



CITY COUNCIL MEETING REGULAR SESSION

Tuesday, June 16, 2026 at 6:00 PM

City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas

AGENDA

BE IT KNOWN that the City Council of the City of Sweeny will meet in **Regular Session** on **Tuesday, June 16, 2026 at 6:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda. Council is conducted under modified Roberts Rules of Order as approved by Resolution 102-16; July 19, 2016. In accordance with Chapter §551 of the Texas Government Code, if required, the Council may conduct an executive session on any of the agenda items provided the City Attorney is present.

CALL TO ORDER/ROLL CALL

PLEDGES & INVOCATION

CEREMONIAL PRESENTATIONS

1. Appreciation Plaque for Neal Bess Jr.; exiting Council Position No. 1

CITIZENS WISHING TO ADDRESS CITY COUNCIL

This item is available for those citizens wishing to address City Council on an issue not on the agenda. Any item discussed cannot be voted on but could be considered for placement on the agenda of the next regularly scheduled meeting. Limited to three (3) minutes.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the items will be removed from the consent agenda and considered separately.

- [2.](#) Minutes: Regular Session, May 19, 2026 and Special Joint Session, June 02, 2026
- [3.](#) Financial Statements
- [4.](#) Monthly Departmental Updates; May 01-31
- [5.](#) Boards & Agencies Updates

REGULAR AGENDA

- [6.](#) Discussion and possible action to statement received regarding concerns of Sweeny Police Department; Coleman Pollock Sr.
- [7.](#) Discussion and possible action to Sweeny Beautification Committee's 2026/2027 Fiscal Year budget.
- [8.](#) Discussion and possible action for EDC to purchase entrance signage for the City of Sweeny.
- [9.](#) Discussion and first reading of Resolution 26-R110, amending the development project and performance agreement by and between the Sweeny Economic Development Corporation and Equipmentsshare.com Inc.
- [10.](#) Discussion and possible action to appoint applicant to the Planning and Zoning Board of Commissioners.
- [11.](#) Discussion and possible action on engaging KM&L, LLC for professional financial audit services for the 2025-2026 fiscal year ending September 30, 2026.
- [12.](#) Discussion and possible action to Ordinance 26-102 establishing fees and charges in said city; Fee Schedule.

AN ORDINANCE OF THE CITY COUINCIL OF THE CITY OF SWEENY, TEXAS, ESTABLISHING FEES AND CHARGES IN SAID CITY; ESTABLISHING ADMINISTRATIVE FEES, ZONING FEES, ANIMAL CONTROL FEES, BUILDING RENTAL FEES, FEES FOR TRASH BAGS, ALL PERMIT FEES, CULVERT INSTALLATION FEES, POLICE DEPARTMENT FEES, AND UTILITY FEES.

- [13.](#) Discussion and possible action to Ordinance 26-103, amending Chapter 115, entitled Mobile Food Establishments.

AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, AMENDING CHAPTER 115 OF THE CODE OF ORDINANCES OF THE CITY OF SWEENY ENTITLED MOBILE FOOD ESTABLISHMENTS; REPEALING 115.01 ENTITLED PERMIT REQUIREMENTS; REPEALING 115.02 ENTITLED TEMPORARY FOOD ESTABLISHMENTS; REPEALING 115.03 ENTITLED PERMANENT FOOD ESTABLISHMENTS; REPEALING 115.04 ENTITLED FOOD PERMIT FEES; ADDING A NEW SECTION 115.05 ENTITLED REGULATIONS FOR MOBILE FOOD ESTABLISHMENTS; PROVIDING A SAVINGS CLAUSE: PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES TO THE EXTENT OF CONFLICT ONLY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE AT THE DATE OF ITS PASSAGE.

- [14.](#) Discussion and possible action to Ordinance 26-104; amending Chapter 111 entitled Motor Vehicle Wrecker Services.

AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, AMENDING CHAPTER 111 OF THE CODE OF ORDINANCES OF THE CITY OF SWEENY ENTITLED MOTOR VEHICLE WRECKER SERVICES; AMENDING SECTION 111.01 ENTITLED LISTING ON CITY ROSTER; DEFINITIONS; AMENDING SECTION 111.02 ENTITLED APPLICATION; AMENDING SECTION 111.03 ENTITLED DESIGNATION OF SERVICE; QUALIFIED STORAGE FACILITY REQUIRED; PROVIDING A SAVINGS CLAUSE: PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES TO THE EXTENT OF CONFLICT ONLY; AND

PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE AT THE DATE OF ITS PASSAGE.

ITEMS OF COMMUNITY INTEREST

ADJOURN REGULAR SESSION

I certify that the notice and agenda of items to be considered by the Sweeny City Council on **June 16, 2026** was posted on the City Hall bulletin board on the _____ day of _____, 2026, at approximately _____AM / PM.

Kaydi Smith, City Secretary

I hereby certify that this Public Notice was removed from the City Hall bulletin board on the _____day of _____, 2026 at approximately _____AM / PM.

Kaydi Smith, City Secretary



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Item 2.

CONSENT AGENDA

MINUTES

Approved City Council minutes will be posted on the City's website, as reasonably applicable, following the meeting at which they are approved.

[CITY OF SWEENY, TX](#)

[Agendas/Minutes | City of Sweeny Texas Meetings](#)

CITY COUNCIL MEETING REGULAR SESSION

Tuesday, May 19, 2026 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, May 19, 2026 at 6:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

CALL TO ORDER/ROLL CALL

Mayor Hopkins called the meeting to order at 6:00 PM. Jake Berry, Brian Brooks, and Caniel “Shaun” Massey were in attendance. John Rambo and Sandra Blaine were absent.

PLEDGES & INVOCATION

Pledges were led by Shaun Massey.
Invocation was given by Attorney Stevenson.

CEREMONIAL PRESENTATIONS

1. Appreciation Plaque for exiting Councilman Pos. 1, Neal Bess Jr.
Mr. Bess was not in attendance.

2. Proclamation: Juneteenth Day; June 19, 2026
Mayor Hopkins stated that he will sign the proclamation and hang within the foyer of City Hall, proclaiming June 19th as Juneteenth Day.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Linda Wolf, Crosson Court, stated that the Slough near Crosson is overgrown and they are killing copperheads. Hackberry Street needs repairs, she has already made the City aware.

Coleman Pollock Sr., of 23023 CR 332, Sweeny, presented Council with a letter regarding complaints related to a previous arrest. He stated that he believes the Police Department violated his Fourth Amendment rights and asked Council to review the matter and be aware of his concerns. The letter will be entered into these minutes as Exhibit A and placed on next month’s regular agenda.

CONSENT AGENDA

3. Minutes: Regular Session April 21 and Special Sessions April 28 and May 12, 2026
Brian Brooks motioned to approve. Seconded by Shaun Massey. All in favor. Motion carried.

4. Financial Statements

5. Monthly Departmental Updates
Chief of Police Brad Caudle and City Secretary Kaydi Smith gave their respective departmental updates for the month of April 2026.

6. Boards & Agencies Updates
Fire Chief Devin Lemon, SEDC Executive Director Michelle Medina, Sweeny Beautification Committee’s President Sancu Kennedy, and CCPD Treasurer Linda Wolf gave updates to Council of their respective boards.

REGULAR AGENDA

7. Discussion and possible action to agenda request received for park usage; Alexander Anna Alexander has requested the use of Gazebo Park on June 6th, from 2- 6 PM, for a fundraiser to assist with expenses related to her chemotherapy and immunotherapy treatments. Councilman Massey reported that the Parks & Recreation is coordinating with the City Manager on an agreement requiring the applicants to provide liability insurance for any incidents occurring on City property. The proposed event includes wagon rides pulled by a side-by-side vehicle around the park. Ms. Alexander stated that they are considering using the Community Center due to heat.

Shaun Massey motioned to approve for Ms. Alexander to have an event at the Community Center, along with all the proper paperwork for insurance and health department regulations, for an open date. Seconded by Brian Brooks. All in favor. Motion carried.

8. Discussion and possible action to appoint applicant to the Crime Control and Prevention District. Linda Wolf, CCPD Treasurer, stated that CCPD has accepted the application of Wanda Stewart and are requesting Council to appoint.

Shaun Massey moved to approve Wanda Stewart to CCPD. Seconded by Jake Berry. All in favor. Motion carried.

9. Discussion and possible action to budget amendments requested by the Crime Control and Prevention Board.

CCPD is looking to amend their budget for proposed expenditures in the total amount of \$75,058.00. Expenditures consist of an equipped vehicle for Sweeny Police Department, an e-bike safety program, community engagement needs, and promotional materials.

Mayor Hopkins asked for a motion to accept the budget amendments for CCPD. Shaun Massey stated so moved. Seconded by Jake Berry. Shaun Massey and Jake Berry were in favor. Brian Brooks opposed. Motion carried.

10. Discussion and possible action to start accepting board member applications for vacant position of the Sweeny Economic Development Corporation.

SEDC Executive Director Michelle Medina reported that a board member has been removed due to non-attendance. SEDC is requesting authorization to solicit for applications to fill the vacant position.

Mayor Hopkins asked for a motion to approve EDC to go out and review more applications for the board. So moved stated Brian Brooks. Seconded by Shaun Massey. All in favor. Motion carried.

11. Discussion and possible action to Industrial Park signage; Sweeny Economic Development Corporation

SEDC received quotes for Industrial Park signage identifying the businesses located within. The quote included in the packet is the signage submitted for approval. An additional quote was distributed to Council during the meeting and entered into these minutes as Exhibit B.

Shaun Massey moved to approve the quote for the sign to identify Industrial Park, and the businesses of, for a total cost of \$6,085.00. Seconded by Jake Berry. Shaun Massey and Jake Berry were in favor. Brian Brooks abstained. Motion carried.

12. Discussion and possible action to amending the Performance Agreement for Trilogy Resources; SEDC

Ms. Medina stated that the SEDC is requesting to amend its performance agreement with Trilogy Resources by extending the term for an additional six months due to issues related to energy transfer and pipeline delays.

Jake Berry stated he will motion for that. Seconded by Shaun Massey. Jake Berry and Shaun Massey were in favor. Brian Brooks abstained. Motion carried.

13. Discussion, updates, and possible action to July 4th preparations.

Councilman Massey stated that no event was held last year. He is coordinating with several organizations to organize a 4th of July event at Backyard Park. All activities and food will be provided free of charge, with all items donated. No tax dollars will be used for the event. Fireworks will be provided by Freedom Fireworks Unlimited, Wayman Hutchings, and launched from the elementary school. Councilman Brooks thanked Massey for his efforts and organization.

14. Presentation, discussion, and possible action to Windstorm Insurance renewal quotes for 2026-2027

Windstorm renewal quotes have been provided for Council review and determination.

Brian Brooks moved to approve the City Manager to proceed with Windstorm policy renewals included within the packet. Brooks requested to amend his motion to include the renewal for option 2.

Seconded by Jake Berry. All in favor. Motion carried.

15. Discussion and possible action to the Mobile Food Establishments Ordinance, Chapter 115, pursuant to recent legislative changes.

Pursuant to recent legislative changes, proposed changes have been made to amend the current ordinance to align with new state requirements. The City will no longer be able to permit or charge for mobile food vendors. The state will now issue and enforce all regulatory health requirements.

Mayor Hopkins asked for a motion to amend the City's Mobile Food Establishment Ordinance, Chapter 115, with recommended changes pursuant to HB 2844. Shaun Massey stated so moved. Seconded by Brian Brooks. All in favor. Motion carried.

16. Discussion and possible action to the Motor Vehicle Wrecker Services Ordinance, Chapter 111.

Proposed updates to amend the Wrecker Services Ordinance have been made to reflect current TDLR requirements, establishment for eligible locations of vehicle storage facilities has been updated, and clarification has been added regarding the rotation list.

Mayor Hopkins asked for a motion to amend the Motor Vehicle Wrecker Service Ordinance, Chapter 111, with recommended changes for drafting. So moved stated Brian Brooks. Seconded by Jake Berry. All in favor. Motion carried.

17. Discussion and possible action on proposed amendments to the adopted fee schedule and correlating procedural changes pursuant to proposed amendments.

Mayor Hopkins asked for a motion to approve the proposed amendments to the fee schedule. Brian Brooks stated so moved. Seconded by Jake Berry. Brian Brooks and Jake Berry were in favor. Shaun Massey opposed. Motion carried.

18. Discussion and possible action to the Brazoria County Cities Association (BCCA) membership, participation, and hosting duties.

Council discussed continued BCCA membership and hosting duties.

Brian Brooks motioned to recommend withdrawal due to lack of participation.

Motion died for lack of second.

ITEMS OF COMMUNITY INTEREST

Shaun Massey stated the Farmers Market went well and Michelle did good.

It was stated that the next Farmers Market will be June 26th from 3-7 PM.

Brian Brooks reported that the Farmers Market had strong vendor participation. He expressed a goal of continuing this event on a monthly basis and emphasized the importance of creating a sustainable event for the community without charging.

He also noted that there was a donation of 300- 5 lb. bags of potatoes. He expressed his appreciation to Michelle Medina, Delane Brown, and the David Jordan for their hard work.

ADJOURN REGULAR SESSION

Mayor adjourned the meeting at 7:20 PM.

EXHIBITS:

Exhibit A: Pollock-Letter Submitted to Council; Citizens Wishing to Address Council

Exhibit B: EDC Additional Quote; Regular Agenda Item No. 11

Staff and Boards Present

City Manager, David Jordan

Chief of Police, Brad Caudle

Finance Director / Personnel Services, Karla Wilson

City Secretary, Kaydi Smith

Fire Chief, Devin Lemon

SBC President, Sancı Kennedy

SEDC Executive Director, Michelle Medina

CCPD Treasurer, Linda Wolf

Passed and approved this _____ day of _____, 2026.

Kaydi Smith -- City Secretary

My name is Coleman Jack Noel Pollock Sr., and I am here to formally raise concerns regarding the conduct of members of the Sweeny Police Department surrounding incidents that occurred on April 1, 2025, and September 23, 2025.

Item 2.

On April 1, 2025, Detective Barnett approached me at my workplace and requested my phone number. I provided it to him, and he called the number while I showed him the device. After I put my phone back in my pocket, Detective Barnett requested to see it again. At that point, in front of a witness, he took possession of my phone by reaching it and forcing it from my hand, and stated "This is now mine, I have a warrant." To this date, I have been unable to locate or verify any warrant related to my arrest or the seizure of my device. I believe this incident may have violated my Fourth Amendment rights regarding unlawful search and seizure.

On September 23, 2025, Police Chief Brad Caudle and Detective Mitch Ferrell arrived at my workplace to execute what I was told were six felony warrants. During the encounter, I repeatedly requested to see the warrants. I understand officers are not always legally required to physically present a warrant at the scene; however, my requests were denied multiple times.

While seated in my work truck, I asked what the charges were, and Detective Ferrell instructed me to exit the vehicle or risk being charged with resisting arrest. I complied immediately and without resistance. After exiting the truck and placing my hands behind my back, I was physically pushed against the fuel tank and steps of my work truck. During this process, my left shoulder — which had a prior injury — was forced beyond its normal range of motion, causing renewed pain and injury.

Once handcuffed, Chief Caudle made several comments that I believe were unprofessional and retaliatory in nature. I had previously filed complaints against the Sweeny Police Department in July 2025 concerning misconduct and the treatment of my mother during a separate interaction. During my arrest, Chief Caudle referenced those complaints and stated words to the effect of, "After everything I've done for you and your family... All the blue Santa's that you didn't deserve... you're going to put a complaint on me?" He also referred to me as "a piece of shit." I remained compliant throughout the entire arrest and did not verbally insult or threaten any officer.

I was also informed by witnesses that Chief Caudle allegedly had his firearm drawn near my head while my back was turned and my hands were being placed

behind me. I personally cannot confirm this because I did not see it happen, multiple witnesses later reported it to me. Item 2.

Additionally, I observed Chief Caudle showing something on his phone to my employer while still refusing my repeated requests to view the warrant myself. This raised further concerns for me regarding transparency and professionalism.

I would also like to clarify that although I have had disagreements with Detective Ferrell in the past, I have no complaint regarding his overall conduct toward me on the day of my arrest outside of the events I have already described.

Following my arrest, my children were directly affected. They were removed from the stability of my home and returned to an environment where there had previously been documented CPS findings involving abuse concerns toward my son. My youngest daughter later expressed fear about remaining there and begged for me to come home. The emotional impact this situation has had on my children and family has been severe.

During transport to jail, the transporting officer drove at speeds I estimated to be approximately 90–95 miles per hour without emergency lights or sirens activated. I was not secured with a seatbelt while handcuffed. I believe this unnecessarily endangered my safety and the safety of others on the roadway.

I also question whether Sweeny Police Department officers acted outside their proper jurisdiction when executing my arrest outside city limits instead of allowing the Brazoria County Sheriff's Office to handle the warrant service.

I am not here today to argue my criminal case. I understand that matter belongs in court. I am here because I believe there are legitimate concerns regarding professionalism, possible retaliation, use of force, constitutional rights, and departmental conduct that deserve independent review and public accountability.

I have consulted with multiple attorneys regarding these matters and understand I still have time to determine whether I will pursue civil action. My purpose today is simply to ensure these events are formally placed on the public record and heard by the governing body of this city.

This statement is being submitted for documentation purposes and to preserve an accurate record of these events as I experienced them.

I also state that any actions taken against me or my family after this point that appear retaliatory in nature will be documented and addressed through the

appropriate legal and law enforcement channels.

Item 2.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and recollection

Thank you for your time.

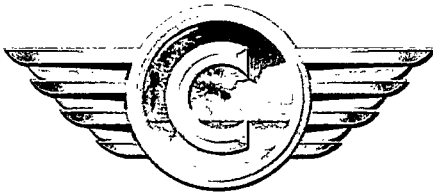
Respectfully submitted,
Coleman Pollock Sr.



05/19/2026

[Sent from Yahoo Mail for iPhone](#)





QUOTATION

ORDER

COAST GRAPHICS & SIGNS, INC.
281.499.9721
FAX 281.595.2052
 16811 FM 521, PO Box 546, Rosharon, TX 77583
 www.coastsigns.com / info@coastsigns.com

DATE 3/23/2026
 ORDER NO. _____
 CUST. PO. NO. _____

CUSTOMER SWEENEY ECONOMIC DEVELOPMENT CORP.
STREET 102 W. ASHLEY WILSON **CITY** SWEENEY **STATE** TEXAS **ZIP** 77480
NAME MICHELLE MEDINA **PHONE** 979.548.4526 **FAX** _____
JOB ADDRESS LISTED ABOVE **ZIP** _____

The undersigned, hereinafter called the Buyer, requests COAST GRAPHICS & SIGNS, herein called seller, to enter this order for:

OPTION B

A.) FABRICATE AND INSTALL (1) 8'- 6" X 12'- 6", DOUBLE FACED, NON-ILLUMINATED, SIGN CABINET PER SHOP DRAWINGS AS FOLLOWS:

- 1.) 6" X 6" ALUMINUM SQUARE TUBE MAIN FRAME WITH 6" X 8" RECTANGLE TUBE DECO TOP - FINISHED WITH ACRYLIC POLYURETHANE PAINTS.
- 2.) 1/8" ALUMINUM FACES FINISHED WITH ACRYLIC POLYURETHANE PAINTS, WITH HIGH PERFORMANCE VINYL DIVIDERS AND GRAPHICS ON LOWER FACES ONLY. ALL UPPER FACES TO BE BLANK FOR FUTURE TENANTS.
- 3.) INSTALLED IN GROUND WITH CONCRETE FILLED FOOTINGS.

B.) 12 MONTH WARRANTY (MATERIALS & LABOR)

C.) PERMIT FEES ARE ADDITIONAL AND WILL BE BILLED AT COST.

D.) TERMS: 50% DEPOSIT REQUIRED, BALANCE DUE UPON COMPLETION OF WORK.
 (NET ZERO)

NOTE: TAX RATE 8.25%

Notice to Buyer: Do Not Sign This Contract Before You Read Conditions On Reverse Side

Accepted:

COAST GRAPHICS & SIGNS GERALD GUSSETT

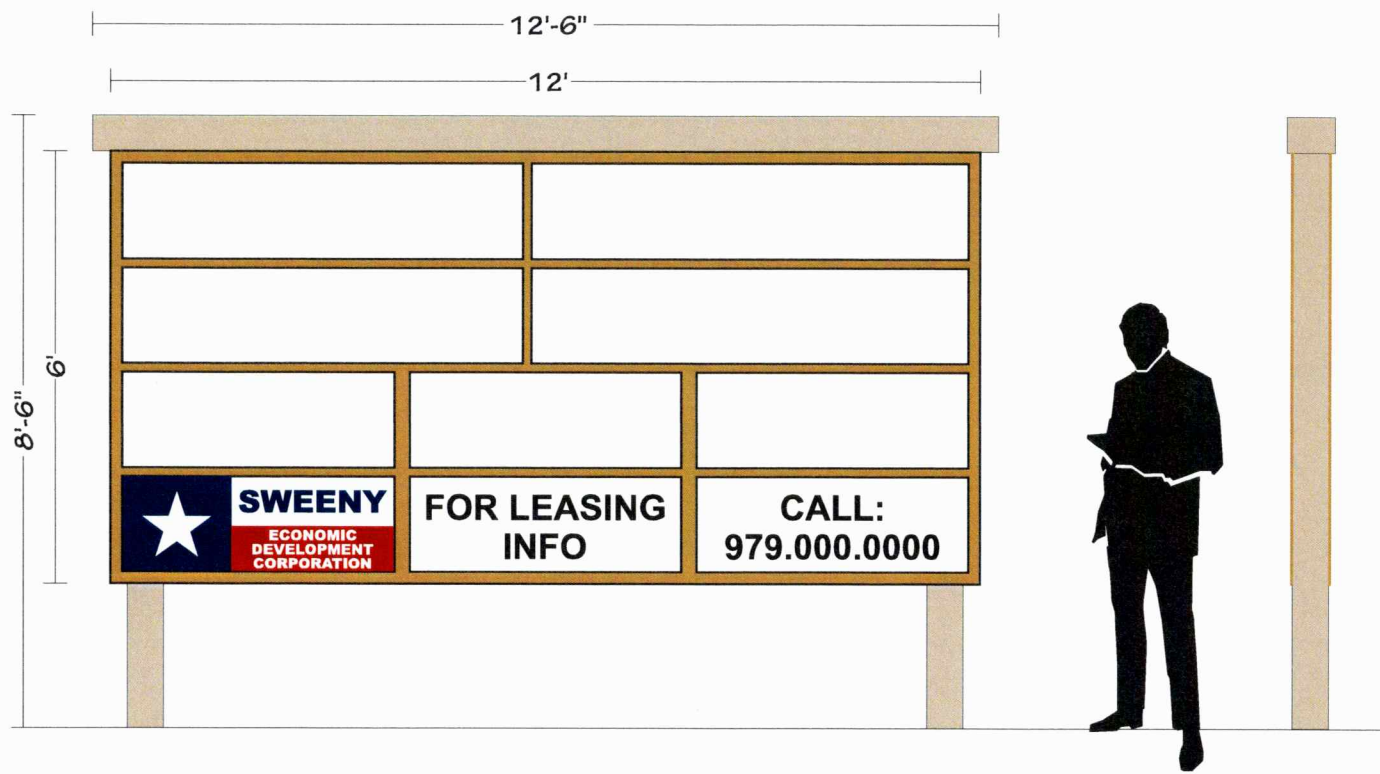
Buyer _____ Title _____

Date _____ 20_____

TERMS Total due upon completion of work

Note: There will be a 3% processing fee added to all Credit Card payments

Purchase Price	\$ 17,995.00
Sales Tax	\$ 1,484.59
City Permit	\$ TO FOLLOW
Total	\$ 19,479.59
Less Down Payment	\$ 9,739.80
Total Balance	\$ 9,739.80



- STRUCTURE & CROWN COLOR TBD
- ORACAL 081 LIGHT BROWN VINYL DIVIDERS
- WHITE FACE



COASTSIGNS.NET
 P 281.499.9721 F 281.595.2052
 16811 FM 521, PO Box 546, Rosharon, TX 77583
 www.coastsigns.net / info@coastsigns.net
 COAST GRAPHICS & SIGNS, INC.

OPTION B - NON-ILLUMINATED

SCALE: 3/8" = 1'	APPROVED BY:
DATE: 3/20/26	

**CITY COUNCIL SPECIAL SESSION JOINT MEETING WITH
SWEENY ECONOMIC DEVELOPMENT CORPORATION - 4B**

Tuesday, June 02, 2026, at 6:00 PM

City Hall, 102 W. Ashley Wilson Rd., Sweeny, Texas 77480

MINUTES

BE IT KNOWN that the City Council and the Sweeny Economic Development Corporation – 4B of the City of Sweeny met in **Special Session** on **Tuesday, June 02, 2026, at 6:00 PM** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas 77480, with the following agenda.

CALL TO ORDER/ROLL CALL- CITY COUNCIL

Mayor Hopkins called the meeting to order at 6:00 PM. Council members in attendance were Jake Berry, John Rambo, Brian Brooks, and Caniel “Shaun” Massey. Sandra Blaine was absent.

CALL TO ORDER/ROLL CALL- SWEENY ECONOMIC DEVELOPMENT CORPORATION - 4B

Sweeny Economic Development Corporation members in attendance were Jenny Massey, Bill Hayes, Brittanie Hopkins, and Brian Brooks. Katie Goff and Neal Bess Jr. were absent.

PLEDGES & INVOCATION

Pledges were led by Shaun Massey.
Invocation was given by Attorney Stevenson.

CITIZENS WISHING TO ADDRESS

Leigh Ann Thornton of 702 Avenue B addressed the Council regarding the animal shelter. She expressed her appreciation to Brian Brooks for providing information about the remaining needs of the shelter. She shared that Mr. Finch of Finch Water Wells has agreed to donate a water well at no cost. Deliverance Painting has offered to provide their services of charge and STP will donate all labor on June 25th for any additional needs, including electrical and plumbing work.

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE SECTION 551.072, 551.087 (1), (2)

The City Council and Sweeny Economic Development Corporation – 4B convened into executive session pursuant to the provision of Chapter 551 Texas Government Code, in accordance with the authority contained therein at 6:04 PM.

1. Deliberation regarding the purchase, exchange, lease or value of real property pursuant to Section 551.072 of the Texas Government Code.
2. Deliberation regarding economic development negotiations- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business 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; (2) to deliberate the offer of a financial or other incentive to a business prospect, pursuant to Section 551.087 of the Texas Government Code (1), (2).

OPEN SESSION

The City Council and Sweeny Economic Development Corporation 4B adjourned Executive Session and reconvened into Open Session pursuant to the Provisions of Chapter 551 Texas Government Code, for any possible action, if any, on item(s) discussed during Closed Executive Session; §551.072, §551.087 (1), (2) at 6:50 PM.

SWEENEY ECONOMIC DEVELOPMENT CORPORATION - 4B

3. Action, if any, pursuant to Executive Session Item 1; Deliberation regarding the purchase, exchange, lease or value of real property pursuant to Section 551.072 of the Texas Government Code.

Brittanie Hopkins requested that EDC is asking to pursue two (2) Performance Agreement discussions with projections in place with review of each business' financials. EDC will also review the buildings for structural needs. EDC will seek loan information about potential borrowing. Hayes seconded. All in favor. Motion carried.

4. Action, if any, pursuant to Executive Session Item 2; Deliberation regarding economic development negotiations- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business 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; (2) to deliberate the offer of a financial or other incentive to a business prospect, pursuant to Section 551.087 of the Texas Government Code, (1), (2).

No action.

CITY COUNCIL

5. Action, if any, pursuant to Executive Session Item 1; Deliberation regarding the purchase, exchange, lease or value of real property pursuant to Section 551.072 of the Texas Government Code.

No action.

6. Action, if any, pursuant to Executive Session Item 2; Deliberation regarding economic development negotiations- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business 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; (2) to deliberate the offer of a financial or other incentive to a business prospect, pursuant to Section 551.087 of the Texas Government Code, (1), (2).

No action.

REGULAR AGENDA- SWEENEY ECONOMIC DEVELOPMENT CORPORATION – 4B

7. Discussion and possible action to updating and amending the Performance Agreement for Equipmentshare.com Inc.

Bill Hayes motioned to amend the start date for Equipment Share to July 15, 2026. Seconded by Brittanie Hopkins. All in favor. Motion carried.

8. Discussion and possible action regarding proposed budget amendments.

Executive Director Michelle Medina presented information regarding the requested budget amendment related to fireworks and signage.

Brittanie Hopkins motioned to approve the budget amendments as written. Seconded by Bill Hayes. All in favor. Motion carried.

REGULAR AGENDA- CITY COUNCIL

- 9. Discussion and possible action to approving the amendments requested by Sweeny EDC for the Performance Agreement with Equipmentsshare.com Inc.

John Rambo moved to approve. Seconded by Shaun Massey. All in favor. Motion carried.

- 10. Discussion and possible action to approve budget amendments requested by the Sweeny Economic Development Corporation (EDC).

Councilman Massey questioned the requested signage budget amendment, noting that his previous understanding was that both the Chamber and Sweeny Beautification would assist. EDC stated the Chamber is willing to contribute, but Beautification has not previously partnered with SEDC on signage. It was also noted that potential grant funding may be available through P66, pending application submission.

Shaun Massey motioned to amend the EDC budget for fireworks and purchase of signage. Seconded by Jake Berry. All in favor. Motion carried.

- 11. Discussion and first reading of Resolution 26-R109, amending the development project and performance agreement by and between the Sweeny Economic Development Corporation and Trilogy Resources, LLC.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SWEENY, TEXAS, APPROVING AN AMENDMENT TO A TYPE B ECONOMIC DEVELOPMENT PROJECT AND PERFORMANCE AGREEMENT BY AND BETWEEN THE SWEENY ECONOMIC DEVELOPMENT CORPORATION AND TRILOGY RESOURCES, LLC, AUTHORIZED PURSUANT TO SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

Mayor Pro Tem Brian Brooks read the first required reading of Resolution 26-R109 in full.

No action, reading only.

ITEMS OF COMMUNITY INTEREST- SWEENY ECONOMIC DEVELOPMENT CORPORATION – 4B
N/A

ITEMS OF COMMUNITY INTEREST- CITY COUNCIL

Jake Berry noted the upcoming Little League All-Stars games.
Shaun Massey mentioned the upcoming Farmers Market and July 4th celebrations.

ADJOURN REGULAR SESSION

Mayor adjourned the meeting at 7:07 PM.

Staff and Boards Present
City Manager, David Jordan
City Secretary, Kaydi Smith
SEDC Executive Director, Michelle Medina

Passed and approved this _____ day of _____, 2026.

Kaydi Smith -- City Secretary



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Item 3.

CONSENT AGENDA

FINANCIAL STATEMENTS

- General Fund Income Statement
- Enterprise Fund Income Statement

Financial statements will be distributed directly to Council members. All submitted statements are maintained on file in the Office of the City Secretary



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Item 4.

Consent Agenda	Monthly Departmental Updates
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Departments

- Police Department, Code Enforcement, & Humane
- Public Works Department: Water, Sewer, Gas, Streets, Vehicles, & Equipment
- City Secretary, Municipal Court, & Developmental Services



Sweeny Police Department

Est. 1909 | Home of the Unknown Soldier
123 N. Oak Street | Sweeny, Texas 77480
Dispatch | 979-548-3111 | Office | 979-548-3112
Brad Caudle, Chief of Police



Item 4.

MONTHLY PRODUCTIVITY REPORT MAY 2026

Officer	Shifts Worked	Total Miles	Calls for Service	Reports	Citations	Warnings	Total Traffic Stops	Crash Reports	Arrests F/M
SGT FERREL	15	710	29	2	3	15	18	0	0/1
OFFICER NUNLEY	11	526	37	6	0	3	3	0	0/0
CPL PENA	14	891	82	5	5	31	36	2	2/1
CPL REYES	16	828	56	5	5	22	27	0	0/0
OFFICER MCMULLIN	16	1144	58	6	3	40	43	0	0/0



Sweeny Police Department

Est. 1909 | Home of the Unknown Soldier
123 N. Oak Street | Sweeny, Texas 77480
Dispatch | 979-548-3111 | Office | 979-548-3112
Brad Caudle, Chief of Police



Item 4.

SWEENEY PD FLEET MONTHLY REPORT **MAY 2026**

UNIT	MILEAGE	MONTHLY MAINTN COST	OCT-SEP COST
312 (BURT)	192,406	\$0	\$1,238.43
317 (MCMULLIN)	113,178	\$49.75	\$793.45
319 (PENA)	111,979	\$0	\$187.16
320 (CHIEF)	101929.3	\$142.50	\$161.00
322 (NUNLEY)	112,284	0	\$586.02
ANIMAL CONTROL	149,820	0	0
326 (REYES)	138,038	\$0	\$9,176.98
327 (FERREL)	127,608	\$172.88	\$172.88
TOTAL	-----	\$365.13	\$12,315.92



Hart's Automotive
 610 N. Main Street Sweeny, TX 77480 &
 626 S. 17th Street
 West Columbia, TX 77486
 (979) 548-0090
 stephen@hartsautorepair.com

Invoice for RO #2521 Item 4.
 Service Advisor: Christal Sweeny
 Posted Date: 04/06/26 at 12:14 PM CDT
 Client: CITY OF SWEENY
 Vehicle: 2017 Ford Police Interceptor Utility Base

CITY OF SWEENY 123 N OAK ST SWEENY, TX 77480 Phone: (979) 548-3112 Email: ACCOUNTSPAYABLE@SWEENYTX.GOV	2017 Ford Police Interceptor Utility Base 3.7L 6Cyl FLEX Naturally Aspirated VIN: 1FM5K8ARXHGB92926 License: 1366221 Unit #: 317 Color: N/A Odometer In: 110932 / Out: 110932	RO # 25271 PO # - Time In: 04/02/26 at 12:38 PM CDT Save Parts: No
--	---	--

Client concerns:

- CUSTOMER STATES NEEDS REAR BRAKES
- INSPECTION

1 - Standard Disc Brake Job - Front or Rear			
Tech: B Artista			
Labor:	Performed standard brake job. Remove the brake linings, resurfaced the rotors, cleaned and lubricated the brake caliper slides when applicable. Installed new brake lining. Fill brake fluid to the proper level and check brake pedal travel. Performed a road test on the vehicle to seat new linings to rotors and ensured proper braking.		\$142.50
Parts:	NAPA Disc Brake Rotor	2	\$359.92
	Brembo PRIME Ceramic	1	\$123.87
✓ Approved on 04/02/26 at 02:18 PM CDT			\$626.29

2 - OBD State Emissions Test			
Tech: A Perez			
Labor:	Perform Texas State Emission Test		\$18.50
✓ Approved on 04/02/26 at 02:18 PM CDT			\$18.50

I hereby authorize the repair work herein set forth to be done along with the necessary material and agree that you are not responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft or any other cause beyond your control. I hereby grant you and/or your employees' permission to operate the vehicle herein described on streets, highways or elsewhere for the purpose of testing and/or inspection. An express garage keeper's lien is hereby acknowledged on above vehicle to secure the amount or repairs thereto. All Vehicles left over 48 hrs. after repairs are completed WILL INCUR A \$22.85 PER DAY STORAGE FEE. A 24 month or 24,000-mile warranty, whichever occurs first, is provided on all NAPA parts and labor unless otherwise specified. All local warranty repairs must be performed at this facility. For warranty service outside a 25-mile radius from your original repairing location, contact the NAPA Auto Care Warranty Administrator at 800-452-NAPA (6272). For warranty service inside a 25-mile radius from your original repairing location, please contact your original location for service. Warranty does not cover fluids, consumables, shop supplies/materials, or towing. It is the responsibility of customers for these cost.

Work Authorization Signature:

X

Total Jobs:	\$644.79
Total Fees:	\$31.31
Subtotal:	\$676.10
Grand Total:	\$676.10
BALANCE DUE:	\$676.10



Hart's Automotive
 610 N. Main Street Sweeny, TX 77480 &
 626 S. 17th Street
 West Columbia, TX 77486
 (979) 548-0090
 stephen@hartsautorepair.com

Invoice for RO #25412
 Service Advisor: Christal Sweeny
 Posted Date: 05/04/26 at 11:52 AM CDT
 Client: CITY OF SWEENEY POLICE DEPARTMENT
 Vehicle: 2018 Chevrolet Tahoe PPV

CITY OF SWEENEY POLICE DEPARTMENT 123 N OAK ST SWEENEY, TX 77480 Phone: (979) 548-3112 Email: ACCOUNTSPAYABLE@SWEENYTX.GOV	2018 Chevrolet Tahoe PPV 5.3L 8Cyl FLEX L83 Naturally Aspirated VIN: 1GNLCDEC1JR371333 License: 1366560 Unit #: 326 Color: N/A Odometer In: 136815 / Out: 136853	RO # 25412 PO # - Time In: 04/24/26 at 10:14 AM CDT Save Parts: No
---	---	---

Client concerns:

- A/C NOT BLOWING COLD

1 - Diagnostic - HVAC System Tech: V Hernandez		
Note: I have added 2 oz of leak dye to the system with no signs of leaks after several hours of idle time and drive time all previous work was inspected for leaks and craftsmanship and none where found. I need to remove the rear covers and look at the rear evaporator and see if I can signs of leaks on core but I need the time to be approved if the evap in the rear is leaking a estimate will be set up for replacement after removal of freon from the system added air pressure to the system to leak test with soapy water and found no external leaks on the system removed the rear evaporator from the truck and removed from the case using uv light could see dye present on the coils of the evaporator which means the evap is leak and will need to be replaced and system retested after.		
Labor:	Comprehensive HVAC System Diagnostic (Includes Refrigerant Recovery, Evacuation, Leak Check, and Recharge to Specification)	\$240.00
✓ Approved on 04/24/26 at 11:13 AM CDT		\$240.00

2 - Remove Replace Evaporator Core Tech: B Antista		
Note: Performed repairs to rear auxiliary evaporator core. Removed rear trunk side panels and rear blower motor. Removed evaporator core and housing assembly. Replaced rear evaporator core and repaired cracked/broken sections of housing, sealing as needed. Reinstalled evaporator core, housing, blower motor, and interior panels. Evacuated A/C system and allowed vacuum to hold over the weekend with no loss detected. Charged system to specification and verified proper cooling. Road tested vehicle; A/C operates normally and blows cold with no issues found.		
Labor:	Remove & Replace Auxiliary Unit, Rear, w/o 3rd Row Seat Evaporator Core. DOES NOT include Air Conditioning System recover, evacuate and/or recharge.	\$408.00
Parts:	NFR R1234YF Refrigerant ————— 820 GM Genuine Parts A/C Evaporator Core ————— 1	\$164.00 \$348.81
✓ Approved on 04/29/26 at 03:28 PM CDT		\$920.81

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Work Authorization Signature:

X

Total Jobs:	\$1,160.81
Total Fees:	\$20.00
Subtotal:	\$1,180.81
Grand Total:	\$1,180.81
BALANCE DUE:	\$1,180.81



Hart's Automotive
610 N. Main Street Sweeny, TX 77480 &
626 S. 17th Street
West Columbia, TX 77486
(979) 548-0090
stephen@hartsautorepair.com

Invoice for RO #25479
Service Advisor: Christal Sweeny
Posted Date: 05/04/26 at 02:03 PM CDT
Client: CITY OF SWEENEY POLICE DEPARTMENT
Vehicle: 2017 Ford Police Interceptor Utility Base

CITY OF SWEENEY POLICE DEPARTMENT 123 N OAK ST SWEENEY, TX 77480 Phone: (979) 548-3112 Email: ACCOUNTSPAYABLE@SWEENYTX.GOV	2017 Ford Police Interceptor Utility Base 3.7L 6Cyl FLEX Naturally Aspirated VIN: 1FM5K8ARXHGB92926 License: 1366221 Unit #: 317 Color: N/A Odometer In: 112507 / Out: 112507	RO # 25479 PO # - Time-tr: 05/04/26 at 10:21 AM CDT Save Parts: No
--	---	--

- Client concerns:
- OIL CHANGE

1 - Standard Synthetic Blend Oil Change Service & Digital Vehicle Inspection Tech: APerez		
Labor:	Remove & Replace Engine Oil & Filter, Performed a Digital Vehicle Inspection	\$47.50
Parts:	SFI NAPA PROFORMER Oil Filter	1 \$7.18
	BRT 5W20 Special Synthetic Blend Motor Oil	6 \$40.32
✓ Approved on 05/04/26 at 10:22 AM CDT		Subtotal \$95.00 + est. Tax \$9.75 \$98.02 \$95.00

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Work Authorization Signature:

X

Total Jobs:	\$95.00
Total Fees:	\$4.75
Subtotal:	\$99.75
Total:	\$99.75 0.00
Grand Total:	\$99.75 49.75
BALANCE DUE:	\$99.75



Hart's Automotive
 610 N. Main Street Sweeny, TX 77480 &
 626 S. 17th Street
 West Columbia, TX 77486
 (979) 548-0090
 stephen@hartsautorepair.com

Invoice for RO #254 Item 4.

Service Advisor: Christal Sweeny
Date Created: 05/04/26 at 03:41 PM CDT
Client: CITY OF SWEENEY POLICE DEPARTMENT
Vehicle: 2015 Ford F-150 XL

CITY OF SWEENEY POLICE DEPARTMENT 123 N OAK ST SWEENEY, TX 77480 Phone: (979) 548-3112 Email: ACCOUNTSPAYABLE@SWEENYTX.GOV	2015 Ford F-150 XL 2.7L 6Cyl GAS Turbocharged VIN: 1FTEW1EP2FKE60497 License: RBP6469 Color: N/A Odometer In: 101101 / Out: 101107	RO # 25486 PO # - Time In: 05/04/26 at 03:41 PM CDT Save Parts: No
--	---	---

Client concerns:

- ALIGNMENT

1 - Alignment - Four Wheel Tech: A Perez		
Note: Performed alignment check. Found left front caster out of specification and front toe out on both sides. Adjusted front alignment. Set caster and toe within manufacturer specifications (all angles in the green). Test drove vehicle after alignment and noted pull to the right. Rotated/swapped front tires side to side and test drove again. Pull direction changed to the left, confirming tire pull condition. Unable to center steering wheel completely due to tire pull. Determined front tires are causing the pull. Recommend replacing both front tires to correct condition and allow proper steering wheel centering.		
Labor:	Alignment - Four Wheel	\$142.50
✓ Approved on 05/04/26 at 03:42 PM CDT		\$142.50

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Work Authorization Signature:

X

Total Jobs:	\$142.50
Total Fees:	\$0.00
Subtotal:	\$142.50
Grand Total:	\$142.50
BALANCE DUE:	\$142.50



DEDICATED TO THE PROFESSIONAL

Store 6919, 906 N MAIN ST,
SWEENEY, TX 77480 (979) 474-4326

Bill To:

CITY OF SWEENEY
PO BOX 248

SWEENEY, TX 77480
(479) 548-3371

Invoice	6919- Item 4.
Sale Type	CHARGE SALE
Date	04/29/2026 2:45 PM
Ship Via	
PO Number	327

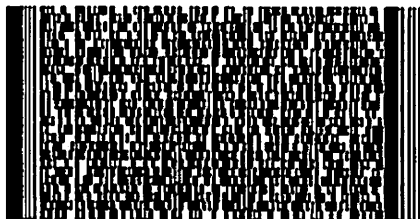
Counter #	Customer #	Ordered By	Special Instructions
849586	3039067	ferrel	

Qty	Line	Item Number	Description	Warr	Unit	Tax	List	Each	Extended
1	SSB	48EXT	BATTERY	3Y	EA	N	355.92	169.88	169.88
		48EXT	Core Charge		EA	N		0.00	0.00
		48EXT	Core Exchange		EA	N		0.00	0.00
		BATTERY FEE	BATTERY FEE		EA	N	5.08	3.00	3.00

**** Historical Reprint ****

1 Item

Call 866-830-4351 for Super Start National Warranty Information.



Sub-Total 172.88
Sales Tax 0.00
Total 172.88

X _____
Customer Signature



WWW.OREILLYPRO.COM

Warranty/Garantía: www.oreillypro.com/warranty

WE APPRECIATE YOUR BUSINESS!

6919WS139 Remit To: PO BOX 9464, SPRINGFIELD, MO 65801



DEDICATED TO THE PROFESSIONAL

Store 6919, 906 N MAIN ST,
SWEENEY, TX 77480 (979) 474-4326

Bill To:

CITY OF SWEENEY
PO BOX 248

SWEENEY, TX 77480
(479) 548-3371

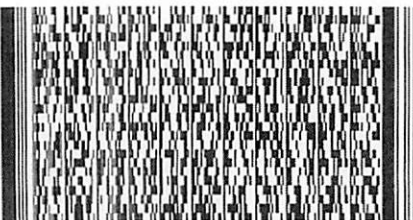
Invoice	6919- Item 4.
Sale Type	CHARGE SALE
Date	05/20/2026 10:08 AM
Ship Via	
PO Number	unit#326 K9

Counter #	Customer #	Ordered By	Special Instructions
872800	3039067	Mario Reyes #326 K9	

Qty	Line	Item Number	Description	Warr	Unit	Tax	List	Each	Extended
1	GAT	24342	COOLANT HOSE	1Y	EA	N	101.68	31.12	31.12
<i>2018 Chevrolet Tahoe V8 5.3L 5328cc 325ci FLEX DI vin C L83 OHV</i>									

1 Item

Want to grow your business? Ask us about our Business Solution partners.



X _____
Customer Signature



Sub-Total 31.12
Sales Tax 0.00
Total 31.12

WWW.OREILLYPRO.COM

Warranty/Garantia: www.oreillypro.com/warranty

WE APPRECIATE YOUR BUSINESS!

6919WS141 Remit To: PO BOX 9464, SPRINGFIELD, MO 65801



DEDICATED TO THE PROFESSIONAL

Store 6919, 906 N MAIN ST,
SWEENEY, TX 77480 (979) 474-4326

Bill To:

CITY OF SWEENEY

PO BOX 248

SWEENEY, TX 77480

(479) 548-3371

Invoice	6919-12345 Item 4.
Sale Type	CHARGE SALE
Date	05/25/2026 7:49 AM
Ship Via	
PO Number	

Counter #	Customer #	Ordered By	Special Instructions
870528	3039067	Mario reyes	

Qty	Line	Item Number	Description	Warr	Unit	Tax	List	Each	Extended
1	AFZ	AF850	1GALANTIFREZ	3D	EA	N	32.19	18.99	18.99
1	PRS	AS401	320ZBRAKEFLD	1Y	EA	N	22.02	12.45	12.45

2 Items

Want to grow your business? Ask us about our Business Solution partners.



X _____
Customer Signature



Sub-Total 31.44
Sales Tax 0.00
Total 31.44

WWW.OREILLYPRO.COM

Warranty/Garantia: www.oreillypro.com/warranty

WE APPRECIATE YOUR BUSINESS!

6919WS141 Remit To: PO BOX 9464, SPRINGFIELD, MO 65801

**SWEENEY POLICE DEPARTMENT
INVESTIGATORS MONTHLY REPORT**

Item 4.

Harris/1402
OFFICER / BADGE NUMBER

May-26
Month / Year

<u>DATE</u>	<u>Felony Cases</u>	<u>Direct File Cases</u>	<u>CAC INTERVIEWS</u>	<u>SUPPLEMENTS</u>	<u>Inactive/Cleared Cases</u>	<u>Misc.</u>	<u>Evidence Entered</u>	<u>Evidence Destruction/Returned</u>	<u>Calls Outs</u>	<u>Grand Jury</u>
5/4/26				1		PAWN SHOP PICKUP				
5/5/26				3	1	LIPD PHONE PICK UP		1		
5/6/26		1								
5/11/26				1						
5/13/26				1		DA'S OFFICE				
5/18/26				1			1			
5/19/26				1						
5/20/26				1						
5/21/26			1				3			
5/26/26						BACODA MEETING				
5/27/26						CRT MEETING				
5/28/26	1		1							
TOTALS:	1	1	2	9	1		4	1	0	0



Sweeny Police Department

Est. 1909 [Home of the Unknown Soldier
123 N. Oak Street [Sweeny, Texas 77480
Dispatch | 979-548-3111 [Office | 979-548-3112
Brad Caudle, Chief of Police



Item 4.

Code Enforcement Monthly Report

MAY

Cases Started-34

Tall Grass-23

Junk Yards-3

Unsafe Structures-

Junk Vehicles-6

Trash/Rubbish/Debris-2

RV- 1

BEES-1

TOTAL CASES-43

Certified Letter Sent-3

Tickets To Owner-1

Follow-ups-29

Closed Cases-15

Tall Grass-13

Unsafe Structure-

Abandoned Sign-

Junk Yard-

RV-1

BEES-1

Calls For Service-23

PERMITS CHECKED-16

Officer J. Burt 1405



Sweeny Police Department

Est. 1909 | Home of the Unknown Soldier
123 N. Oak Street | Sweeny, Texas 77480
Dispatch | 979-548-3111 | Office | 979-548-3112
Brad Caudle, Chief of Police



Item 4.

MONTHLY Humane Report

5/26

Animal Control Officer Rodger Larsen

Dog Calls-45

Dogs Picked up by ACO-8

Dogs Adopted- 1

Dogs Returned to Owner(s)-7

Dogs that went to Rescue Shelters SPCA-0

Dogs Euthanized- 0

Dogs in Animal Shelter- consistently full, average 10 TO 11 per month

DOGS THAT WENT TO FOSTERS-1

Cat Calls- 10

Cats Picked up by ACO- 3

Cats Adopted- 0

Cats Returned to Owner(s)- 0

Cats that went to Rescue Shelters- 0

Cats Euthanized- 3

Cats in Animal Shelter- 0

Miscellaneous Calls- 45

Call Outs-0

Dog Bite Report/Follow-up- 0

Animal Cruelty Case- 0

FIELD POTHOLES:4 DAYS

Brad Caudle

Chief of Police

Sweeny Police Department

Email: bbcaudle@sweenytx.gov



Office of Public Works May Update

	Month	YTD
PUBLIC WORKS		
	10.495	76.733
Water Treated	MGAL	MGAL
Water Turn On	22	195
Water Turn Off	5	53
Dirty Water	7	48
Non-Payment/Disconnects	22	223
Water Leaks City	3	57
Water Leaks Customer	1	17
Water Service Taps	0	0
Water Meter Repairs	0	0
Chlorine Used	502 LBS	3848 LBS
BiCarbus used	125	335 GAL
Polimer Used	0	756 GAL
		191762
Gas Sold	14766 CCF	CCF
Gas Turn On	15	165
Gass Turn Off	6	49
Gas Taps	0	0
Gas Leaks City	3	12
Gas Leaks Customer	1	6
Gas Service Taps	0	0
Gas Meter Repairs	0	7
	24.498	71.911
Sewer Treated	MGAL	MGAL
Sewer Taps	0	0
Sewer Stoppages City	0	4
Sewer Stoppages Customer	1	14
Chlorine Used	528 GAL	3360 GAL
Manhole Repairs	0	0



STREETS

Signs Repaired	38	43
Signs Replaced	7	10
Street Repairs Asphalt	6	21

Drainage

Culverts Installed	0	5
Culverts Cleaned	1	59
Ditches Dug Out	0	0

Building Repairs	0	0
Major Equipment Repairs	0	3

	Monthly Repair Costs	YTD Repair Costs
VEHICLES		
UNIT NUMBER / MILEAGE		
100/48741.8	2798.78	6395.89
101/70194.3	0	692.47
102/134031	1030.88	3172.43
103/165244.8	24	210.77
104/51830.9	45.98	62.72
105/84425	192.2	561.46

	Monthly Repair Costs	YTD Repair Costs
EQUIPMENT		
UNIT NUMBER / HOURS		
Backhoe/860.5	399	2400.62
Mini Excavator/1686	134.09	11986.83
Tractor/644.2	20	956.07
Mower 151/185.3	0	582.41
Mower 160/473.2	0	286.55



City Secretary – Monthly Departmental Update

Reporting Period FY25/26: May 01-31

Council/Board Related Activities

- Council Meetings Prepared: 2
 - Agendas, Packets, Minutes, and Prep/Finalizations
- CIC Meeting 1
 - Agenda Creation, Minutes Worksheet, Chairmans Notes
- Resolutions Completed 2
- Ordinances Proposals Completed 3
- Notice of Potential Quorums: 2

Grants and Funding Opportunities

- TWDB WSIG: Conservation Plan Completed and Submitted to TWDB for review; Application & Research in Progress; WSIG webinar 05/13
- RCP Phase I issues found; Request for Information (RFI) issued
- GLO Ave A Project Closeout in Progress; Progress Mtg. 05/06

Public Information Act (PIA)

- Public Information Requests:
 - Completed 21
 - OGA Opinions Requested 1
 - OGA Opinions Received and Completed 3

Communications / IT

- Website Updates: *Content, Calendar, Newsfeeds, Closures, Elections, and Required Postings*
- Facebook Postings 22
- Addition of FB Administrators
- ADA Discussions with DOJ, Revize- Mandate of ADA new Requirements pushed to 2028

General Department Operations

- Rezone Application Submittals for the EDC Industrial Park
- Drafting and submission of the Tyler Incode Court Module termination agreement
- Safebuilt contractual continuation meeting
- Completion of Fundview permitting creation and training within the new system
- Civic Plus migration meeting kickoff; Agenda Software
- IT meetings/SQ3; including FY budget review, electronic retention system discussion, and litigation information review

Elections

- Elections Completions: Oaths, Statements, Certificate
- New Official Setups/IT/email creation/Website/TML/American Legal updates, etc.
- Exiting Official Completions

Municipal Court

- Report Attached

Developmental Services & Building Rentals

- Reports Attached

City of Sweeny
Municipal Court Council Report
From 5/1/2026 to 5/31/2026

6/3/2026 10:4

Item 4.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
17	4	0	0	0	21

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Consol. Sec/Tech	Total
\$1,420.62	\$831.42	\$2,823.10	\$0.00	\$0.00	\$156.26	\$5,231.40

Warrants

Issued	Served	Closed	Total
0	0	2	2

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
11	0	6	0	2	19

Trials & Hearings

Jury	Bench	Appeal	Pretrial	Initial Appearance	Show Cause	Total
0	0	0	4	31	6	41

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
12	0	12	24



Developmental Services & Building Rentals

Report Date: May 01 – May 31, 2026

Permitting: Monthly Reports Attached

Previous Month Fees Collected \$1,756.10

Previous Month Activity Report 14

Fees Collected YTD

Calendar YTD Amount Collected \$19,444.85

Fiscal YTD Amount Collected \$35,853.11

Permits Issued

Fiscal YTD 178

Calendar YTD 111

Inspections Completed

City Manager 13

Plumbing Inspector 3

Director of Public Works 4

PW Supervisor 0

Fire Marshall 0

Gas Operator 0

Pre- Development Meeting 0

Current Construction

New Commercial Construction

- 131 Calvie Brown Rd/ new office building
- SISD Project
- Sweeny Hospital Project (EMS Building completed COO issued)
- 111A Calvie Brown Rd / new office building

New Residential Construction

- 210 & 211 Silverleaf Rd- new builds
- 402 Pecan St- variance approved for current structure, 404 Pecan St- 2nd structure issued.
- 1432 Camellia St

Rentals

Community Center 7 Rentals

Community Center Meeting Room 4 Groups

Seniors Building 6 Groups



Activity Report - By Project Type

from feed: 05/01/2026 - 05/31/2026

PROJECT TYPE

ISSUED PERMITS

Building Permit (C)	1
Building Permit -Electrical (R)	1
Building Permit -Electrical RECONNECT	1
Culvert Permit	1
Fence Permit (R)	1
Manufactured Home Permit (R)	1
Plumbing Permit (C)	2
Plumbing Permit (R)	1
Roofing Permit	2
Tree Removal / Trimming Permit	3

TOTAL

14.00



Fees Collected - By Project Type

Date Paid from Fees feed: 05/01/2026 - 05/31/2026

TITLE	AMOUNT PAID	DATE PAID
Building Permit (C)	\$ 60.00	05/06/2026 at 12:23 PM
Culvert Fee	\$ 100.00	05/27/2026 at 3:08 PM
Double FEE	\$ 130.00	05/15/2026 at 11:42 AM
Electrical - Domestic Appliances	\$ 5.00	05/15/2026 at 11:42 AM
Electrical - Number of Lighting Fixtures	\$ 10.00	05/15/2026 at 11:42 AM
Electrical - Outlets	\$ 15.00	05/15/2026 at 11:42 AM
Electrical Permit Fee	\$ 50.00	05/15/2026 at 11:42 AM
Electrical Permit Fee	\$ 50.00	05/05/2026 at 1:52 PM
Manufactured Home Fee	\$ 268.80	05/20/2026 at 3:20 PM
Manufactured Home Fee	\$ 302.40	05/26/2026 at 2:05 PM
Manufactured Home Fee	\$ 302.40	05/26/2026 at 2:07 PM
Plumbing - Backflow Device 1	\$ 2.50	05/06/2026 at 12:22 PM
Plumbing - Pressure Test	\$ 15.00	05/21/2026 at 1:26 PM
Plumbing - Pressure Test	\$ 15.00	05/27/2026 at 9:32 AM
Plumbing Permit Fee	\$ 60.00	05/06/2026 at 12:22 PM
Plumbing Permit Fee	\$ 60.00	05/21/2026 at 1:26 PM
Plumbing Permit Fee	\$ 60.00	05/27/2026 at 9:32 AM
Reconnect FEE	\$ 25.00	05/05/2026 at 1:52 PM
Roofing Permit	\$ 50.00	05/26/2026 at 9:25 AM
Roofing Permit	\$ 50.00	05/29/2026 at 3:54 PM
Rough In Inspection Fee	\$ 50.00	05/15/2026 at 11:42 AM
Tree Trimming / Removal Permit Fee	\$ 25.00	05/08/2026 at 4:22 PM

TITLE	AMOUNT PAID	DATE PAID
Tree Trimming / Removal Permit Fee	\$ 25.00	05/20/2026 at 2:27 PM
Tree Trimming / Removal Permit Fee	\$ 25.00	05/22/2026 at 12:03 PM
TOTAL		
\$ 1,756.10		



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Item 5.

Consent Agenda	Boards & Agencies Updates
-----------------------	---------------------------

BOARDS & CONTACTUAL AGENCIES

- Sweeny Economic Development Corporation
- Fire Department
- Capital Improvements Committee
- Sweeny Beautification Committee
- Crime Control & Prevention District
- Parks & Recreation Board
- BAAB

Executive Director Report

Item 5.

We had our EDC meeting on Monday. Tuesday, I sent information to Kaydi for EDC items that need to be on Council agenda. Continued to try to help Equipment Share get in touch with someone from Energy Transfer. Received an amendment to their performance agreement from Equipment Share. Sent that to our attorney to review. They need to extend their start date due to Energy Transfer (pipeline company) easement issue.

Emailed Zach Whitten (Dollar General building) he is at \$350,000 for the building.

Spoke with Gina, from Hispanic Chamber, Mr. Ortiz, owner of Help, Inc. would like to come visit Sweeny. He is looking forward to coming next week.

Thank you Jenny for the flyers for the Farmer's Market. I do have some in my office if anyone would like to come by and help put some around town.

Been in conversations with Jeff, our attorney, about Elvira's Grant.

In touch with the Sign Guy and he will pick up a deposit check for the sign next week and get started on that. I explained it must go before council on Tuesday first.

Attended the P66 STEM Scholars luncheon.

Ran reports to start working on the budget for next fiscal year.

Worked with Kaydi to put together a joint meeting with council. To discuss available buildings and properties for purchase.

Requested sales tax reports from Trilogy Resources, LLC.

Sign starting to go up at the industrial park.

Worked with Kaydi on the ribbon cutting for the city joining the BC Hispanic Chamber.

Sent an email to Fred Ortiz, Help Inc. He is interested in Sweeny. Set up a meeting date with him.

Worked on gathering information on any available buildings for the joint meeting.

Spoke with JC Burks, he recently purchased the building where the old pharmacy was located, and he purchased the Family Dollar building.

Continue to work on getting vendors for the upcoming Farmers Market.

Sweeny Economic Development Corporation
Balance Sheet
As of Jun 4, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
Money Market Acct #1038451	592.64
Now Acct. #1038478	121,057.33
TexPool	190,740.92
Total for Bank Accounts	\$312,390.89
Other Current Assets	
Loan	8,325.00
Total for Other Current Assets	\$8,325.00
Total for Current Assets	\$320,715.89
Fixed Assets	
Industrial Park Property	1,482,518.97
Phase I	221,145.32
Phase II	112,325.67
Phase III	98,321.12
Phase IV	23,125.20
Total for Industrial Park Property	\$1,937,436.28
Total for Fixed Assets	\$1,937,436.28
Total for Assets	\$2,258,152.17
Liabilities and Equity	
Liabilities	
Other Current Liabilities	
Payroll Liabilities	9,173.00
Federal Taxes (941/943/944)	1,621.99
Federal Unemployment (940)	-43.32
Medical	2,508.73
Total for Payroll Liabilities	\$13,260.40
Total for Other Current Liabilities	\$13,260.40
Total for Current Liabilities	\$13,260.40
Long-term Liabilities	
Southside Bank Loan	744,206.91
Total for Long-term Liabilities	\$744,206.91
Total for Liabilities	\$757,467.31
Equity	
Opening Bal Equity	9,990.00
Retained Earnings	1,392,918.85
Net Income	97,776.01

Total for Equity	<u>\$1,500,684.86</u>
Total for Liabilities and Equity	<u>\$2,258,152.17</u>

Sweeny Economic Development
Profit and Loss
May 11-June 4, 2026

	Total
Income	
Bank Interest	0.03
Sales Tax Income	18,571.29
Total for Income	\$18,571.32
Gross Profit	\$18,571.32
Expenses	
Admin. Expense	
Legal Services Fees	1,415.00
Office Supplies	160.45
Total for Admin. Expense	\$1,575.45
Loan Interest Expense	3,548.39
Memberships	
TEDC	600.00
Total for Memberships	\$600.00
Total for Expenses	\$5,723.84
Net Operating Income	\$12,847.48
Net Income	\$12,847.48



OFFICIAL MONTHLY REPORT

Benji's Animal Adoption Barn*Monthly Report to the City of Sweeny***Reporting Period:** May 2026**To:** David Jordan, City of Sweeny Manager**From:** Leigh Ann Thornton, CEO & Founder, Benji's Animal Adoption Barn**Date:** May 29, 2026**Subject:** Monthly Update – Citizen Call Activity, TNR Program, Shelter Status, and Veterinary Coordination

This report summarizes citizen call activity, ongoing program items, and veterinary coordination handled by Benji's Animal Adoption Barn (BAAB) during the May 2026 reporting period. All matters are documented in accordance with the MOU between the City of Sweeny and BAAB.

CITIZEN CALL ACTIVITY

During the May reporting period, BAAB received a total of ten (10) citizen calls regarding animals within the City of Sweeny. The calls are categorized as follows:

- Four (4) calls regarding dogs: two (2) owner-requested surrenders and two (2) reports of puppies dumped.
- Six (6) calls regarding kittens reported as strays or found.

For the two (2) owner-requested surrenders, BAAB explained to each caller that a Memorandum of Understanding (MOU) is in place between BAAB and the City of Sweeny, and that BAAB does not accept animals directly from members of the public. For the two (2) reports of puppies dumped and the six (6) reports of kittens, BAAB advised each caller that the matter falls within the jurisdiction of the City of Sweeny Animal Control Officer and instructed each caller to contact the City directly to report the incident. BAAB did not contact the City on behalf of any caller. In all ten (10) instances, BAAB did not assume custody, transport, or financial responsibility for the animals associated with these calls. BAAB continues to receive ongoing calls from residents reporting feral cats, kittens, and unmanaged colonies within the City of Sweeny; public demand for a structured response remains steady and consistent with prior reporting periods.

SUMMARY OF MAY 2026 CALLS

TYPE	COUNT	NATURE OF CALL	DISPOSITION	MOU
Dogs	2	Owner-requested surrenders	Declined per MOU. BAAB does not accept animals directly from the public.	Yes
Dogs	2	Puppies reported dumped	Caller instructed to contact City of Sweeny Animal Control Officer	Yes
Kittens	6	Kittens reported (strays / found)	Caller instructed to contact City of Sweeny Animal Control Officer	Yes
Total	10	4 dog calls; 6 kitten calls	All handled in accordance with MOU	100%

DISPOSITION AND MOU COMPLIANCE

All ten (10) calls received during the reporting period were handled in accordance with the terms of the MOU. Owner-surrender requests were respectfully declined with an explanation of the MOU. For all stray, dumped, or community-animal reports, BAAB advised each caller that the matter falls within the jurisdiction of the City of Sweeny Animal Control Officer and instructed each caller to contact the City directly. BAAB Board Members and volunteers follow the established protocol of directing citizens to the City for handling by the Animal Control Officer; BAAB does not contact the City on behalf of callers.

This protocol ensures that response responsibility remains with the party that holds jurisdictional authority, supports clear operational boundaries between BAAB and Animal Control, and creates a documented record of how each citizen inquiry was handled by BAAB.

TRAP-NEUTER-RELEASE (TNR) PROGRAM & ORDINANCE ALIGNMENT

For the past eighteen (18) months, BAAB has consistently reported to the City the steady volume of citizen calls regarding stray cats, kittens, feral cats, and colony management. This issue has been raised in successive monthly reports, including January, February, and March 2026, and continues to be raised here. As previously documented, BAAB initiated limited TNR efforts within nonprofit budget capacity but was asked to pause until the City updated its ordinance.

BAAB respectfully renews its request that the City formally address the Trap-Neuter-Release (TNR) program and bring the existing ordinance up to date in alignment with current Texas state law and best practices for community cat management. Formal ordinance alignment would reduce future kitten intake, stabilize colony populations, lower long-term municipal costs, improve enforcement clarity, and support humane population control consistent with current state statute. Continued delay in ordinance review limits these outcomes, perpetuates citizen complaints, and creates ongoing operational ambiguity between BAAB, Animal Control, and the public.

SHELTER CONSTRUCTION STATUS

BAAB respectfully notes that, as of the date of this report, no update has been received regarding the progress of the new municipal animal shelter. Per BAAB's records, the shelter project is now more than two (2) years past its original projected completion date and was last documented as approximately 80% complete in the January 2026 report. The incomplete facility has previously created direct animal welfare concerns, including during the January 2026 winter weather emergency.

BAAB respectfully requests a written status update from the City regarding the current stage of construction, the projected completion timeline, and any outstanding items required to bring the facility into full operational service. A completed, functional shelter is essential to sustainable animal services operations within the City of Sweeny.

TRANSPORT COORDINATION REQUEST

BAAB respectfully renews its prior request that the City identify a date on which it is available to work with the Best Friends Animal Society network to transport adoptable dogs out of the municipal shelter. This request has been raised in previous monthly reports and remains pending.

In addition, BAAB has been contacted by several rescue organizations located in northern states that are willing to coordinate transport of adoptable dogs to their facilities, as those regions do not experience the same companion-animal overpopulation challenges currently observed in Texas. These partner organizations are prepared to assist at no cost to the City, contingent on coordinated transport scheduling.

BAAB respectfully requests that the City provide several date options on which it is available to facilitate transport coordination. BAAB will relay the confirmed date options to the Best Friends network and to the partnering rescue organizations so that transport may be scheduled in an orderly manner consistent with the MOU.

VETERINARY COORDINATION

During the May reporting period, BAAB transported one dog ("Old Man") to Marsh Veterinary Clinic for evaluation of a mass and for ongoing skin-condition treatment. Following examination by Dr. Lauren Quast, DVM, BAAB was advised that the mass is not a cause for concern at this time and no further intervention is required. Old Man was treated for mange and received an allergy injection and Nexgard. Total veterinary charges for this visit were \$79.25, paid in full by BAAB from nonprofit funds. No City funds were used.

YEAR-TO-DATE FUNDS PAID BY BAAB

The table below summarizes all funds paid by BAAB during the January through May 2026 reporting period in connection with City of Sweeny animal welfare matters. All expenses were paid in full from BAAB nonprofit funds. No City funds were used.

PERIOD	DESCRIPTION	VENDOR	AMOUNT
January 2026	Lacey – emergency surgery, medications, vaccinations	Marsh Veterinary Clinic	\$484.40
February 2026	No BAAB expenditures during reporting period	—	\$0.00
March 2026	Foster care supplies	BAAB direct purchases	\$379.12
April 2026	Foster puppy supplies (formula, bottles, pads, neonatal care)	BAAB direct purchases	\$289.57
April 2026	Foster puppy veterinary care	Marsh Veterinary Clinic	\$268.15
May 2026	Old Man – mass evaluation, mange treatment, Nexgard	Marsh Veterinary Clinic	\$79.25
YTD Total	All expenses paid from BAAB nonprofit funds — no City funds used.		\$1,500.49

CONTINUED COMMITMENT

BAAB remains committed to humane treatment, governance compliance, fiscal stewardship, and strong municipal collaboration. We appreciate the City's continued partnership and will continue to provide monthly updates documenting call activity, referrals, program status, and any other matters relevant to the MOU.

Respectfully submitted,

Leigh Ann Thornton

Leigh Ann Thornton

CEO & Founder

Benji's Animal Adoption Barn

www.baab.org | 979-665-6610 | leighann@baab.org



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	06/16/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	Requestor; Pollock
Reviewed by City Attorney		Department	Council
Subject	Discussion and possible action to statement received regarding concerns of Sweeny Police Department; Coleman Pollock Sr.		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:	N/A	
	Additional Appropriation Required:	N/A	
	Additional Account Number:	N/A	

Executive Summary

Pollock requested Council hear his concerns regarding the previously submitted letter. Letter is attached to the previous Regular Meetings minutes as an exhibit.



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Item 7.

Meeting Date	06/16/2026	Agenda Items	
Approved by City Manager		Presenter(s)	Beautification
Reviewed by City Attorney		Department	Sweeny Beautification Committee
Subject	Discussion and possible action to Sweeny Beautification Committee's 2026/2027 Fiscal Year budget.		
Council Strategic Goals			
Attachments / Supporting documents	Budget		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Recommended Action

To approve Sweeny Beautification Committee's FY 2026/2027 budget.

OR

To approve with the following amendments:



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

SWEENEY BEAUTIFICATION	
FISCAL YEAR 2026-2027 PROPOSED BUDGET	
*PROPOSAL FOR CITY COUNCIL	
REVENUES	ANTICIPATED REVENUE
FALL DANCE	\$ 2,000.00
FALL BAKE SALE	\$ 1,300.00
CHRISTMAS IN THE PARK	\$ 2,100.00
VALENTINES DANCE	\$ 2,300.00
BENEVITY VOLUNTEER HOURS	\$ 3,000.00
PRIDE DAY	\$ 12,000.00
ADOPT-A-SPOT	\$ 600.00
UTILITY BILL DONATIONS	\$ 700.00
TOTAL ANTICIPATED REVENUE	\$ 24,000.00
EXPENSES	
EVENTS	
SISD EVENTS	\$ 500.00
NATIONAL NIGHT OUT	\$ 100.00
SJH FALL DANCE	\$ 750.00
SJH VALENTINE'S DANCE	\$ 750.00
CHRISTMAS EVENTS	\$ 3,775.00
PRIDE DAY	\$ 14,160.00
4TH OF JULY	\$ 250.00
	\$ 20,285.00
PROGRAMS	
ADOPT-A-SPOT	\$ 200.00
YARD OF THE MONTH	\$ 100.00
	\$ 300.00
OPERATIONS	
KTB DUES & MEMBERSHIPS	\$ 350.00
OFFICE SUPPLIES	\$ 200.00
OPERATIONAL SUNDRY	\$ 430.05
	\$ 980.05
PROJECTS	
MONUMENTS/PARK	\$ 3,500.00
COMMUNITY UPGRADES	\$ 3,500.00
	\$ 7,000.00
TOTAL EXPENSE	\$ 28,565.05
PROJECT YEAR-END BALANCE	\$ (4,565.05)
TRANSFER IN FROM FUND BALANCE	\$ 4,565.05
PROJECTED ENDING BALANCE	\$0.00



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date		Agenda Items	Sweeny Entrance Sign
Approved by City Manager		Presenter(s)	Michelle Medina/Jenny Massey
Reviewed by City Attorney		Department	Sweeny EDC
Subject	Discuss EDC purchasing an entrance sign for the City of Sweeny		
Attachments / Supporting documents	Pictures and survey		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

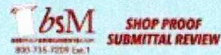
Executive Summary

The EDC received a bid for 3 different signs and presented a survey over Facebook to the citizens of Sweeny to vote on the preferred one. The one attached in this packet is the one that was chosen. The cost is \$23,892.74. ½ to be paid as deposit to begin production. Sign to be placed in compost park about the area where the other sign is/was.

Recommended Action

The EDC recommends approving the sign.

Project: Sweeny, TX
Double Side View
Qty (1)

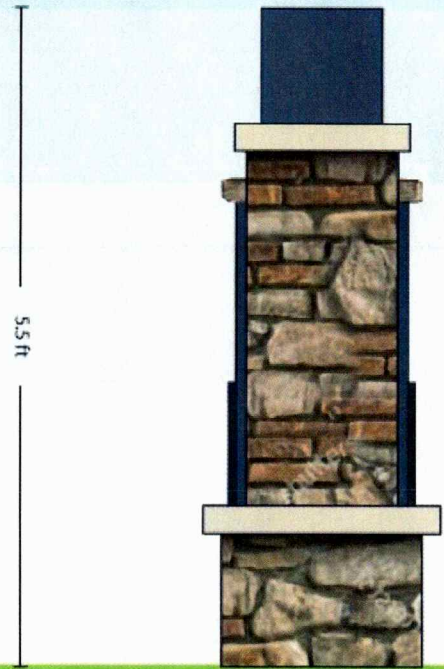
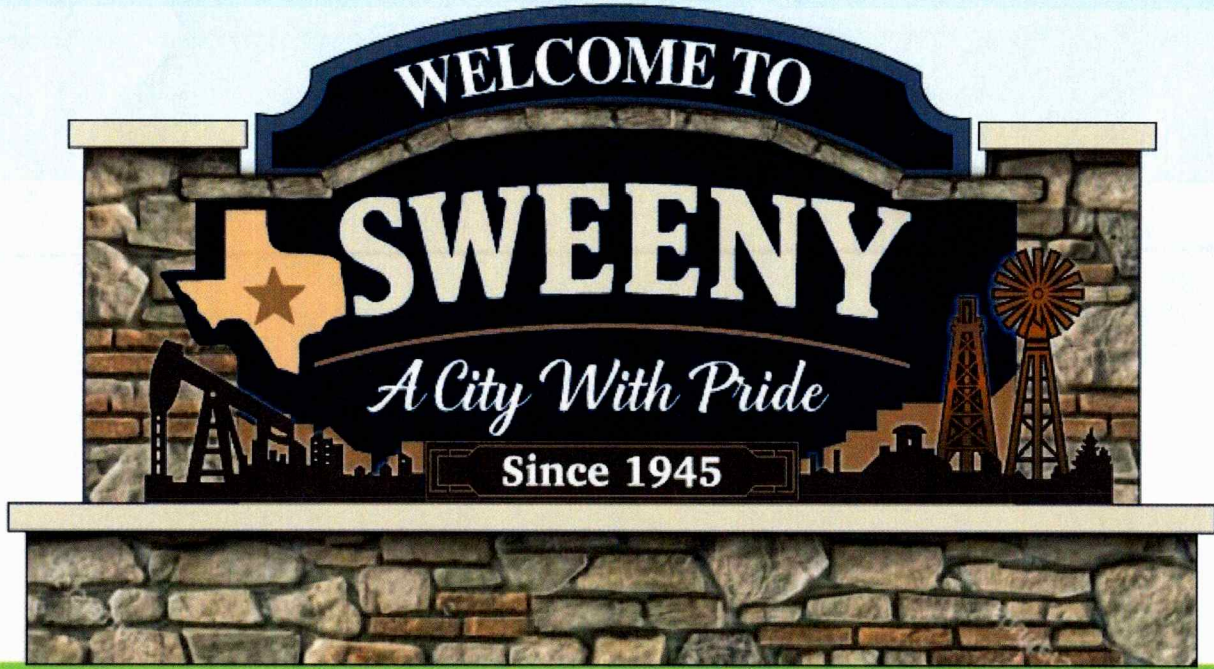


- Approved
- Revise & Resubmit
- Approved with changes noted
- Rejected: _____

Review is for conformance with the design concept and the information given to BSM in accordance with local permitting parameters (where applicable.)

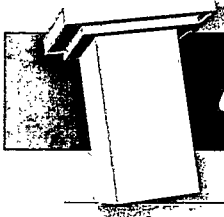
By: _____
 Date: _____

COLOR KEY													
	SW 7531 Canvas Tan		Bright White		SW 9177 Salty Dog		SW 6523 Denim		Metallic Copper		Rich Black		SW 6381 Anjou Pear



Design by BestSignMonuments.com | Copyright©2026
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 Toll free: (800) 735-7209 Online: www.bestsignmonuments.com

Project Manager & Designer
Tricia Parker
 (678) 262-8100
sales@bestsignmonuments.com



best sign Monuments

Architectural Sign Structures, Made to Order

(800) 735-7209 • www.BestSignMonuments.com

Item 8.

SEND PAYMENTS TO:

Best Sign Monuments
P.O. Box 909605
Gainesville, GA 30501

Bill To Jenny Massey [REDACTED]
City of Sweeny, Texas
PO Box 124
Sweeny, TX 77480
[REDACTED]

Invoice # 0316426
PO #

Sales Rep. Tricia Parker (678) 262-8100

Project **Sweeny Texas Entrance Sign**

Description	Quantity	Unit Price	Amount
QTY (1) 5' 6" x 10' 0" x 24" Custom Stucco Monument	1	incl.	\$23,892.74
DOUBLE sided raised graphics.	2	incl.	incl.
Multiple dimensional levels and materials used to produce images	2	incl.	incl.
Full faux stone, columns and body	1	incl.	incl.
Installation materials, instructions, crate and freight to 77480	1	incl.	incl.
**Please provide shipping address:			

Project Total **\$23,892.74**

Deposit Due **\$11,946.37**

Notes

- 50% deposit to begin production. Production time (5-6) weeks.
- Once complete, we will send completed photography for approval before shipment.
- Balance due in full prior to shipping.



docs.google.com



Sweeny Entry Sign



Published



Questions

Responses 97

Settings

97 responses



Link to Sheets

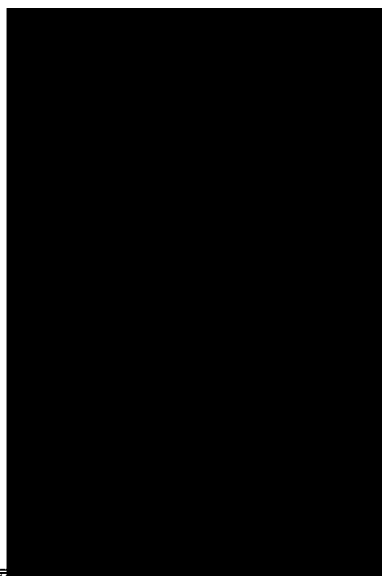


Summary

Question

Individual

Who has responded?

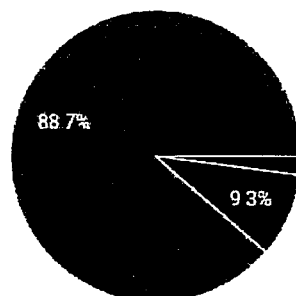


Please Choice an Option



Copy chart

97 responses



- Option 1
- Option 2
- Option 3

Timestamp	Email Address	Please Choice an Option
3/10/2026 21:16:09		Option 3
3/10/2026 21:53:32		Option 2
3/11/2026 5:50:05		Option 3
3/11/2026 7:55:49		Option 3
3/11/2026 11:25:30		Option 3
3/11/2026 12:22:44		Option 2
3/11/2026 13:12:03		Option 3
3/11/2026 15:51:14		Option 3
3/11/2026 15:52:00		Option 3
3/11/2026 17:46:42		Option 3
3/11/2026 17:47:13		Option 3
3/11/2026 19:19:29		Option 3
3/11/2026 19:58:15		Option 3
3/11/2026 20:01:18		Option 3
3/11/2026 20:43:57		Option 3
3/11/2026 22:00:21		Option 3
3/12/2026 8:12:47		Option 3
3/12/2026 10:00:24		Option 3
3/12/2026 10:40:01		Option 3
3/12/2026 12:38:03		Option 3
3/12/2026 12:39:09		Option 3
3/12/2026 15:13:43		Option 3
3/12/2026 15:31:21		Option 3
3/12/2026 21:16:14		Option 3
3/12/2026 21:16:26		Option 3
3/12/2026 21:42:29		Option 3
3/13/2026 13:47:16		Option 3
3/13/2026 13:55:58		Option 3
3/13/2026 13:56:24		Option 3

Timestamp	Email Address	Please Choice an Option
3/13/2026 16:02:04		Option 3
3/14/2026 11:08:39		Option 3
3/14/2026 13:03:24		Option 3
3/14/2026 19:32:39		Option 3
3/15/2026 20:39:37		Option 3
3/15/2026 21:17:14		Option 3
3/16/2026 18:07:56		Option 3
3/17/2026 10:52:07		Option 3
3/20/2026 11:36:47		Option 3
3/20/2026 16:52:47		Option 3

Timestamp	Email Address	Please Choice an Option
3/10/2026 2:04:28		Option 3
3/10/2026 12:46:46		Option 3
3/10/2026 12:47:19		Option 3
3/10/2026 12:49:17		Option 3
3/10/2026 12:55:57		Option 3
3/10/2026 13:00:48		Option 3
3/10/2026 13:18:40		Option 3
3/10/2026 13:29:24		Option 3
3/10/2026 13:33:36		Option 3
3/10/2026 13:38:33		Option 3
3/10/2026 13:40:03		Option 3
3/10/2026 13:46:46		Option 3
3/10/2026 13:54:54		Option 3
3/10/2026 13:55:46		Option 2
3/10/2026 14:11:54		Option 3
3/10/2026 14:12:21		Option 3
3/10/2026 14:12:40		Option 3
3/10/2026 14:13:19		Option 3
3/10/2026 14:13:57		Option 2
3/10/2026 14:14:23		Option 2
3/10/2026 14:24:06		Option 3
3/10/2026 14:30:45		Option 3
3/10/2026 14:31:22		Option 3
3/10/2026 14:31:44		Option 3
3/10/2026 14:32:05		Option 3
3/10/2026 14:33:17		Option 3
3/10/2026 14:34:52		Option 3
3/10/2026 14:35:45		Option 3
3/10/2026 14:36:27		Option 3

Timestamp	Email Address	Please Choice an Option
3/10/2026 14:37:37		Option 3
3/10/2026 14:38:33		Option 3
3/10/2026 14:39:41		Option 3
3/10/2026 14:55:58		Option 3
3/10/2026 15:09:53		Option 2
3/10/2026 15:27:47		Option 3
3/10/2026 15:35:18		Option 3
3/10/2026 15:47:57		Option 3
3/10/2026 15:48:37		Option 3
3/10/2026 16:08:54		Option 3
3/10/2026 16:28:42		Option 3
3/10/2026 17:33:44		Option 1
3/10/2026 17:34:42		Option 2
3/10/2026 17:36:46		Option 3
3/10/2026 17:44:09		Option 3
3/10/2026 17:47:54		Option 3
3/10/2026 17:48:08		Option 3
3/10/2026 17:56:59		Option 3
3/10/2026 18:04:41		Option 3
3/10/2026 18:05:51		Option 3
3/10/2026 18:21:01		Option 3
3/10/2026 18:26:18		Option 3
3/10/2026 20:13:59		Option 3
3/10/2026 20:15:14		Option 2
3/10/2026 20:24:38		Option 3
3/10/2026 20:51:44		Option 3
3/10/2026 20:54:51		Option 2
3/10/2026 20:56:07		Option 1
3/10/2026 21:11:55		Option 3



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	06/16/2026	Agenda Items	
Approved by City Manager		Presenter(s)	City Secretary
Reviewed by City Attorney	Yes	Department	Resolutions/Ordinances
Subject	Discussion and first reading of Resolution 26-R110, amending the development project and performance agreement by and between the Sweeny Economic Development Corporation and Equipmentsshare.com Inc.		
Attachments / Supporting documents	Performance Agreement Approved at 06/02/2026 meeting.		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

At the Special Joint meeting held on June 02, 2026, the Council approved the proposed amendment to the performance agreement between the Sweeny Economic Development Corporation and Equipmentsshare.com Inc. to extend the construction commencement date to 07/15/2026.

Pursuant to applicable requirements, the resolution authorizing such amendment must be adopted following two separate readings.

This agenda item is presented solely for the purpose of conducting the first reading of the proposed resolution.

The item will additionally be placed on the following Regular Council agenda for the second reading and consideration for final approval.

No Action Required

Reading of Resolution ONLY; no action.

FIRST AMENDMENT TO PERFORMANCE AGREEMENT

THIS FIRST AMENDMENT TO PERFORMANCE AGREEMENT (“First Amendment”) is made and entered as of the _____ day of _____, 2026 (the “Effective Date”), by and between **Sweeny Economic Development Corporation**, a Texas non-profit corporation (“EDC”), and **EquipmentShare.com Inc**, a Texas corporation (“Developer”).

RECITALS

A. EDC and Developer entered into that certain Performance Agreement dated October 17, 2025 (the “Performance Agreement”), for the economic development assistance of property located at the 6.743 acre tract of land in the Sweeny Economic Development Park addition, an addition to the City of Sweeny, Brazoria County, Texas, also known as 136 Calvie Brown Road, Sweeny, TX 77480 (the “Property”).

B. The parties agree to amend the Performance Agreement as set forth herein.

NOW, in consideration of ten dollars (\$10) and other good and valuable consideration, the parties hereto do hereby agree as follows:

1. Defined Terms. All capitalized terms referred to herein shall have the same meaning provided in the Performance Agreement, except where expressly defined to the contrary herein.
2. Incorporation of Recitals. The Recitals above are hereby incorporated herein.
3. Modification to Section 4(a). Section 4(a) is hereby amended to reflect that the Developer will commence construction of the Qualified Expenditures no later than July 15, 2026.
4. Controlling Terms. To the extent that this First Amendment contradicts the Performance Agreement, this First Amendment shall control. In all other respects, the Performance Agreement is ratified and affirmed.
5. Execution. This First Amendment may be executed in counterparts, each of which shall be deemed an original and all of such counterparts together shall constitute one and the same First Amendment. Furthermore, the undersigned agree that the transmission of this First Amendment via e-mail in a “.pdf” or other electronic format shall be deemed transmission of the original First Amendment for all purposes. The parties further consent and agree that this First Amendment may be signed by a properly authorized individual using electronic signature technology (e.g., via DocuSign or similar electronic signature method) and transmitted by e-mail of a .pdf document and that such signed electronic record shall be valid and as effective to bind the party so signing as a paper copy bearing such party’s handwritten signature. An electronic signature transmitted in accordance herewith, shall be deemed in compliance with the U.S. Electronic Signatures in Global and National Commerce Act (“ESIGN”) and the Uniform Electronic Transactions Act (“UETA”).

[INTENTIONALLY BLANK. SIGNATURE PAGES FOLLOWS.]

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date and year first above written.

DEVELOPER:

EQUIPMENTSHARE.COM INC

By: _____

Name: _____

Title: _____

Date: _____

EDC:

SWEENY ECONOMIC DEVELOPMENT CORPORATION

By: _____

Name: _____

Title: _____

Date: _____

RESOLUTION NO. 26-110

A RESOLUTION OF THE CITY OF SWEENY, TEXAS, APPROVING AN AMENDMENT TO THE ECONOMIC INCENTIVE AND PERFORMANCE AGREEMENT BY AND BETWEEN THE SWEENY ECONOMIC DEVELOPMENT CORPORATION, A TYPE B DEVELOPMENT CORPORATION OPERATING PURSUANT TO CHAPTER 505 OF THE TEXAS LOCAL GOVERNMENT CODE AND EQUIPMENTSHARE.COM INC; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sweeny Economic Development Corporation (the SEDC) is a Type B economic development corporation, created pursuant to Chapter 505 of the Texas Local Government Code, as amended, proposes to enter an amendment to the agreement with Equipmentshare.com Inc. dated October 17, 2025, and who desires to operate an equipment rental company within the city limits of the City of Sweeny, Texas; and

WHEREAS, the City Council previously approved a Resolution authorizing the SEDC to enter an Economic Incentive and Development Agreement with Equipmentshare.com, Inc., to construct and operate an equipment rental business on a 6.743 acre tract of land located in the Sweeny Economic Development Park addition and now desires to amend that agreement as stated in the First Amendment to Performance Agreement; and

WHEREAS, Section 501.073(a) of the Texas Local Government Code requires the City Council of the City of Sweeny, Texas, to consider for approval all programs and expenditures of the SEDC.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF SWEENY, TEXAS:

Section One (1): The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section Two (2): That the City Council of the City of Sweeny, Texas, does hereby approve and authorize the execution of the First Amendment to the Performance Agreement by and between the SEDC and Equipmentshare.com Inc., a copy of which is attached hereto and incorporated herein for all purposes which will extend the date the Developer will commence construction of the Qualified Expenditures until no later than July 15, 2026.

Section Three (3): This Resolution shall take effect immediately upon passage.

PASSED AND APPROVED this _____ day of _____, 2026.

DUSTY HOPKINS, Mayor of the
City of Sweeny, Texas

ATTEST:

KAYDI SMITH, City Secretary



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Meeting Date	06/16/2026	Agenda Item	
Approved by City Manager		Presenter(s)	City Secretary
Reviewed by City Attorney		Department	Planning & Zoning
Subject	Discussion and possible action to appointment applicant to the Planning & Zoning Board of Commissioners.		
Attachments	Application		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

The Planning & Zoning Board of Commissioners is compromised of seven members. Currently, the board have five members with two open positions. We have received an application for one of those positions.

Application received and attached is for resident Linda Wolf.

Current Board consists of Jenny Massey, Stephen Nance, Cerrington Massey, Caniel "Shaun" Massey, and Tiffany Walker.

Recommended Action

To approve and appoint Linda Wolf to the Planning and Zoning Board of Commissioners.



CITY OF SWEENY

Application Expiration Date _____
OR
Appointment Date (if) _____

102 W. Ashley Wilson Rd. • PO Box 248 • Sweeny, Texas 77480 • P: (979) 548-3321 • info@sweenytx.gov

APPLICATION FOR BOARDS & COMMISSIONS

Please complete and return applications to the Office of the City Secretary located at City Hall or submit electronically to info@sweenytx.gov. All sections of the application must be completed in their entirety. Incomplete applications will not be considered. The City reserves the right to reject any application that is incomplete.

All applications received are retained for one calendar year, starting from the date applications is received. Once application has expired, you will be required to resubmit a new application.

In the event you are appointed to a board or commission in which you applied, your application will be filed away as of the date of appointment. Upon term expiration, of said board/commission in which you've previously been appointed too, if you choose to seek re-election, you will be required to re-submit a new application.

APPLICATION FOR:

- Crime Control & Prevention District (CCPD)
- Sweeny Economic Development Corporation (SEDC)
- Planning & Zoning Board of Commissioners (Advisory Board)
- Parks & Recreation Board (Advisory Board)
- Capital Improvements Planning Board ***(Advisory Board)

PERSONAL INFORMATION:

WOLF Last Name Linda First Name [REDACTED] Date of Birth

[REDACTED] Occupation self-employed

[REDACTED]

Sweeny, TX 77480 Mailing Address S Apple Physical Address

Are you a resident of Sweeny? Yes No

If no, do you live within 10 miles of the center of Sweeny? Yes No

Length of residency _____

***To apply for the Capital Improvements Planning Board you must be a City of Sweeny Property Owner/Taxpayer or Resident/Citizen of Sweeny. You will be required to show proof. Please indicate your Brazoria County Appraisal District Property ID number/s (BCAD PID). _____

Are you a Registered Voter in Brazoria County? Yes No

Voters Registration Number [REDACTED]

Driver's License Number [REDACTED]; DL copy must be attached to this application.



CITY OF SWEENY

CITY USE ONLY

Application Expiration Date _____
OR
Appointment Date (if) _____

102 W. Ashley Wilson Rd. • PO Box 248 • Sweeny, Texas 77480 • P: (979) 548-3321 • info@sweenytx.gov

CONFLICT OF INTEREST:

Do you, your spouse, or your employer have any financial interest, directly or indirectly, in matters that might come before the board or commission being applied for? Yes No

Do you, your spouse, or your employer have any financial interest, directly or indirectly, in the sale to the City of any land, materials, supplies, or service? Yes No

SERVICE INFORMATION:

Please list all City affiliated boards/commissions you are currently serving on and provide length of service.

CCPD 2 yrs

Please provide a brief background on yourself and tell why you are applying for the specified position. What is your vision for specified organization? *Please note that all boards and commissions are on a volunteer basis. No compensation is awarded for serving.*

REFERENCES: Please provide contact information for two (2) references:

Name (First, Last) _____
Phone Number _____
Email _____
Context of acquaintance? _____

Name (First, Last) _____
Phone Number _____
Email _____
Context of acquaintance? _____

[Handwritten Signature]
APPLICANTS SIGNATURE

8-3-20
DATE

FOR OFFICE USE ONLY:

Date Received 10/8/20 DL Copy Attached see CCD file By [Signature]
Forwarded To: _____ Date _____

Application Expiration Date _____ (One year from date received)
Appointment Date _____ (File away on date of appointment with newly appointed paperwork for said board.)



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	6/16/2026	Agenda Items	
Approved by City Manager		Presenter(s)	Karla Wilson
Reviewed by City Attorney		Department	Finance Department
Subject	Discussion and possible action on engaging KM&L, LLC for professional financial audit services for the 2025-2026 fiscal year ending September 30, 2026.		
Attachments / Supporting documents	KM&L Engagement Letter dated May 14, 2026		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	\$32,000 (50% General Fund/50% Enterprise Fund)	
	Account Number:	10-20-6515; 20-11-6515	
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Attached is an engagement letter from KM&L Certified Public Accountants for professional auditing services of all City funds and required supplementary information as required by the Governmental Accounting Standards Board for the year ended September 30, 2026, which covers Fiscal Year 2025 – 2026.

The formal approval of the engagement letter is a requirement for the audit to begin. Field work for this audit is expected to begin on approximately January 25, 2027, but data gathering will begin at fiscal year end. Audit reports are to be issued no later than March 16, 2027.

Recommended Action

Staff recommends approval.



May 14, 2026

To the Honorable Mayor, Members of City Council and Management
City of Sweeny
Sweeny, Texas

We are pleased to confirm our understanding of the services we are to provide the City of Sweeny (the "City") for the year ended September 30, 2026.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the City as of and for the year ended September 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary Comparison Schedules
- 3) Required Pension Schedules
- 4) Required OPEB Schedules

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- 1) The Combining and Individual Nonmajor Fund Financial Statements

Lake Jackson

8 W Way Ct.
Lake Jackson, TX 77566
979-297-4075

El Campo

201 W. Webb St.
El Campo, TX 77437
979-543-6836

Angleton

2801 N. Velasco, Suite C
Angleton, TX 77515
979-849-8297

Bay City

2245 Avenue G
Bay City, TX 7741
979-245-9236



To the Honorable Mayor, Members of
City Council and Management
City of Sweeny
May 14, 2026
Page 2

Audit Scope and Objectives - Continued

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

To the Honorable Mayor, Members of
City Council and Management
City of Sweeny
May 14, 2026
Page 3

Auditor's Responsibilities for the Audit of the Financial Statements - Continued

We have identified the following significant risks of material misstatement as part of our audit planning:

- Improper Revenue Recognition
- Management Override of Controls

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting

To the Honorable Mayor, Members of
City Council and Management
City of Sweeny
May 14, 2026
Page 4

Responsibilities of Management for the Financial Statements - Continued

principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information.

You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

To the Honorable Mayor, Members of
City Council and Management
City of Sweeny
May 14, 2026
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Other Services

We will also prepare or assist in preparing the financial statements and related notes and maintain the capital asset schedules of the City in conformity with accounting principles generally accepted in the United States of America based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes and maintenance of the capital asset schedules previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements and related notes and capital asset schedules, and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of KM&L, LLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a federal agency or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of KM&L, LLC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Wade Whitlow, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit on approximately January 25, 2027 and to issue our reports no later than March 16, 2027.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, confirmation service provider fees, etc.) except that we agree that our gross fee, including expenses, will not exceed \$32,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

To the Honorable Mayor, Members of
City Council and Management
City of Sweeny
May 14, 2026
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Reporting

We will issue written reports upon completion of our audit of the City’s financial statements. Our report will be addressed to the Honorable Mayor and Members of City Council of the City. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor’s report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the City and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

KM&L, LLC

RESPONSE:

This letter correctly sets forth the understanding of the City.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	06/16/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	City Secretary
Reviewed by City Attorney	Yes	Department	Ordinances
Subject	<p>Discussion and possible action to Ordinance 26-102 establishing fees and charges in said city; Fee Schedule.</p> <p>AN ORDINANCE OF THE CITY COUINCIL OF THE CITY OF SWEENY, TEXAS, ESTABLISHING FEES AND CHARGES IN SAID CITY; ESTABLISHING ADMINISTRATIVE FEES, ZONING FEES, ANIMAL CONTROL FEES, BUILDING RENTAL FEES, FEES FOR TRASH BAGS, ALL PERMIT FEES, CULVERT INSTALLATION FEES, POLICE DEPARTMENT FEES, AND UTILITY FEES.</p>		
Attachments / Supporting documents	Updated Fee Schedule		
Financial Information	Expenditure Required:	\$400 + for American Legal Codification purposes	
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Ordinance 26-102 is attached to update the amended and annually reviewed fee schedule approved by Council at the May 19, 2026, regular meeting.

Main changes include:

- Elimination of Food Vendor Fees in accordance with the proposed ordinance revisions.
- Revision of Ordinance Language to ensure consistency with applicable state statutes governing alcohol regulations and police records.
- Establishment of an Annual Registration Fee for Wrecker Service Providers as authorized under the proposed ordinance amendments.
- Discontinuation of Caliche Sales, removing such activity from authorized municipal services.
- Adjustment of Solid Waste (Trash) Rates to reflect current contractual obligations with the City’s service provider.
- Amendment of Community Center Rental Provisions to limit eligibility for reduced rates exclusively to qualifying **Sweeny**-based nonprofit organizations.
- Amendment to Generator Building Permit Fee to eliminate the plan review and inspection portion, reflecting the City’s transition to in-house review & inspection service for this type of permit.

Recommended Action

To approve Ordinance 26-102, establishing the fees and charges for the City.

ORDINANCE NO. 26-102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SWEENY, TEXAS, ESTABLISHING FEES AND CHARGES IN SAID CITY; ESTABLISHING ADMINISTRATIVE FEES, ZONING FEES, ANIMAL CONTROL FEES, BUILDING RENTAL FEES, FEES FOR TRASH BAGS, ALL PERMIT FEES, CULVERT INSTALLATION FEES, POLICE DEPARTMENT FEES, AND UTILITY FEES.

BE IT ORDAINED BY THE CITY COUNCIL OF

THE CITY OF SWEENY, TEXAS:

SECTION ONE (1):

From and after the passage of this ordinance, the fees to be charged in the City of Sweeny, Texas, for the issuance of administrative fees, zoning fees, animal control fees, building rental fees, trash bag fees, all city permit fees, culvert installation fees, police department fees, and utility fees, are established in accordance with the City of Sweeny fee schedule attached hereto and incorporated herein by reference for all purposes.

SECTION TWO (2):

The fees established herein shall remain in full force and effect until modified by further ordinance of the City of Sweeny.

PASSED AND ADOPTED, this the ____ day of _____, 2026.

DUSTY HOPKINS, MAYOR OF THE CITY
OF SWEENY, TEXAS

ATTEST:

KAYDI SMITH, CITY SECRETARY



102 W. Ashley Wilson Rd. • PO Box 248 • Sweeny, Texas 77480 • P: (979) 548-3321

Comprehensive Fee Schedule

ADMINISTRATIVE FEES	
Open Records / Public Information Request Fees	Texas Attorney General Public Information Cost Estimate Model
Returned Check Fee	\$30.00
Lien Filing Fees (City Use Only)	Per Current Brazoria County Clerks Fees
Lien Release Fees (City Use Only)	Per Current Brazoria County Clerks Fees
Lien Filing Fee + Perdue Brandon Collections (City Use Only)	Per Current Brazoria County Clerks Fees + Applicable Collections Fees

ZONING FEES, REPLATS, VARIANCE REQUEST FEES	
Zoning Change	Current advertising rates with city adopted official newspaper plus \$20.00 administrative fee
Administrative Fees	\$20.00 /hour
Replats	\$50.00 + Filing Fee as per the Brazoria County Clerk's Office if the City Completes the Filing
Variance Requests- Variance requests are not a guaranteed approval	\$50.00 each

ANIMAL CONTROL FEES	
Adoption Fee	\$50.00 per animal
Impoundment	\$35.00 First day + \$20.00 each day thereafter

PARKS	
Gazebo Park	
Gazebo Pavilion Rental Fee	\$25.00 per day + \$25.00 refundable deposit

BUILDING RENTALS	
Community Center- Rental Rates & Required Deposit	
SWEENY Non-Profits or 501C	\$215.00 First Day, \$125.00 for each consecutive rental thereafter \$100.00 Damage Deposit - Required
Regular Rental	\$290.00 First Day, \$200.00 for each consecutive rental thereafter \$150.00 Damage Deposit - Required
Seniors Building	
Annual Usage Fee for Non-Profit Groups (meeting only)	\$100.00 Annual Fee

TRASH BAGS	
30 Gallon- Lawn & Garden Trash Bags	\$10.16 + applicable taxes
13 Gallon- Kitchen size Trash Bags	\$6.47 + applicable taxes



CITY OF SWEENY

Adopted 06/18/2025
 Ord. No. 102
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PERMITS	
Work done without a permit	2x the permit fee
Right of Way (ROW) Permits	
Franchised Utility Work	\$200.00 Per Application
Non-Franchised Utility Work	\$1000.00 Minimum Per Application
Commercial Construction	
Plan Reviewal Fee	\$.20 sq. ft.; (½ the permit fee)
Commercial Construction Fees	\$.40 sq. ft.
Civil Site Work/ Grading; Includes Rebar & Pre-pour Inspection	\$50.00 Permit Fee + Valuation Fees; \$16.50 for the 1 st \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter.
RV Park Permit Application	\$250.00 + plan reviewal fees
Commercial Engineering Consultant Fees	Engineer's Cost + 2 %
COO for Existing Building ** Fire Inspection Separate	\$200.00 (includes final building, electrical, mechanical, & plumbing)
Demolition Permit	\$200.00
Residential Construction	
Residential Construction Fees, Manufactured Home Permit Fees	\$.30 sq. ft. or \$25.00 minimum
Residential Engineering Consultant Fees if needed	Engineer's Cost + 2 %
Residential Plan Reviewal Fees	\$.20 sq. ft. of construction
Civil Site Work/Grading/ Concrete Work; Includes Rebar & Pre-pour Inspection	\$50.00 Permit Fee + Valuation Fees; \$16.50 for the 1 st \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter.
Generator Permits; Includes Plan Review for full project. Plumbing and electrical permits are issued and charged separately. Meter upgrades are separate.	\$50.00
Solar Panel Permit (requires electrical permit to accompany)	\$.20 sq. ft. of installation/ panels + \$100.00 plan reviewal fee
Building Move Permit	\$100.00
Demolition Permit	\$100.00
Inground Swimming Pool ** (requires Fence and/or permit)	\$350.00 Pool Includes Plan Reviewal Fees
Above Ground Swimming Pool **(requires Fence and permit)	\$25.00
Tree	\$25.00 all contractors; homeowners no charge
Illuminated Sign- **(must have accompanying electrical permit)	\$150.00
Non – Illuminated Sign	\$50.00
Small cell permits up to 5	\$500.00
Small cell permits per additional beyond 5	\$250.00
Peddler/Solicitor Permit-Annual Permit	\$100.00
Other Permitting	
Golf Cart Permits – Annual Fee	\$50.00 Annually
Beer, Wine, & Mixed Beverages Permits	Per Current Texas Alcoholic Beverage Code allowance.
L-Certifications pertaining to TABC Applications	Per Current Texas Alcoholic Beverage Code allowance.
Film Friendly Permitting Costs:	
Total or disruptive use (regular operating hours) of a public building, park, right of way, or public area	\$500.00 per calendar day



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Partial, Non-disruptive use of a public building, park, right of way, or public area	\$250.00 per calendar day
Total closure or obstruction of public street or right of way, including parking lots and on-street parking	\$50.00 per calendar day
Partial closure or obstruction of public street or right of way, including parking lots and on street parking	\$25.00 per calendar day
Use of City parking lots, parking areas, and City streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles	\$50.00 per calendar day

TRADE PERMITS: Commercial & Residential	
Electrical	
Permit & Inspection Fee (required)	\$50.00
Services (all services, meter loops, temporary poles)	\$10.00
Outlets (first 4 included in service or meter loop), Lighting Fixtures, Motors <1/2 hp	\$.50 each
Solar Panel Fixtures	\$1.00 per fixture
Solar Panel TCI Inspection – Requiring Shutdown	\$50.00
Domestic Electrical Appliances	\$1.00 each
Motors ½- <10 hp	\$2.00
Motors 10-<50 hp	\$4.00
Motors 50-<100 hp	\$6.00
Motors 100- <150 hp	\$8.00
Motors 150 & over	\$10.00
Remodels and/or new construction requiring additional inspections to include rough in, cover up, insulation, and final inspection ** not exhausted listing—dependent on the scope of work performed for said project	\$50.00 per additional inspection required
Electrical Re Connect	\$25.00 + Electrical Permit& Inspection Fee
Above Ground Swimming Pools	\$25.00
Inground Swimming Pools; Including all Inspections	\$200.00
Reinspection	\$50.00
Afterhours	\$100.00
Plumbing	
Permit & Inspection Fee (required)	\$60.00
Water Piping, Sewer Line, Gas Piping (1-4 outlets included)	\$5.00 each
Water Closets, Tubs/showers, Disposals, Dishwashers, Drinking Fountains, Sinks, Washing Machines, Water Heaters, Floor Drains, A/C Drains, Ice Makers, Vented Wall Furnaces, Vacuum Breakers (1-5), Backflow Devices (1-5), Any Additional Miscellaneous Plumbing ** Gas Water Heater Require Additional Fee for Pressure Test	\$2.50 each
Grease Traps	\$10.00 each
Vacuum Breakers, Backflow Devices (5 +)	\$1.50 each
Additional Gas Outlets (1-4 included with gas piping), Additional Vented Wall Furnaces after 1	\$1.00 each



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Conversion Burners, Floor Furnaces, Incinerators, Boilers, Central Heating, Central A/C -original units	\$5.00
Additional units of Conversion Burners, Floor Furnaces, Incinerators, Boilers, Central Heating, Central A/C	\$1.00 per additional unit
Pressure Test (required for all gas permits)	\$15.00
Upsized Gas Meters	Dependent on Suppliers Charge + Shipping and Labor Charges
Labor Charges for Meter Installations	\$100.00 per hour/ 1 hour minimum
Swimming Pool; Includes all inspections	\$300.00
Remodels and/or new construction requiring additional inspections to include rough in, cover up, insulation, and final inspection ** not exhausted listing—dependent on the scope of work performed for said project	\$50.00 per additional inspection required
Reinspection Fee	\$50.00
After-Hours Inspection	\$100.00
Mechanical	
Residential- Install/replace HVAC system (outside unit only)	\$50.00 per structure
Residential Duct Work: Inspection Required- One fee is completed at same time as Install/Replace of System	\$50.00
Commercial- Install/replace HVAC system	\$100.00 per unit
Remodels and/or new construction requiring additional inspections to include rough in, cover up, insulation, and final inspection ** not exhausted listing—dependent on the scope of work performed for said project	\$50.00 per additional inspection required
Fire Permits	
Permit & Inspection Fee (required)	\$100.00
Hydro Testing Fee	\$50.00 each
Aboveground Storage Tank Installation, Underground Fire Lines (plus additional required hydro testing fee for fire lines)	\$100.00 each
Aboveground and/or Underground Tank Repair/Removal	\$50.00 each
Underground Storage Tank Installation	\$200.00 each
New Sprinkler System	\$30.00 Per Riser + \$1.00 per Head
Changes to Existing Sprinkler System	\$75.00 up to 10 heads + \$1.00 per additional beyond 10
Fire Pump, Jockey Pump	\$5.00 each
Water Tank Storages, Generators	\$25.00 each
Fire Alarm System	\$25.00 per FACP + \$1.00 per device
Hood Suppressions, Paint Booth Suppressions	\$25.00 per system + \$1.00 per device
New Commercial Business Fire Inspections, Annual Fire Inspections for Daycares, Schools, Foster Homes	\$50.00 Annually
Mobile or Permanent Food Unit/Vendor Fire Inspections	\$80.00 Annually

CULVERT INSTALLATIONS	
Culverts- Installation Charge	\$10.00 per foot



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POLICE DEPARTMENT	
Open Records / Public Information Request Fees	Texas Attorney General Public Information Cost Estimate Model
Crash Reports	Per the Current Transportation Code; Chapter 550
Body Worn or Dash Camera Footage	Per the Current Code of Criminal Procedures; Article 2B
Fingerprints (1 st set)	\$20.00
Fingerprints (additional sets)	\$5.00 / each
Wrecker Service Provider Annual Registration	\$30.00

UTILITIES	
Utility Connection and Service Fee	\$40.00
Late Fee	10% of bill amount
Water Deposit	\$100.00
Gas Deposit	\$100.00
Water & Gas Deposit	\$200.00
1 st Meter re-read in a billing period	Free
Any meter re-reads in the same billing period thereafter	\$40.00 each
Calibration Testing	Current third-party calibration services rate(s)
Upsized Water and/or Gas Meter	Dependent on Suppliers Charge + Shipping and Labor Charges
Labor Charges of Installation	\$100.00 per hour/ 1 hour minimum
Water Taps- Includes normal ¾" meter installation	To begin at \$500.00 with the exception of additional fees for lines deeper than five (5) feet and are contingent of results of exploratory work. To begin at \$1,000.00 if road bore required.
Sewer Taps Includes installation of a 4" tap with clean out within the City Right of Way (ROW)	To begin at \$500.00 with the exception of additional fees for lines deeper than five (5) feet and are contingent of results of exploratory work. To begin at \$1,000.00 if road bore required.
Gas Taps Includes normal 1" meter; upsizing will require additional charges, upsized meter, and labor charges.	To begin at \$500.00 with the exception of additional fees for lines deeper than five (5) feet and are contingent of results of exploratory work. To begin at \$1,000.00 if road bore required.

WATER RATES	
Inside City Limits	
Base Rate: 0-1,500 Gallons of Water Consumption	\$15.67
1,500-6,500 Gallons of Water Consumption	Base Rate + \$7.35
6,501-11,500 Gallons of Water Consumption	Base Rate + \$8.19
11,501- 16,500 Gallons of Water Consumption	Base Rate + \$8.26
16,501-26,500 Gallons of Water Consumption	Base Rate + \$8.40
Over 26,500 Gallons of Water Consumption	Base Rate + \$8.60



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Outside City Limits	
Base Rate: 0-1,500 Gallons of Water Consumption	\$17.73
1,500-6,500 Gallons of Water Consumption	Base Rate + \$8.40
6,501-11,500 Gallons of Water Consumption	Base Rate + \$9.30
11,501- 16,500 Gallons of Water Consumption	Base Rate + \$9.45
16,501-26,500 Gallons of Water Consumption	Base Rate + \$9.60
Over 26,500 Gallons of Water Consumption	Base Rate + \$9.83
Bulk Water	
Loading Charge	\$30.00 each load
0-2000 Gallons of Water Purchased	\$20.00 each load
Each additional 1000 Gallons of Water Purchased Beyond 2000	\$10.00 each load
SEWER RATES	
Base Rate: 0-1,500 Gallons of Water Consumption	\$15.67
1,500-6,500 Gallons of Water Consumption	Base Rate + \$5.91
6,501-11,500 Gallons of Water Consumption	Base Rate + \$6.56
11,501- 16,500 Gallons of Water Consumption	Base Rate + \$6.69
16,501-26,500 Gallons of Water Consumption	Base Rate + \$6.76
Over 26,500 Gallons of Water Consumption	Base Rate + \$6.89
GAS RATES	
	Fee Determined by Purchase Rate from Kinder Morgan ** Fee is subjected to fluctuation
TRASH RATES- reflective on monthly utility bill	
Residential Cart Service- determined by contractual provider	95-gal Cart \$20.70 + tax; \$22.41
Extra Cart- Deposit + Monthly Rate	\$60.00 deposit upfront plus \$7.20 per month
Commercial Cart Service- determined by contractual provider	95-gal Cart \$47.36 + tax; \$51.27
Extra Cart- Deposit + Monthly Rate	\$60.00 deposit upfront plus \$13.00 per month
CPI Adjustment	As determined by contractual provider
Commercial Frontload Rates	As determined by the service contract, cubic yard volume, and weekly service



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	6/16/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	City Secretary
Reviewed by City Attorney	Yes	Department	Ordinances
Subject	<p>Discussion and possible action to Ordinance 26-103, amending Chapter 115, entitled Mobile Food Establishments.</p> <p>AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, AMENDING CHAPTER 115 OF THE CODE OF ORDINANCES OF THE CITY OF SWEENY ENTITLED MOBILE FOOD ESTABLISHMENTS; REPEALING 115.01 ENTITLED PERMIT REQUIREMENTS; REPEALING 115.02 ENTITLED TEMPORARY FOOD ESTABLISHMENTS; REPEALING 115.03 ENTITLED PERMANENT FOOD ESTABLISHMENTS; REPEALING 115.04 ENTITLED FOOD PERMIT FEES; ADDING A NEW SECTION 115.05 ENTITLED REGULATIONS FOR MOBILE FOOD ESTABLISHMENTS; PROVIDING A SAVINGS CLAUSE: PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES TO THE EXTENT OF CONFLICT ONLY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE AT THE DATE OF ITS PASSAGE.</p>		
Attachments / Supporting documents			
Financial Information	Expenditure Required:	\$400+	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

At the May 19, 2026, Regular Meeting, Council approved proposed amendments to the mobile food establishments ordinance to reflect state-mandated changes. This final approval is required to fully complete the process.

The City’s current mobile food vendor ordinance requires updates to reflect recent changes in Texas state statutes and regulatory oversight. The Texas Department of State Health Services (DSHS) has updated permitting requirements and guidance applicable to mobile food vendors operating within local jurisdictions. Additionally, recent legislation (House Bill updates) clarifies and outlines the authority of local municipalities in regulating and enforcing provisions related to mobile food vendors.

Under [HB 2844](#) (2025) and the new DSHS framework, cities still retain meaningful—but more limited—authority over mobile food vendors. The key concept is: The State now controls licensing, food safety standards, and primary regulation, while cities retain authority over “time, place, and manner” (non-conflicting local regulations)

Recommended Action

Motion: To approve Ordinance 26-103, amending Chapter 115 entitled Mobile Food Establishments.

ORDINANCE NO. 26-103

AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, AMENDING CHAPTER 115 OF THE CODE OF ORDINANCES OF THE CITY OF SWEENY ENTITLED MOBILE FOOD ESTABLISHMENTS; REPEALING 115.01 ENTITLED PERMIT REQUIREMENTS; REPEALING 115.02 ENTITLED TEMPORARY FOOD ESTABLISHMENTS; REPEALING 115.03 ENTITLED PERMANENT FOOD ESTABLISHMENTS; REPEALING 115.04 ENTITLED FOOD PERMIT FEES; ADDING A NEW SECTION 115.05 ENTITLED REGULATIONS FOR MOBILE FOOD ESTABLISHMENTS; PROVIDING A SAVINGS CLAUSE: PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES TO THE EXTENT OF CONFLICT ONLY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE AT THE DATE OF ITS PASSAGE.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF SWEENY, TEXAS:**

Section 1:

Section 115.01 of the Code of Ordinances of the City of Sweeny, Texas, entitled Permit Requirements, is hereby repealed in its entirety.

Section 2:

Section 115.02 of the Code of Ordinances of the City of Sweeny, Texas, entitled Temporary Food Establishments, is hereby repealed in its entirety.

Section 3:

Section 115.03 of the Code of Ordinances of the City of Sweeny, Texas, entitled Permanent Food Establishments, is hereby repealed in its entirety.

Section 4:

Section 115.04 of the Code of Ordinances of the City of Sweeny, Texas, entitled Food Permit Fees, is hereby repealed in its entirety.

Section 5:

A new Section 115.05 of the Code of Ordinances of the City of Sweeny, Texas, is hereby adopted and shall read as follows:

Section 115.05 Mobile Food Establishment Regulations

- (1) All mobile food vendors and establishments shall be required to be licensed by the State of Texas, in accordance with Texas House Bill 2844, codified as Chapter 437B of the Texas Health and Safety Code, which establishes a uniform statewide licensing and inspection program for mobile food vendors administered by the Texas Department of State Health Services.
- (2) Mobile Food Vendors or Establishments who desire to operate within the City of Sweeny, Texas, shall be located in a commercially zoned area of said city in accordance with the Zoning Ordinance and land use regulations set forth therein.
- (3) Mobile Food Vendors or Establishments who desire to operate within the City of Sweeny shall adhere to the adopted International Fire Code, regulations adopted by the National Fire Protection Association, the adopted Zoning Ordinance that includes regulation of traffic, parking, right of way usage, noise, hours of operation and other time, place and manner restrictions not in conflict with state law.
- (4) Mobile Food Vendors or Establishments shall comply with the City of Sweeny Code of Ordinances to include connections to utilities, Texas Health and Safety Code, Texas Administrative Code, Texas Water Code and the Texas Department of State Health Services.

Section 6:

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

Section 7:

If any part of portion of this ordinance shall be determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair any remaining portions or provisions of this ordinance.

Section 5: This ordinance shall be effective from and after the date of its passage.

PASSED AND ADOPTED this _____ day of _____, 2026.

DUSTY HOPKINS, Mayor

ATTEST:

KAYDI SMITH, City Secretary



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	06/16/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	City Secretary
Reviewed by City Attorney	Yes	Department	Ordinances
Subject	<p>Discussion and possible action to Ordinance 26-104; amending Chapter 111 entitled Motor Vehicle Wrecker Services.</p> <p>AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, AMENDING CHAPTER 111 OF THE CODE OF ORDINANCES OF THE CITY OF SWEENY ENTITLED MOTOR VEHICLE WRECKER SERVICES; AMENDING SECTION 111.01 ENTITLED LISTING ON CITY ROSTER; DEFINITIONS; AMENDING SECTION 111.02 ENTITLED APPLICATION; AMENDING SECTION 111.03 ENTITLED DESIGNATION OF SERVICE; QUALIFIED STORAGE FACILITY REQUIRED; PROVIDING A SAVINGS CLAUSE: PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES TO THE EXTENT OF CONFLICT ONLY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE AT THE DATE OF ITS PASSAGE.</p>		
Financial Information	Expenditure Required:	\$200+	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

At the May 19, 2026, Regular Meeting, Council approved proposed amendments to the Motor Vehicle Wrecker Services ordinance. This final approval is a formality required to fully complete the process.

The City's existing motor vehicle wrecker service ordinance contains provisions that are inconsistent with current operational allowances within the City limits. Amendments are therefore necessary to ensure the continued administration of a fair and effective wrecker rotation system, while also aligning local requirements with applicable state regulations.

Specifically, the ordinance is being updated to comply with the rules and licensing requirements established by the Texas Department of Licensing and Regulation (TDLR), including those governing towing companies and vehicle storage facilities (VSFs). In accordance with these state regulations, new provisions have been incorporated to ensure all participating service providers maintain valid licensure and operate in full compliance with TDLR standards.

These amendments are intended to promote regulatory compliance, improve service consistency, and ensure that all towing and storage operations conducted within the City meet established state and local standards.

Recommended Action

To approve Ordinance 26-104, amending Chapter 111 entitled Motor Vehicle Wrecker Services.

ORDINANCE NO. 26-104

AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, AMENDING CHAPTER 111 OF THE CODE OF ORDINANCES OF THE CITY OF SWEENY ENTITLED MOTOR VEHICLE WRECKER SERVICES; AMENDING SECTION 111.01 ENTITLED LISTING ON CITY ROSTER; DEFINITIONS; AMENDING SECTION 111.02 ENTITLED APPLICATION; AMENDING SECTION 111.03 ENTITLED DESIGNATION OF SERVICE; QUALIFIED STORAGE FACILITY REQUIRED; PROVIDING A SAVINGS CLAUSE: PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES TO THE EXTENT OF CONFLICT ONLY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE AT THE DATE OF ITS PASSAGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SWEENY, TEXAS:

Section 1:

Section 111 of the Code of Ordinances of the City of Sweeny, Texas, which provides for Motor Vehicle Wrecker Services is hereby amended as follows:

CHAPTER 111: MOTOR VEHICLE WRECKER SERVICES

Rotation Requirements

111.01 Listing on City roster; definition-

111.02 Application-

111.03 Designation of service; qualified storage facility required-

ROTATION REQUIREMENTS

§ 111.01 LISTING ON CITY ROSTER; DEFINITION.

(A) Any person, firm or corporation operating a wrecker or tow truck operating with the incorporated city limits whose tow truck, business activity, and vehicle storage facility comply with the provisions of the Texas Transportation Code, Texas Occupations Code, Texas Administrative Code, and the Texas Department of Licensing and Regulations shall be entitled to be listed on a wrecker rotation roster

kept and maintained by the Chief of Police of the City or a person designated by the Chief of Police.

(B) The Chief of Police shall be responsible for the keeping of the records of the wrecker rotation and shall be responsible for causing the rotation of wreckers for wrecker service inside the city limits, where rotation is applicable.

(C) For the purpose of this section of the Code of Ordinances, the following definition shall apply unless the context clearly indicates or requires a different meaning.

ROTATION. Alternating the call for wrecker service when applicable under the terms of this ordinance. ROTATION shall be, in all things, equitable.

§ 111.02 APPLICATION.

(A) In order to be placed on the wrecker rotation roster, the person, firm or corporation shall make annual application, along with the fee stated herein, to be placed upon the rotation roster on a form designed to demonstrate the qualifications of the person, firm or corporation and the person's, firm's or corporation's liability insurance coverage for the operation of the business, wrecker service and storage facility in the amounts required by law. Any wrecker service provider making application must have their own vehicle storage facility licensed in accordance with state regulations and be within the required distance of the City.

(B) All vehicle storage facilities must be situated within an eight (8) mile radius of the City of Sweeny, meeting all regulatory requirements, and approved annually by the City.

(C) Wrecker service providers seeking approval to operate within the City of Sweeny under the provisions herein shall pay an application fee as set in the City's fee schedule. The fee shall be paid annually upon the submission of the application.

§ 111.03 DESIGNATION OF SERVICE; QUALIFIED STORAGE FACILITY REQUIRED.

(A) In any situation where wrecker service is needed when the person, firm or corporation owning the motor vehicle needing the service is competent and capable to making a decision concerning the using of a wrecker service, the person's, firm's or corporation's designation of the wrecker service desired by the person, firm or corporation shall be honored by the Police Department of the City.

(B) In any situation where the need for wrecker service established and the person, firm or corporation needing the service is incapable or incompetent to make the persons preference as to wrecker service known to the Police Department of the City, the service shall rotate to the wrecker service next appearing on the wrecker rotation roster as next up. Where a motor vehicle is in need of wrecker service and the vehicle has been involved in some criminal act, traffic violation or otherwise, and there is a need to keep the vehicle in storage for the purpose of investigation or impounding of the same as a part of the criminal evidence, then, in the event, the Police Department shall order the vehicle confined to a storage facility, which must be situated within an eight (8) mile radius of the center of the City of Sweeny, meeting all regulatory requirements, and approved by the City. Each approved wrecker service provider will be required to store any impounded vehicle at its own licensed storage facility upon taking custody of the vehicle.

(C) (1) The officer in charge of the investigation shall make the initial determination concerning the need for keeping a vehicle in storage for the purpose of investigation or impounding of the vehicle as a part of the criminal evidence.

(2) Any dispute concerning the need shall be determined by the Chief of Police of the City.

(D) (1) The rotation listing for dispatching services, in the even that more than one wrecker service provider is approved, the rotation roster will be updated weekly with changes taking effect each Sunday at 12:00 am.

(2) Any dispute concerning rotations shall be handled and determined by the Chief of Police of the City.

Section 2:

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

Section 3:

If any part of portion of this ordinance shall be determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair any remaining portions or provisions of this ordinance.

Section 4: This ordinance shall be effective from and after the date of its passage.

PASSED AND ADOPTED this _____ day of _____, 2026.

DUSTY HOPKINS, Mayor

ATTEST:

KAYDI SMITH, City Secretary