegetated and accepted by the City of Sweetwater. The motion carried unanimously.

N. Lynn Barrett, Director of Planning and Operations was sworn in by City Attorney Jeff Allen for her testimony regarding the dilapidated structures.

Prop. 1: Motion was made by Mayor Pro Tem McPherson, seconded by Councilman Peek to enter into public hearing for 610 W Fifth Street. The motion carried unanimously.

Lynn Barrett, Director of Planning and Operations explained the building code issues for the property along with visuals of the property and structure. Based on the property inspections staff determined that the structure(s) contain nuisance conditions that constitute a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property, and structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property.

Public Comment on described property: 610 W Fifth Street  
None

Motion was made by Councilman Castro, seconded by Mayor Pro Tem McPherson to close the public hearing. The motion carried unanimously.

Motion was made by Mayor Pro Tem McPherson, seconded by Councilman Castro for declaration of dilapidation and/or deterioration and unfit for human habitation and order repair, rehabilitation or demolition of 610 W Fifth Street within 35 days from date of Order. The motion carried unanimously.

Prop. 2: Motion was made by Councilman Peek, seconded by Councilman Castro to enter into public hearing for 910 Locust Street. The motion carried unanimously.

Lynn Barrett, Director Planning and Operations explained the building code issues for the property along with visuals of the property and structure. Based on the property inspections staff determined that the structure(s) contain nuisance conditions that constitute a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property, and structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property.

Public Comment on described property: 910 Locust Street

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None

Motion was made by Councilman Castro, seconded by Mayor Pro Tem McPherson to close the public hearing. The motion carried unanimously.

Motion was made by Councilman Peek, seconded by Councilman Castro for declaration of dilapidation and/or deterioration and unfit for human habitation and order repair, rehabilitation or demolition of 910 Locust Street within 35 days from date of Order. The motion carried unanimously.

- O. Motion was made by Councilman Peek, seconded by Councilman Castro to approve a Resolution approving the purchase of 405 and 407 East Avenue B., Sweetwater, Texas. The motion carried unanimously.

**COPY OF RESOLUTION IS LOCATED IN THE ORDINANCE AND CONTRACT BOOK XVI PAGES 3387 – 3388.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SWEETWATER, TEXAS, APPROVING THE PURCHASE OF 405 AND 407 E. AVE B., SWEETWATER, TEXAS.**

## 10. City Manager's Report

- A. Newman Park Playground Equipment Grand Re – Opening
- B. Mustang Harbor Splash Pad Opening Day – April 13, 2024
- C. Donation for \$15,000 for Mental Health Officer from Nolan County Renewal Project
- D. Code Enforcement Update

11. Motion was made to adjourn by Councilman Castro, seconded by Councilman Peek. There being no further business, the meeting adjourned at 9:43 a.m. The motion carried unanimously.

**ATTEST:**

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Jim McKenzie, Mayor

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Becky Jimenez, City Secretary

Persons signing register: Ryan Garcia, Cory Stroman, Mark Mayfield, Rev. Larry Holder, Ethan Whittenburg, Miesha Adames, Seth Mahaffey and Stacy Boil