



CITY COUNCIL MEETING REGULAR SESSION

Tuesday, May 19, 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, May 19, 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 exiting Councilman Pos. 1, Neal Bess Jr.
2. Proclamation: Juneteenth Day; June 19, 2026

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.

3. Minutes: Regular Session April 21 and Special Sessions April 28 and May 12, 2026
4. Financial Statements
5. Monthly Departmental Updates: April 01-30

6. Boards & Agencies Updates

REGULAR AGENDA

- 7. Discussion and possible action to agenda request received for park usage; Alexander
- 8. Discussion and possible action to appoint applicant to the Crime Control and Prevention District.
- 9. Discussion and possible action to budget amendments requested by the Crime Control and Prevention Board.
- 10. Discussion and possible action to start accepting board member applications for vacant position of the Sweeny Economic Development Corporation.
- 11. Discussion and possible action to Industrial Park signage; Sweeny Economic Development Corporation
- 12. Discussion and possible action to amending the Performance Agreement for Trilogy Resources; SEDC
- 13. Discussion, updates, and possible action to July 4th preparations.
- 14. Presentation, discussion, and possible action to Windstorm Insurance renewal quotes for 2026-2027
- 15. Discussion and possible action to the Mobile Food Establishments Ordinance, Chapter 115, pursuant to recent legislative changes.
- 16. Discussion and possible action to the Motor Vehicle Wrecker Services Ordinance, Chapter 111.
- 17. Discussion and possible action on proposed amendments to the adopted fee schedule and correlating procedural changes pursuant to proposed amendments.
- 18. Discussion and possible action to the Brazoria County Cities Association (BCCA) membership, participation, and hosting duties.

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 **May 19, 2026** was posted on the City Hall bulletin board on the 13th day of May, 2026, at approximately _____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



**CITY OF SWEENEY
OFFICE OF THE MAYOR**

Freedom is the foundation that holds up a strong state and nation. Without freedom, we lose access to choice and knowledge, which are fundamental to the forward thinking that builds goals and dreams into a successful life.

On January 1, 1863 President Abraham Lincoln’s Emancipation Proclamation became official and the slaves that were held in bondage and oppressed were now proclaimed free men, women, and children. However, this news did not reach the great State of Texas until June 19, 1865, over two years later when General Gordon Granger read the order in Galveston that day.

Locally in September, between the shade of two bois d’arc trees that grew before the home of plantation owner, John B. Sweeny, Jr, masters and slaves of fourteen plantations in Brazoria County assembled in 1865 to be given the news of that new freedom. In 2011 one of the trees that died, was commissioned for a sculpture, known as “The Freedmen Tree,” and is on display at the Brazoria Historical Museum.

Juneteenth marks not only the end of slavery within Texas, but our first steps toward providing freedom for all, which we still strive to do each and every day.

I encourage all residents of our great City of Sweeny to come together in celebration of Juneteenth, the freedom this holiday represents and the history and culture of the African-American community it presents.

Therefore, I, Dusty Hopkins, Mayor of Sweeny Texas, do hereby proclaim June 19, 2026, to be

Juneteenth Day

in Sweeny and urge the appropriate recognition whereof.

In official recognition whereof, I hereby affix my signature this the 19th day of May 2026.

Mayor Dusty Hopkins



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Item 3.

CONSENT AGENDA- MINUTES

CITY COUNCIL MEETING REGULAR SESSION

Tuesday, April 21, 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, April 21, 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 called the meeting to order at 6:00 PM.

Neal Bess Jr., John Rambo, Brian Brooks, Sandra Blaine, and Caniel "Shaun" Massey were in attendance.

PLEDGES & INVOCATION

Pledges were led by Councilman Bess.

Invocation was given by Attorney Stevenson.

CEREMONIAL PRESENTATIONS

1. Proclamation: Sweeny STEM Scholars Day; May 14, 2026

Mayor Hopkins proclaimed May 14th as Sweeny STEM Scholars Day. Phillips 66 recognizes Sweeny ISD students meeting these qualifications listed annually with a luncheon, to be held on May 14th.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

No citizen comments.

CONSENT AGENDA

2. Minutes: Regular Session March 17, 2026 & Special Joint Session March 26, 2026

Mayor Hopkins asked for a motion to approve the Regular Session March 17, 2026 and Special Joint Session March 26, 2026 minutes. Shaun Massey stated so moved. Seconded by John Rambo. All in favor. Motion carried.

3. Financial Statements

No financial statements were presented at this meeting.

4. Monthly Departmental Updates; March 2026

Monthly departmental updates were given by the Chief of Police, Director of Public Works, and City Secretary.

5. Boards & Agencies Updates

Devin Lemon of Sweeny Fire and Rescue, Shaun Massey of the Parks & Recreation Board, and Woodrow Tolley of CCPD updated Council of their respective departments/boards.

6. Quarterly Investment Report; January - March 2026

Shaun Massey moved to accept the quarterly investment report. Seconded by Neal Bess Jr. All in favor. Motion carried.

REGULAR AGENDA

7. Discussion and possible action to variance request received, allowing for placement of a manufactured home on lot 44 of Travis Avenue; Manufactured Home Ordinance Chapter 151; Renobato

Ruben Renobato owns Lot 44 in the South End Addition on Travis Avenue, which is zoned R2B. Mr. Renobato has requested a variance to allow placement of a mobile/manufactured home on the property. He does not wish to install a permanent foundation due to existing drainage constraints and concerns, that such a foundation could negatively affect neighboring properties. As an alternative, he proposes placing a manufactured home on the lot to address both the foundation requirement and drainage. Council discussed the request in relation to the current ordinance.

Shaun Massey motioned to not approve this variance to the mobile home. Seconded by Brian Brooks. John Rambo, Brian Brooks, Sandra Blaine, and Shaun Massey were in favor. Neal Bess Jr. opposed. Motion carried.

8. Discussion and possible action to the Capital Improvement Committees recommended Park expenditures.

Councilman Massey provided an overview of the items requested by the Parks & Recreation Board to the Capital Improvement Committee (CIC). The CIC approved the proposed purchases and forwarded them to Council for final consideration. Councilman Brooks expressed concerns regarding the purchase of additional temporary restroom units, suggesting that a permanent solution be considered instead. He recommended that the City Manager and the board explore the possibility of rebuilding permanent restroom facilities at all parks, similar to those at Hanson Park.

Brian Brooks motioned to approve the expenditures as listed, with the exception of the restrooms, and allow for the City Manager to develop a plan for permanent restroom facilities. Seconded by Neal Bess Jr. Discussion: Funds for permanent restroom facilities and clarification of the intentions of the motion ensued. All in favor. Motion carried.

9. Discussion and possible action to schedule a public hearing and joint meeting with the Planning and Zoning Board of Commissioners for requested zone change.

Neal Bess Jr. moved to table scheduling the zoning meeting until the next meeting on the 28th. Seconded by John Rambo. All in favor. Motion carried.

10. Discussion and possible action to Professional Agreement for engineering services with Lynn Engineering.

City Manager David Jordan stated that John Mercer would serve as the primary responsible engineer and point of contact for the City of Sweeny under an engineering services contract with Lynn Engineering. The proposed contract includes on-call pricing with no retainage fee. The City Manager recommended entering into a five-year agreement with Lynn Engineering, with automatic renewals unless either party provides prior notice of termination.

Council discussed the proposed contract and expressed interest in receiving additional information from WGA. The motion from the previous meeting was reviewed, along with the required RFQ procedures. Attorney Stevenson advised that the City cannot negotiate pricing with two firms simultaneously, noting that Council may reject the Lynn Engineering contract in its entirety and proceed to the next firm, WGA, if desired. The contract term was a topic of additional discussion.

Neal Bess Jr. motioned to contract with Lynn for two (2) years under contract; accepting the contract as presented, except limit the term to two (2) years. Seconded by John Rambo. Neal Bess Jr. and John Rambo were in favor. Brian Brooks, Sandra Blaine, and Shaun Massey opposed. Motion failed.

Further discussion on rejecting the contract and procedural requirements ensued. City Manager cautioned Council that if they deny this contract, they can either move to WGA or go back to square one.

Second Motion: Brian Brooks motioned to recommend accepting Lynn's contract for one (1) year. Brooks then stated he rescinds his motion prior to receiving a second.

Third/Final Motion: Neal Bess Jr. motioned we accept Lynn Engineering's contract for one (1) year. Seconded by John Rambo.

Discussion: Councilman Blaine feels that for a contract of this magnitude/type, it wouldn't be feasible to start, complete, or carry out for only one year. Mercer of Lynn Engineering addressed Council clarifying that the contract addresses services that are on an on-call, or as needed basis. If we were to have a special project, it would have to have its own contract associated.

Neal Bess Jr., John Rambo, and Sandra Blaine were in favor. Shaun Massey opposed. Brian Brooks abstained. Motion carried.

11. Discussion and possible action to Resolution 26-R106 in pursuit of the Texas Water Development Board Water Supply and Infrastructure Grant.

John Rambo moved to approve Resolution 26-R106 for the application filing and authorized representative in pursuit of the Texas Water Development Board Water Supply and Infrastructure Grant. Seconded by Shaun Massey. All in favor. Motion carried.

12. Discussion and possible action to Resolution 26-R107 adopting a Water Conservation Plan for the City of Sweeny.

Staff requested this item be deferred to the next Council agenda.

No discussion or action.

ITEMS OF COMMUNITY INTEREST

No items of community interest.

ADJOURN REGULAR SESSION

Mayor adjourned the meeting at 7:06 PM.

Quarterly Investment Report is on file with the City Secretary's Office.

Staff and Boards Present

City Manager, David Jordan

Chief of Police, Brad Caudle

Director of Public Works, DeLane Brown

Finance Director / Personnel Services, Karla Wilson

City Secretary, Kaydi Smith

CCPD Chair, Woodrow Tolley

CCPD Treasurer, Linda Wolf

Sweeny Fire & Rescue, Devin Lemon

Passed and approved this _____ day of _____, 2026.

Kaydi Smith -- City Secretary

BRAZORIA COUNTY ESD #2: Sweeny F&R

03/01/2026 - 04/20/2026 (50 Days)

NFIRS Incidents

Breakdown by Incident Category

Incident Category	# Incidents	% of Total
Total	0	0%

Detailed Breakdown by Incident Type

Incident Type	# Incidents	% of Total
Total	0	0%

NERIS Incidents

Breakdown by Incident Category

Incident Category	# Incidents	% of Total
Fire	11	33.33%
Medical	6	18.18%
Pubserv	6	18.18%
Hazsit	5	15.15%
Noemerg	4	12.12%
Rescue	1	3.03%
Total	33	100%

Detailed Breakdown by Incident Type

Incident Type	# Incidents	% of Total
Airmedical transport	4	12.12%
Aviation standby	1	3.03%
Elec power line down arching malfunc	1	3.03%
Fire alarm	2	6.06%
Gas alarm	1	3.03%
Gas leak odor	2	6.06%
Lift assist	2	6.06%
Motor vehicle collision	3	9.09%
Odor	1	3.03%
Other false call	4	12.12%

Standby	1	3.03%	<i>Item 3.</i>
Structural involvement fire	1	3.03%	
Trash rubbish fire	2	6.06%	
Vegetation grass fire	8	24.24%	
Total	33	100%	

Overall Summary

Type	# Incidents	% of Total
NFIRS Total	0	0%
NERIS Total	33	100%
Overall Total	33	100%



CITY COUNCIL MEETING SPECIAL SESSION

Tuesday, April 28, 2026 at 5:00 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 **Special Session** on **Tuesday, April 28, 2026 at 5:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

CALL TO ORDER/ROLL CALL

City Manager David Jordan called the meeting to order at 5:00 PM.

Neal Bess Jr., John Rambo, Sandra Blaine, Caniel “Shaun” Massey were in attendance.

Mayor Dusty Hopkins and Mayor Pro Tem Brian Brooks were absent. Council determined that Councilman John Rambo would oversee the meeting.

PLEDGES & INVOCATION

The pledges were led by Shaun Massey. The invocation was led by Sandra Blaine.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Linda Wolf addressed Council regarding the condition of Hackberry Street. She stated that the sides of the street are sliding into the ditch, causing the roadway to narrow and effectively function as a one-way street due to the condition.

REGULAR AGENDA

1. Discussion and possible action to variance request to Ordinance §93.01 to allow fireworks within the City limits for Pride Day and Fourth of July 2026; Freedom Fireworks Unlimited Wayman Hutchings of Freedom Fireworks proposed providing fireworks shows for Pride Day and the 4th of July. Due to weather concerns, he requested moving the Pride Day show to Saturday. He noted the community’s economic challenges and emphasized the importance of fireworks in bringing people together. He discussed the possibility of launching closer to City Hall after speaking with the adjacent church but has not received a response and plans to proceed with the original location behind the elementary school. The show would include 702 artillery shells (49 200-gram cakes and 58 500-gram cakes) with a target length of 18–20 minutes. He is accepting donations, citing approximately \$5,200 in labor costs and \$12,000 in fireworks.

Neal Bess Jr. moved to approve the variance to Ordinance 93.01 to authorize Freedom Fireworks to conduct a community fireworks display within the city limits for Pride Day and Fourth of July festivities. Seconded by Shaun Massey.

Discussion: Michelle Medina, Executive Director of the EDC reported that the EDC contacted four fireworks companies for quotes. Two stated they could not accommodate a July 3rd or 4th show due to the short notice. A 20-minute show was quoted at \$60,000 and a 10-minute show at \$30,000. One company offered a package shipment for self-setup and completion.

All in favor. Motion carried.

2. Discussion and possible action to Resolution 26-R107 adopting a Water Conservation Plan for the City of Sweeny.

Shaun Massey moved to approve Resolution 26-R107 adopting a water conversation plan. Seconded by John Rambo.

Discussion: Neal Bess Jr. stated he feels we need to table this item until the Mayor and Mayor Pro Tem are in attendance.

John Rambo, Sandra Blaine, and Shaun Massey were in favor. Neal Bess Jr. abstained. Motion carried.

- 3. Discussion and possible action to schedule a public hearing and joint meeting with the Planning and Zoning Board of Commissioners for requested zone change.

A zone change has been requested by EDC for the remaining available lots at the Industrial Park. EDC is requesting and recommending the property be rezoned from Light Industrial to Mixed Use.

Shaun Massey moved to approve and establish a joint meeting with the Board of Commissioners for the requested rezone of seven parcels within the Industrial Park, under Sweeny Economic Development Corporation, for 05/19/2026 at 5PM, with an alternate date of 06/16/2026 at 5PM if needed to establish a quorum for both boards. Seconded by Sandra Blaine. All in favor. Motion carried.

ITEMS OF COMMUNITY INTEREST

Shaun Massey stated that the SISD Mental Wellness forum is scheduled for tonight and another one on May 1st from 5:30-7:30pm. Sweeny Beautification is hosting Pride Day this weekend. John Rambo added that there will be fireworks.

ADJOURN REGULAR SESSION

Councilman Rambo adjourned the meeting at 5:16 PM.

Staff and Boards Present

- City Manager, David Jordan
- Director of Public Works, DeLane Brown
- City Secretary, Kaydi Smith
- EDC Executive Director, Michelle Medina
- CCPD Treasurer, Linda Wolf

Passed and approved this _____ day of _____, 2026.

Kaydi Smith -- City Secretary

CITY COUNCIL MEETING SPECIAL SESSION

Tuesday, May 12, 2026 at 5:00 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 **Special Session** on **Tuesday, May 12, 2026 at 5:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

CALL TO ORDER/ROLL CALL

Mayor called the meeting to order at 5:00 PM.

John Rambo and Caniel “Shaun” Massey were in attendance. Neal Bess Jr., Brian Brooks, and Sandra Blaine were absent.

Pursuant to Election Code §67.004(a)- Two members of the authority constitute a quorum for purposes of canvassing an election.

PLEDGES & INVOCATION

Pledges were led by John Rambo.

The invocation was given by Mayor Hopkins.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

No citizen comments.

REGULAR AGENDA

1. Discussion and possible action to Resolution No. 26-R108, Canvassing the Results of the General Election, May 02, 2026, declaring the candidates for Municipal Judge and Council Positions One (1), Three (3), and Five (5) duly elected.

Mayor Hopkins read the Resolution aloud, including the candidates for each position, the number of votes received, and the individuals declared duly elected, thereby proclaiming the results of the General Election held on May 2, 2026, for the positions of Municipal Judge and Council Positions One (1), Three (3), and Five (5), each for a two-year term.

<u>Candidates</u>	<u>Number of Votes</u>
<u>Municipal Judge</u>	
Robert J. Foster	404
<u>City Council Position No. One (1)</u>	
Leigh Ann Thornton	221
Jake Berry	246
<u>City Council Position No. Three (3)</u>	
Brian Brooks	405
<u>City Council Position No. Five (5)</u>	
Caniel “Shaun” Massey	395

Resolution, in accordance with election results, declares the individuals receiving the highest number of votes as duly elected to the respective offices.

Municipal Judge	Robert J. Foster
City Council Position One (1)	Jake Berry
City Council Position Three (3)	Brian Brooks
City Council Position Five (5)	Caniel "Shaun" Massey

Mayor Hopkins asked for a motion to approve Resolution 26-R108, canvassing the results of the General Election held May 02, 2026.

Shaun Massey stated so moved. Seconded by John Rambo. All in favor. Motion carried.

2. Recognition and Presentation of Appreciation Plaque for Neal Bess Jr., Council Position No. 1. Mr. Bess was not in attendance for the presentation; however, the Mayor recognized his contributions and will present his appreciate plaque at a later date.

- 3. Administering of the Oath of Office and Statement of Elected Officer for the duly elected; Municipal Judge, Council Positions One (1), Three (3), and Five (5), Appointing Elected Officials.

City Secretary administered the Statement of Elected Officer and Oath of Office to the duly elected in attendance; Jake Berry and Shaun Massey.

- 4. Presentation of the Certificate of Election for Newly Appointed Officials

Mayor Hopkins presented the Certificate of Election to the newly appointed officials.

ITEMS OF COMMUNITY INTEREST

Shaun Massey stated he is working on July 4th preparations with many correlating groups. Mayor Hopkins noted that there are many positive developments are coming out of CCPD and that he looks forward to their continued contributions.

ADJOURN REGULAR SESSION

Mayor adjourned the meeting at 5:12 PM.

Staff Present

City Manager, David Jordan
 Chief of Police, Brad Caudle
 Director of Public Works, DeLane Brown
 Finance Director / Personnel Services, Karla Wilson
 City Secretary, Kaydi Smith

Passed and approved this _____ day of _____, 2026.

Kaydi Smith -- City Secretary



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Item 4.

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 5.

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 5.

MONTHLY PRODUCTIVITY REPORT APRIL 2026

Officer	Shifts Worked	Total Miles	Calls for Service	Reports	Citations	Warnings	Total Traffic Stops	Crash Reports	Arrests F/M
SGT FERREL	13	728	32	4	7	22	29	1	2/1
OFFICER NUNLEY	15	605	33	7	5	7	12	0	0/0
CPL PENA	16	930	81	9	5	41	46	1	0/0
CPL REYES	15	867	58	12	2	13	15	0	2/1
OFFICER MCMULLIN	13	966	56	5	8	31	39	0	0/1



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Item 5.

SWEENEY PD FLEET MONTHLY REPORT **APRIL 2026**

UNIT	MILEAGE	MONTHLY MAINTN COST	OCT-SEP COST
312 (BURT)	191,401	\$543.55	\$1,238.43
317 (MCMULLIN)	112,236	\$743.70	\$743.70
319 (PENA)	110,152	\$18.50	\$187.16
320 (CHIEF)	101,006	\$18.50	\$18.50
322 (NUNLEY)	111,220	0	\$586.02
ANIMAL CONTROL	149,277	0	0
326 (REYES)	135,768	\$4,183.06	\$9,176.98
327 (FERREL)	127,492	0	\$143.23
TOTAL	-----	\$5507.31	\$12,094.02



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Item 5.

Code Enforcement Monthly Report APRIL/2026

Cases Started-2

(Does not include active cases)

Tall Grass-2

Junk Yards-

Unsafe Structures-

Junk Vehicles-

Trash/Rubbish/Debris-

Total Cases-27

(Code Enforcement Cases still active)

Certified Letter Sent-

Tickets To Owner-

Follow-ups-18

(Consist of following up on active Code Enforcement Cases)

Closed Cases-1

(Cases closed through compliance/Referred to municipal court)

Tall Grass-1

Unsafe Structure-

Abandoned Sign-

Junk Yard-

Calls For Service-22

(Police calls for assistance)

PERMITS CHECKED-21- See Attached

(Permit checks requested by City Hall)

Days Worked -12

Officer Burt has also assisted with Field Training for a new employee



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Item 5.

CITY OF SWEENY PERMIT CHECKS

Civil –

1006 TX AVE -pouring 405 sq ft of concrete to back patio

902 Happy Hollow – Civil work

1416 Camellia -The contractor will be pouring 418 sq ft of concrete to add on to the existing driveway.

FENCE-

108 Eleanor St - Replacing existing fence with wood material , 6ft in height & 160 ft in length

310 Pecan St -Install approximately 101 ft of 4 ft galvanized chain link fence and gates and approximately 70 ft of 6'6" 3 rail wood privacy fence with 1x6 treated rot board and cedar pickets

1101 Elm Drive -Install approximately 205 ft of 6'6' wood privacy fence with (1) 4 ft walk gate and (1) 10 ft double gate

907 Ave A -Adding on a new fence 6ft in height and 116 ft in length that will be wood material . Adding on to an existing fence.

1102 E 2nd St -Replace 28 ft of 6'6" treated privacy fence.

Demo –

103 Willow St – is this projected completed ? I think last time you checked the debris needed cleaned up.

ROOFING-

907 E 2nd St – re-roofing house only, permit just issued 4.30.26, they may have not started job yet.

1206 Kent ST – re-roofing house & shed

TREE REMOVAL/ TRIMMING –

501 Ave B – removing tree in the front yard.

1425 Camellia – tree removal

332 N Oak – tree removal

1111 Ave B -removing 4 trees and bushes

1101 N Main St- Tree Removal

704 N Hackberry St – tree trimming

901 2nd St – tree removal

1206 Kent -tree removal

106 Cornellia – tree trimming

1105 Main St – topping trees



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Item 5.

MONTHLY Humane Report

4/26

Animal Control Officer Rodger Larsen

Dog Calls- 35

Dogs Picked up by ACO-6

Dogs Adopted- 2

Dogs Returned to Owner(s)-6

Dogs that went to Rescue Shelters SPCA-8

Dogs Euthanized- 0

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

DOGS THAT WENT TO FOSTERS-5

Cat Calls- 10

Cats Picked up by ACO- 2

Cats Adopted- 0

Cats Returned to Owner(s)- 0

Cats that went to Rescue Shelters- 0

Cats Euthanized- 2

Cats in Animal Shelter- 0

Miscellaneous Calls- 28

Call Outs-0

Dog Bite Report/Follow-up- 1

Animal Cruelty Case- 0

FIELD POTHOLES:4 DAYS

Brad Caudle

Chief of Police

Sweeny Police Department

Email: bbcaudle@sweenytx.gov



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Item 5.

Officer Mario Reyes Mileage Explanation

As requested by Councilman Brooks, below is a breakdown of Corporal Reyes mileage for the month of March 2026.

Corporal Reyes drove 1393 miles while working 15 shifts at 12 hours per shift in length.

This put Corporal Reyes driving an average of 92.8 miles per 12 hour shift ($1393/15=92.86$)

Or an average of 7.73 miles per hour ($92.86/12=7.73$).

Corporal Reyes made 5 arrests during the month of March. With each arrest being transported to the Brazoria County Sheriffs Office.

The Sheriffs office is 30 miles one way, 60 miles round trip.

He made five trips ($60 \times 5 = 300$).

Subtracting 300 miles from his overall total leaves 1093. ($1393 - 300 = 1093$)

300 miles equalates to approximately 20 miles per day throughout a 15 day work month ($300/15=20$ miles per day)

Subtracting 20 miles per day leaves an average of 72.86 miles driven per shift. ($92.86 - 20 = 72.86$)

20 miles per day also equalates to approximately 2.5 work hours ($20/7.73=2.58$)

Taking 2.5 hours away from the 12 hour shift leaves 9.42 hours for driving in the city, on average. Using the remaining 72.86 hours with the reduction of the 20 miles use for trips to the Sheriff's Office equivalent to approximately .12 miles driven per hour of a 9.42 hour remaining shift ($9.42/72.86=.12$)



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Item 5.

Camera Compliance Ordinance NO. 25-111

The following apartment complexes have come into compliance with the Camera ordinance

1. Windmillrun
2. Ashley Court
3. River Oaks
4. Pecan Park Townhouses

McKinney Manor- Cameras have been installed, however they have not completed the required paperwork.

Lauren Oaks- I have spoken to Lawrence Cano and he reported the cameras have been purchased but not installed. He said he has been out of commission with heart surgery, however, he reported he will get in compliance asap.



Office of Public Works April Update

	Month	YTD
PUBLIC WORKS		
	10.524	66.238
Water Treated	MGAL	MGAL
Water Turn On	27	173
Water Turn Off	5	48
Dirty Water	5	39
Non-Payment/Disconnects	23	201
Water Leaks City	3	44
Water Leaks Customer	2	16
Water Service Taps	0	0
Water Meter Repairs	0	0
Chlorine Used	423 LBS	3346 LBS
Polymer Used	0 GAL	756 GAL
BiCarbus used	100 GAL	210 GAL
		176996
Gas Sold	19759 CCF	CCF
Gas Turn On	22	150
Gass Turn Off	5	43
Gas Taps	0	0
Gas Leaks City	0	9
Gas Leaks Customer	1	5
Gas Service Taps	0	0
Gas Meter Repairs	6	7
	9.877	47.413
Sewer Treated	MGAL	MGAL
Sewer Taps	0	0
Sewer Stoppages City	0	4
Sewer Stoppages Customer	2	14
Chlorine Used	515 GAL	2832 GAL
Manhole Repairs	0	0



STREETS

Signs Repaired	0	5
Signs Replaced	0	3
Street Repairs Asphalt	5	15

Drainage

Culverts Installed	1	5
Culverts Cleaned	0	0
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/	2833.13	3597.11
101/68668.6	0	692.47
102/132456	2141.55	2141.55
103/164644	26.35	186.77
104/51097	0	16.74
105/94215	44.98	369.26

	Monthly Repair Costs	YTD Repair Costs
EQUIPMENT		
UNIT NUMBER / HOURS		
Backhoe/845.1	0	2001.62
Mini Excavator/1679.3	0	11852.74
Tractor/638.2	0	936.07
Mower 151/180.4	0	582.41
Mower 160/463.7	76.4	286.55



City Secretary – Monthly Departmental Update

Reporting Period FY25/26: April 01-30

Council/Board Related Activities

- Council Meetings Prepared: 2
 - Agendas, Packets, Minutes, and Prep/Finalizations
- CIC Meeting Prepared for 05/07 1
 - Agenda Creation, Minutes Worksheet, Chairmans Notes
- Resolutions Completed: 1
- Ordinances Completed: 0
- Notice of Potential Quorums: 2

Grants and Funding Opportunities

- GLO Sewer/Ave A Project Closeout In Progress; Final Document Submittals; Progress Meeting
- ARPA closeout started
- TWDB WSIG grant application creation in progress- Conservation Plan Creation
- RCP initial kickoff and phase I completed

Public Information Act (PIA)

- Public Information Requests:
 - Completed 17
 - Extensive 2
 - OGA Opinions Requested 4
- PIR Webinar- Legislative Updates to PD Records

Communications / IT

- Website Updates: *Content, Calendar, Newsfeeds, Closures, Elections, and Required Postings*
- CTY's & Facebook Postings as needed
- ADA Discussions with DOJ, Revize- Mandate of ADA new Requirements

General Department Operations

- TABC Legislative Update Webinar
- Utility Billing Manager position reviews
- Litigation Hold Meetings/Processing/IT Updates
- Ordinance Research for Possible Amendments to Legislative Updates
- Rezone Application Submittals; EDC Industrial Park
- Filing Completions for Annexation

Elections

Full Elections statutory filings, postings, campaign finance filings, and required notices as per the Election Code.

City of Sweeny
Municipal Court Council Report
From 4/1/2026 to 4/30/2026

5/6/2026 8:

Item 5.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
25	3	0	0	2	30

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Consol. Sec/Tech	Total
\$2,130.41	\$1,150.88	\$2,030.90	\$20.26	\$24.82	\$152.33	\$5,509.60

Warrants

Issued	Served	Closed	Total
0	0	89	89

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
12	52	45	7	10	126

Trials & Hearings

Jury	Bench	Appeal	Initial Appearance	Show Cause	Total
0	0	0	30	2	32

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
23	0	23	46



Developmental Services & Building Rentals
Report Date: April 01 – April 30, 2026

Permitting: Monthly Reports Attached

Previous Month Fees Collected \$2,406.00
Previous Month Activity Report 20

Fees Collected YTD

Calendar YTD Amount Collected \$17,688.75
Fiscal YTD Amount Collected \$34,097.01

Permits Issued

Fiscal YTD 164
Calendar YTD 97

Inspections Completed

City Manager 11
Plumbing Inspector 9
Director of Public Works 11
PW Supervisor 2
Fire Marshall 3
Gas Operator 2

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 2 Rentals
Community Center Meeting Room 4 Groups
Seniors Building 6 Groups



Activity Report - By Project Type

from feed: 04/01/2026 - 04/30/2026

PROJECT TYPE

ISSUED PERMITS

Building Permit - Electrical (C)	1
Building Permit -Electrical (R)	1
Building Permit Single Family (R)	1
Building Permit- Mechanical (R)	3
Civil, Flatwork, or Driveway Permit	1
Fence Permit (C)	1
Fence Permit (R)	1
Plumbing Permit (C)	1
Plumbing Permit (R)	5
Roofing Permit	2
Tree Removal / Trimming Permit	3

TOTAL

20.00



Fees Collected - By Project Type

Date Paid from Fees feed: 04/01/2026 - 04/30/2026

TITLE	AMOUNT PAID	DATE PAID
Civil Permit Fee	\$ 50.00	04/22/2026 at 10:48 AM
Civil Site Work	\$ 30.25	04/22/2026 at 10:48 AM
Double FEE	\$ 191.75	04/22/2026 at 10:48 AM
Electrical - Motors 1/2 < 10HP	\$ 26.00	04/07/2026 at 9:54 AM
Electrical - Number of Lighting Fixtures	\$ 67.50	04/07/2026 at 9:54 AM
Electrical - Outlets	\$ 15.50	04/07/2026 at 9:54 AM
Electrical - Services	\$ 10.00	04/07/2026 at 2:20 PM
Electrical Permit Fee	\$ 50.00	04/07/2026 at 9:54 AM
Electrical Permit Fee	\$ 50.00	04/07/2026 at 2:20 PM
Gas Meter, Regulator, & Shipping	\$ 20.00	04/07/2026 at 2:18 PM
Generator Permit Fee	\$ 350.00	04/07/2026 at 2:18 PM
HVAC Install & Duct Work	\$ 50.00	04/30/2026 at 9:12 AM
HVAC Install & Duct Work	\$ 50.00	04/28/2026 at 2:06 PM
HVAC Install/Replace System Only	\$ 50.00	04/30/2026 at 2:51 PM
Hydro Testing FEE	\$ 100.00	04/02/2026 at 10:50 AM
Inspection Fee	\$ 50.00	04/14/2026 at 3:37 PM
Plumbing - Gas Piping /Gas Service Line; Outlets 1-4	\$ 5.00	04/07/2026 at 2:37 PM
Plumbing - Gas Piping /Gas Service Line; Outlets 1-4	\$ 5.00	04/13/2026 at 10:26 AM
Plumbing - Pressure Test	\$ 15.00	04/30/2026 at 10:00 AM
Plumbing - Pressure Test	\$ 15.00	04/24/2026 at 10:55 AM
Plumbing - Pressure Test	\$ 15.00	04/08/2026 at 11:19 AM
Plumbing - Pressure Test	\$ 15.00	04/13/2026 at 10:26 AM

TITLE	AMOUNT PAID	DATE PAID
Plumbing - Pressure Test	\$ 15.00	04/07/2026 at 2:37 PM
Plumbing - Sewer Line	\$ 5.00	04/13/2026 at 10:26 AM
Plumbing - Sewer Line	\$ 5.00	04/13/2026 at 9:35 AM
Plumbing - Water Piping	\$ 5.00	04/13/2026 at 10:26 AM
Plumbing Permit Fee	\$ 60.00	04/08/2026 at 11:19 AM
Plumbing Permit Fee	\$ 60.00	04/30/2026 at 10:00 AM
Plumbing Permit Fee	\$ 60.00	04/24/2026 at 10:55 AM
Plumbing Permit Fee	\$ 60.00	04/13/2026 at 10:26 AM
Plumbing Permit Fee	\$ 60.00	04/07/2026 at 2:37 PM
Plumbing Permit Fee	\$ 60.00	04/13/2026 at 9:35 AM
Reconnect FEE	\$ 25.00	04/07/2026 at 9:54 AM
Reconnect FEE	\$ 25.00	04/07/2026 at 2:20 PM
Roofing Permit	\$ 50.00	04/27/2026 at 3:32 PM
Roofing Permit	\$ 50.00	04/30/2026 at 1:41 PM
Rough In Inspection Fee	\$ 50.00	04/07/2026 at 9:54 AM
Sewer Service Line/ Cleanout	\$ 5.00	04/13/2026 at 10:26 AM
Tree Trimming / Removal Permit Fee	\$ 25.00	04/09/2026 at 2:21 PM
Tree Trimming / Removal Permit Fee	\$ 25.00	04/15/2026 at 4:17 PM
Tree Trimming / Removal Permit Fee	\$ 25.00	04/15/2026 at 9:15 AM
Upsized Gas Meter	\$ 500.00	04/07/2026 at 2:18 PM
Water Service Line	\$ 5.00	04/13/2026 at 10:26 AM

TOTAL	\$ 2,406.00	
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AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Item 6.

Consent Agenda	Boards & Agencies Updates
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BOARDS & CONTACTUAL AGENCIES

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

I will meet with someone looking for a store front for a business on Friday, April 17th.

We have officially closed with Equipment Share and I will be forwarding documents shortly for everyone to review.

I have had a conversation with David, City Manager and Brian, Mayor Pro Tem and I will be coordinating a Farmer's Market for Sweeny on May 9th from 9 am to 3 pm at the Sweeny Community Center. This will be the one time the city puts it on. They are asking if the EDC will plan to bring it back on a regular basis. We are looking to find a few of the businesses that might be interested in setting up a store front in Sweeny to provide meats, vegetables etc. 3 or more times a week.

I have been invited to attend the P66 Sweeny STEM Scholars Luncheon in May. I have scheduled a meeting next week with the Brazoria County Hispanic Chamber to meet and discuss collaborating to get Sweeny a grocery store/meat market. They have connections with La Michoacana Markets. Worked with Jeff, Attorney to get amendment for Trilogy Resources performance agreement.

Working with Dusty, Trilogy and Joe from Equipment Share to help with the pipeline easements so they can get going on their building.

Met with Tinted Tunez Customz they are need 5,000 square feet to bring their business into the city limits. They currently have a store front in Angleton and live in Sweeny. They have outgrown their building in Angleton (2,500 square feet). I mentioned the 1.5 acres at the industrial park. Their business is car audio, alarms, lights, and window tint. They also do laser engraving and embroidery. Everything Sweeny Graphics and C and M Signs could do and are no longer here. They are also interested in maybe bringing in a snack shop – snow cones, nachos, hot dogs, etc.

I was out of the office Monday and Tuesday but have been very busy. Wednesday morning David and I met with the Hispanic Chamber and was a great meeting. Resulted in the city joining the Chamber and they have immediately began working on trying to help with a meat market/grocery store, Mexican restaurant and possibly with a pharmacy. I have provided the Hispanic Chamber with information they requested – demographic and income information about Sweeny. With the help of Kaydi, our city secretary, and Debbie from the Alliance.

A big thank you to Brian, David and DeLane - I was out sick on Tuesday, and they met with Jees Wiz BBQ and Caters they are out on FM 521 near Rosharon, and they want to come to Sweeny.

I also sent an email to Major Farms. – I sent that email out to everyone.

I met this morning with Mr. Trevino with T Designs here in Sweeny. He is currently working out of his garage but needs to expand.

I reached out to PT Brunner, and the Eye Lash business is no longer in that building, and it is available. (He did meet his performance agreement with us.) I hope to meet with him next week to look at that space.

I have reached out to Funk Properties and Mr. Funk said he would return my call to provide information about the old LifeCheck pharmacy building.

The gentleman that has purchased 123 Main Street, Sweeny (Elvira Alvarez place) reached out to me today. He would like to talk about settling the debt so we can release the lien. He owns the Swamp Shack right outside of town on Hwy 35. He is wanting to make that space on Main Street a Mexican Restaurant. He has made arrangements with the county to pay the \$24,000 in back taxes. He would like to make arrangements to pay off the debt she owed us in 6 equal monthly payments. The balance is \$8,325. That would be \$1,387.50 a month.

I also reached out to Brittinee Hardin at TNMP and the electrical for Stark is in line with the contractor to get done. I had to pay \$3,008.59 for the electrical for the grinder station. Thank you to Neal he took the payment to hand deliver to Brittinee at TNMP.

I have been in conversation with Joe from Equipment Share and with David and Dusty's help we are trying to get them the information they need from Energy Transfer. So, they can move forward. They are afraid they won't be able to meet the initial deadline to begin construction due to the easement for the pipeline. Thank you to Dusty and David for helping me with this.

I did attend the Beautification Meeting yesterday – it was the final prep meeting for Pride Day festivities.

Just as an FYI... the Farmers' Market registrations are going well. I have emailed and handed out a lot of registration forms. Any help I can get on Saturday, May 9th would be great. It is the day before Mother's Day.

Received 3 quotes back for fireworks. None of which can provide services for the 3rd or the 4th of July. They are booked years in advance. They can provide fireworks, but not the service to pop them.

Attended council meeting.

Attended Lower Brazos River Coalition Luncheon (BC Alliance).
Trilogy inquiring on the balance of their performance agreement.
Posted in The Facts for the public hearing of the entrance sign.
Spoke with Alex deDemko with Golden Shovel.

Sweeny Economic Development
Profit and Loss
 April 10-May 8, 2026

	Total
Income	
Bank Interest	575.47
Sales Tax Income	14,730.11
Total for Income	\$15,305.58
Gross Profit	\$15,305.58
Expenses	
Admin. Expense	
Education	64.00
Legal Services Fees	1,415.00
Office Supplies	184.44
Total for Admin. Expense	\$1,663.44
Wire Fee	25.00
Total for Expenses	\$1,688.44
Net Operating Income	\$13,617.14
Net Other Income	
Net Income	\$13,617.14

Sweeny Economic Development Corporation
Balance Sheet
As of May 8, 2026

	Total
Assets	
Bank Accounts	
Money Market Acct #1038451	5,577.87
Now Acct. #1038478	115,668.17
TexPool	190,740.92
Total for Bank Accounts	\$311,986.96
Accounts Receivable	
Other Current Assets	
Loan	8,325.00
Total for Other Current Assets	\$8,325.00
Total for Current Assets	\$320,311.96
Fixed Assets	
Industrial Park Property	1,476,510.38
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	\$1,931,427.69
Total for Fixed Assets	\$1,931,427.69
Total for Assets	\$2,251,739.65
Liabilities and Equity	
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 Current Liabilities	\$13,260.40
Long-term Liabilities	
Southside Bank Loan	747,088.64
Total for Long-term Liabilities	\$747,088.64
Total for Liabilities	\$760,349.04
Equity	
Opening Bal Equity	9,990.00
Retained Earnings	1,393,492.40
Net Income	87,908.21
Total for Equity	\$1,491,390.61
Total for Liabilities and Equity	\$2,251,739.65

BRAZORIA COUNTY ESD #2: Sweeny F&R

04/01/2026 - 05/12/2026 (41 Days)

NFIRS Incidents

Breakdown by Incident Category

Incident Category	# Incidents	% of Total
Total	0	0%

Detailed Breakdown by Incident Type

Incident Type	# Incidents	% of Total
Total	0	0%

NERIS Incidents

Breakdown by Incident Category

Incident Category	# Incidents	% of Total
Hazsit	5	27.77%
Medical	4	22.22%
Fire	4	22.22%
Noemerg	2	11.11%
Pubserv	2	11.11%
Rescue	1	5.55%
Total	18	100%

Detailed Breakdown by Incident Type

Incident Type	# Incidents	% of Total
Airmedical transport	3	16.66%
Fire alarm	1	5.55%
Gas leak odor	1	5.55%
Malfunctioning alarm	1	5.55%
Motor vehicle collision	3	16.66%
Motor vehicle extrication entrapped	1	5.55%
Odor	2	11.11%
Other false call	1	5.55%
Standby	1	5.55%
Structural involvement fire	1	5.55%

Vegetation grass fire	3	16.66%	Item 6.
Total	18	100%	

Overall Summary

Type	# Incidents	% of Total
NFIRS Total	0	0%
NERIS Total	18	100%
Overall Total	18	100%





Benji's Animal Adoption Barn (BAAB)

Reporting Period: April 2026

To: David Jordan, City of Sweeny Manager

From: Leigh Ann Thornton, CEO & Founder, Benji's Animal Adoption Barn

Date: April 30, 2026

Subject: Monthly Update

April's focus continued the emergency response work initiated in March, with ongoing veterinary care, foster support, and responsible expense management under the Memorandum of Understanding (MOU) between the City and BAAB. BAAB remains committed to humane outcomes, fiscal responsibility, and transparent reporting.

Emergency Response Update – High School Construction Site Puppies

BAAB continues to support the five neonatal puppies that were dumped at the high school construction site in March and placed into emergency foster care immediately after receiving Animal Control Officer Roger's call.

Regrettably, one of the five puppies passed away during April. After extensive consultation with Marsh Veterinary Clinic, all of the puppies are showing signs of neurological problems.

Each foster has committed to adopting the puppy in their care. Moving forward, BAAB's financial responsibility for these puppies will be limited to spay/neuter, vaccinations, and microchipping. All other ongoing care will be assumed by the adoptive foster families.

April Expense Summary

The following expenses were incurred by BAAB during the April reporting period in connection with the emergency foster puppies:

- Foster supplies (formula, bottles, puppy pads, neonatal care items): \$289.57
- Veterinary charges (Marsh Veterinary Clinic): \$268.15

Total April BAAB expenses for the emergency foster puppies: \$557.72. All expenses remain within BAAB's nonprofit budget; no City funds were used.

Veterinary Coordination

BAAB continues to coordinate spay/neuter services, vaccinations, and microchipping through Marsh Veterinary Clinic. Only animals that have been medically vetted through BAAB's established process are eligible for formal transfer, adoption support, or placement through partner networks.

Additionally, Lacy was transported to Marsh Veterinary Clinic during April to be spayed; however, the procedure could not be performed due to a false pregnancy. As of April 30, she has not yet been rescheduled.

Trap-Neuter-Release (TNR) & Citizen Call Referrals

BAAB continues to receive calls from citizens regarding stray cats, kittens, dog welfare concerns, and other animal-related matters. Public demand for structured Trap-Neuter-Release (TNR) solutions remains steady.

To ensure proper jurisdictional handling and consistency with the MOU, BAAB Board Members have been instructed to refer all citizen calls regarding kittens, cats, and dog welfare directly to the City of Sweeny. This protocol supports clear operational boundaries between BAAB and Animal Control and ensures that all incoming concerns are routed through the appropriate municipal channel.

BAAB remains willing to support humane population control efforts within nonprofit budget capacity; however, ordinance alignment continues to be important to ensure city policy supports practical implementation and consistency with current state law and best practices.

Commitment to Partnership

BAAB remains committed to:

- Humane treatment
- Medical accountability
- Fiscal stewardship
- Governance compliance
- Clear operational boundaries
- Strong municipal collaboration

We appreciate the City's continued partnership and welcome continued discussion to ensure alignment in messaging, procedure, emergency response, and long-term animal services strategy.

Respectfully submitted,

Leigh Ann Thornton

Leigh Ann Thornton
CEO & Founder
Benji's Animal Adoption Barn (BAAB)
www.baab.org
979-665-6610
leighann@baab.org



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	05/19/2026	Agenda Items	
Approved by City Manager		Presenter(s)	Administration
Reviewed by City Attorney		Department	Parks
Subject	Discussion and possible action to agenda request received for park usage; Alexander		
Attachments / Supporting documents	Agenda Request, Gazebo Park Application		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

The City has received a request from Anna Alexander to utilize the Gazebo Park for a benefit for Alexander on June 6th, 2026, from 2-6 pm. Due to the type of usage and considerations required, Council action would be required for allowance.

The proposed use includes food and merchandise vendors, wagon rides, a car show, a silent auction, and a cornhole tournament, all of which may require coordination with City departments for logistics, safety, and maintenance.

Considerations include:

- Selling on city property; this is not a city sponsored event or non-profit.
 - Any food related would be subject to Brazoria County Health Department requirement and permitting if applicable.
- Insurance and liability requirements- wagon rides proposed.
 - Use TxDot roadways and City roadways.
- Unauthorized use of railroad right of way for car show. The City doesn't have the authority to give authorization of use.
- Compliance with noise, traffic, and general use regulations
- Uncertainty about the number of attendees
 - Considerations of how it may affect local businesses.
 - SPD has reviewed this request and would complete close patrols if approved.

Recommended Action

Council Discretion- Staff does not recommend.

If approving--- please include within the motion:

Event must comply with all applicable Health Department regulations regarding the sale of food.



CITY OF SWEENEY

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

The following will be used to request an item to be placed on the agenda with the Sweeny City Council.

Personal Information:

Name: Anna Alexander

Mailing Address: [Redacted] Brazoria, Tx 77422

Physical Address: Same as above

Email(s): [Redacted]

Phone(s): [Redacted]

Please include specific details of the item you wish to be placed on the agenda.

Benefit for Cancer Patient undergoing chemo treatments
Flyer included/attached.

Possible Car show & Vendor Booths.
Car show will be located on gravel by tracks
Popcorn
Nachos
Hot Dogs
Lemonade
Sandwiches will be pre packed

Signature: Anna Alexander Date: 5/05/2026

Requests must be received by the City Manager, **by close of business on the last business day of the month**, to ensure placement on the following month's agenda. Administration and/or their designee reserves the right to delay the item to the following regularly scheduled meeting if it is determined that more time is needed in order to compile information specific to the request. This updated deadline is pursuant to H.B 1522, enacted and effective as of September 01, 2025.

Regular Session Council meetings are held the third (3rd) Tuesday of each month. Agendas are required to be posted at least three (3) business days before the scheduled date of the meeting.

Once Council has acted on an agenda item, that item cannot be placed on the agenda for a period of six (6) months. Exception is provided if three members of Council ask that the item be returned early to the agenda, or the Mayor or the City Manager determines it is in the interest of the City to do so.

Rec 1:57pm 5/5/26



CITY OF SWEENY

102 W. Ashley Wilson Rd. • PO Box 248 • Sweeny, Texas 77480 • P: (979) 548-3321 • F: (979) 548-7745

Gazebo Park Reservation Application

Name: Anna Alexander

Address: [Redacted] Brazoria, Tx 77422

Home Ph: [Redacted] Drivers License Number: [Redacted]

Date of Use: June 6, 2026 Time Requested: 2 Till: 6

Type of Activity: Benefit

Approximate number of guests: unknown

Fees: \$25.00 per day Rental

\$25.00 Deposit

Both the rental fee and deposit are waived for the selling of good/merchandise for non profits. Non profits rentals are not to exceed 72 hours.

Both to be paid at time of rental. **The rental fee must be separate from the deposit fee.**

1. Request of the use of the gazebo are to be made at least one week in advance.
2. Applicants for the gazebo also agree to indemnify and hold harmless the City of Sweeny from any liabilities of expense resulting from personal injury no matter the cause of such injury during use of the gazebo.
3. All groups using the gazebo agree to assume all responsibility for any damages or injuries done to the premises as a result of their usage.
4. Alcohol is prohibited on city property.
5. All parks close at dark.
6. Lessee is responsible for the removal of any trash debris and clean- up of park facility.
7. Port A Cans are allowed at the gazebo if rented at the renters expense. Maximum number of 2 cans allowed. Must be delivered the day of function and removed first business day after by noon. The city is not responsible for any port a cans, damages, or scheduling conflicts. Keep in mind that they would be on public property making them available to the public.
8. Copy of Drivers License is required to be submitted along with this application.
9. All renters must be 21 years of age or older.
10. I have read the rules and regulations stated above, I understand them, and I will abide from them.

Signature: Anna Alexander Date: 05/05/2026

Rental Fee: \$25.00 Deposit: \$25.00

Signature for City: _____

**** The city reserves the right to cancel any reservations****

Deposit Returned Date _____ Amount Returned _____

Renters Signature for Return of Deposit _____

City Employee Returning Deposit _____

MEMORANDUM OF AGREEMENT

This memorandum of agreement is made this 05 day of 05, 2026,
 between the City of Sweeny, Texas, a municipal corporation of the State of Texas,
 hereafter referred to as City, and Anna Alufander (NAME),
 hereafter referred to as Second Party:

WITNESSETH:

Second Party has requested rental of the SWEENY GAZEBO/A.M. "CHICK"
 ANDERSON PARK and

Second Party acknowledges that he will be an independent renter and agrees to
 assume any risk of injury or liability which may arise from the rental of the SWEENY
 GAZEBO/A.M. "CHICK" ANDERSON PARK.

NOW THEREFORE, BE IT REMEMBERED BY THE PARTIES:

The City hereby grants permission to Second Party for the rental of the SWEENY
 GAZEBO/A.M. "CHICK" ANDERSON PARK at the times and dates established by the
 City.

Second Party agrees to follow and abide by all rules established by the City in the
 rental of the SWEENY GAZEBO/A.M. "CHICK" ANDERSON PARK, all rules are
 referenced in the application attached that must be submitted for confirmation of
 completion and contract of rental.

For the consideration for being allowed to rent the SWEENY GAZEBO/A.M.
 "CHICK" ANDERSON PARK as specified herein, Second Party agrees to be responsible
 for any and all damages which may occur to the City, Second Party, or to employees,
 agents or others who are working for Second Party, or to any member of the general

public occupying, as a result of the actions of Second Party in the rental of the SWEENEY GAZEBO/A.M. "CHICK" ANDERSON PARK. Therefore, in consideration for this agreement and other good and valuable consideration, hereby acknowledged as received, Second Party (hereinafter known as Indemnitor) hereby agrees to indemnify and hold harmless THE CITY OF SWEENEY (hereinafter known as Indemnitee) from and against any and all liability or loss that the City, or the Indemnitor, his agents, servants or employees, or the general public, may sustain as a result of claims, demands, costs or judgments, including attorney's fees, arising from any injury to any person, including Indemnitor, or property, including that owned by Indemnitor, as a result of the rental of the SWEENEY GAZEBO/A.M. "CHICK" ANDERSON PARK.

City and Second Party agree to cooperate in executing any further documents or performing any other work necessary to complete this agreement.

CITY OF SWEENEY

Anna Alexander

Second Party Name Printed

Anna Alexander

Second Party Signature

[Redacted]

Second Party Contact Number

Benefit for
Anna Alexander

Item 7.

June 6th, 2026

2:00 PM – 6:00 PM

\$15 Chop Beef Sandwich, Chips & Drink Served at 3:00 PM

- **Cornhole Tournament**
- **Wagon Rides**
- **Silent Auction**
- **Vendors & More!**



All proceeds go to support Anna in her journey to fight with faith against cancer.

Silent Auction Winners Announced at 5:00 PM

**AM Anderson Park (AKA Gazebo Park),
Sweeny, Texas**

Pre-Sale: \$15 Chop Beef Sandwich, Chips & Drink!



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	05/19/2026	Agenda Items	
Approved by City Manager		Presenter(s)	CCPD Chair/Treasurer
Reviewed by City Attorney		Department	Crime Control & Prevention District
Subject	Discussion and possible action to appoint applicant to the Crime Control and Prevention District.		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

The Crime Control and Prevention District (CCPD) is requesting that Council appoint Wanda Stewart to the Crime Control and Prevention District board. At CCPD's April 15, 2026, meeting, CCPD voted to accept Ms. Stewart's application and forward it to Council for consideration, along with its recommendation for approval.

Current members are:

- | | | |
|--------|--------|-------------|
| TOLLEY | WOODY | Chair/Pres. |
| WOLF | LINDA | Treasurer |
| SMITH | MEGAN | |
| BYNUM | JOSHUA | |
| CISSNA | LARRY | |
| MURRAY | AMBER | |
| OPEN | | |

Recommended Action

Motion: To approve and appoint Wanda Stewart to the Crime Control and Prevention District.



CITY OF SWEENY

CITY USE ONLY

Item 8.

Application Expiration Date 02/05/2027

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:

Stewart Last Name Wanda First Name [Redacted] Date of Birth

[Redacted] Phone [Redacted] Email Retired Occupation

[Redacted] Mailing Address [Redacted] 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 10+ years

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

Item 8.

Application Expiration Date 02/05/2027

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.

N/A

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.

I am recently retired and wanted to devote some of my time to serving on the CCPD. I believe trust between law enforcement and the community is important. Accountability and transparency are vital in strengthening trust with our community, promoting public safety with professionalism and fairness.

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

Name (First, Last) Brad Caudle
Phone Number _____
Email bbcaldje@sweenytx.gov
Context of acquaintance? Friend

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

Wanda Stewart 1/5/2026
APPLICANTS SIGNATURE DATE

FOR OFFICE USE ONLY:

Date Received 02/05/26 DL Copy Attached By pdg
Forwarded To: WT - CCPD Date 2/5/26

Application Expiration Date 02/05/2027 (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	05/19/2026	Agenda Items	
Approved by City Manager		Presenter(s)	President/Treasurer
Reviewed by City Attorney		Department	Crime Control & Prevention District
Subject	Discussion and possible action to budget amendments requested by the Crime Control and Prevention Board.		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

The Crime Control and Prevention District (CCPD) is requesting the following budget amendments to the Fiscal Year 2025–2026 CCPD Budget:

- \$64,058.00 Vehicle & Equipment for a Sweeny Police Department vehicle (2026 Ford F-150)
- \$7,000.00 Bicycle, scooter, and e-bike safety awareness program
- \$3,000.00 Police-community engagement in coordination with the City; July 4th
- \$1,000.00 Promotional materials
-

Total Proposed Budget Amendments: \$75,058.00

Recommended Action

To approve requested Crime Control and Prevention Districts budget amendments to the FY25/26 budget for expenditures in the total amount of \$75,058.00.

CCPD
Proposed Budget
FY25-26

10/1/2025 Beginning Capital Balance		\$ 44,787.77
Revenues		
Sales and Use Tax Revenue	\$ 69,576.61	
Interest	\$ 1,363.22	
Projected Revenue		\$ 70,939.83
Expenditures		
Admin - Checks	\$ 151.60	
City of Sweeny - PD Software Subscription	\$ 4,000.00	
PD Vehicle/Equipt	\$ 64,058.00	
Safety Awareness Program	\$ 7,000.00	
Community Engagement	\$ 3,000.00	
Promotional Materials	\$ 1,000.00	
Proposed Expenditures		\$ (79,209.60)
9/30/2026 Projected Ending Capital Balance		\$ 36,518.00

Activity Summary - Oct 2025 to May 2026

Actual 10/01/25 through 05/13/2026

10/1/2025 Beginning Cash Balance		\$ 60,787.77
Revenues		
Sales Tax Oct - May	\$ 49,576.61	
Interest Oct - April	\$ 738.22	\$ 50,314.83
Expenditures		
5/1/2026 Checks	\$ 151.60	
5/4/2026 City of Sweeny		
From FY23-24 Budget	\$ 12,000.00	
From FY24-25 Budget	\$ 4,000.00	
From FY25-26 Budget	\$ 4,000.00	\$ (20,151.60)
5/13/2026 Cash Balance		\$ 90,951.00

Projected 05/14/2026 through 09/30/2026

Projected Revenues		
Sales Tax June-Sept	\$ 20,000.00	
Interest May-Sept	\$ 625.00	\$ 20,625.00
Proposed Budget Expenditures		
PD Vehicle/Equipt	\$ 64,058.00	
Safety Awareness Program	\$ 7,000.00	
Community Engagement	\$ 3,000.00	
Promotional Materials	\$ 1,000.00	\$ (75,058.00)

9/30/2026 Projected Cash Balance	\$ 36,518.00
---	---------------------



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	05/19/2026	Agenda Items	EDC board applications
Approved by City Manager		Presenter(s)	Michelle Medina/Jenny Massey
Reviewed by City Attorney		Department	
Subject	Go out for applications for EDC board		
Attachments / Supporting documents			
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

We are having to remove a board member who has missed the last 5 meetings in a row. No communication. EDC wants to go out for more applications.

Recommended Action

To approve the EDC go out for and to review more applications for the board.



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Meeting Date	05/19/2026	Agenda Items	Industrial Park sign
Approved by City Manager		Presenter(s)	Michelle Medina/Jenny Massey
Reviewed by City Attorney		Department	
Subject	Industrial Park sign		
Attachments / Supporting documents	Picture and bid		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

EDC needs a sign to identify the industrial park and its businesses. The EDC received 2 quotes this one and one other for about \$18,000.

Recommended Action

To approve the quote for a sign to identify the industrial park and its businesses.



The Sign Guy
 401 Walnut St.
 Brazoria, TX 77422
 979-292-9560

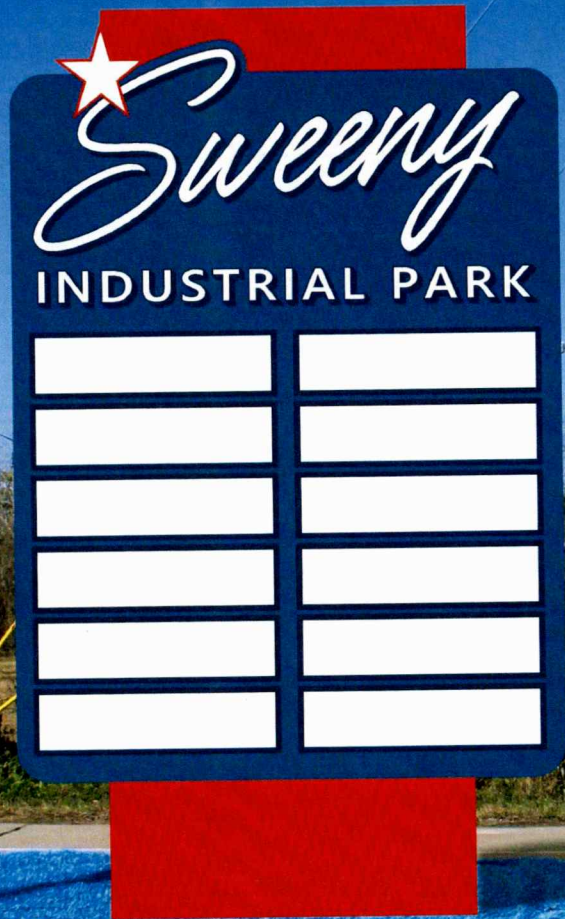
Estimate

Date	Estimate #
2/18/2026	2474

Name / Address
The City of Sweeny 102 Ashley-Wilson Rd. Sweeny, TX 77480



			Project
Description	Qty	Rate	Total
13'-4" x 8' Two sided metal sign. INDUSTRIAL PARK. Installed on treated 4x6 posts. A DEPOSIT OF \$3,000.00 is required to begin work. Please allow 21 days for completion of job.		6,085.00	6,085.00
Thank you for the opportunity to serve you!		Total	\$6,085.00



Sign dimension 13'-4" x 8'
Spaces are approx. 10" x 41"



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Meeting Date		Agenda Items	Trilogy Resources Performance Agreement
Approved by City Manager		Presenter(s)	Michelle Medina/Jenny Massey
Reviewed by City Attorney		Department	Sweeny EDC
Subject	Amend Trilogy Resources Performance Agreement		
Attachments / Supporting documents	Amended Performance Agreement		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Trilogy will not meet the initial date for completion, and the EDC would like to extend the date to October 31, 2026. (Basically extending 6 months)

Recommended Action

Council to approve the amendment of Trilogy performance agreement.

**FIRST AMENDMENT
TO
PERFORMANCE AGREEMENT**

This **FIRST AMENDMENT TO PERFORMANCE AGREEMENT** (hereinafter referred to as the “First Amendment”) is made and entered into by and between the **SWEENEY ECONOMIC DEVELOPMENT CORPORATION**, a Texas non-profit corporation (hereinafter referred to as the “SEDC”), and **TRILOGY RESOURCES, LLC**, a Texas limited liability company (hereinafter referred to as the “Developer”):

RECITALS:

WHEREAS, on or about August 2, 2023, the SEDC and Developer entered into the original Performance Agreement (hereinafter referred to as the “Original Agreement”) regarding financial assistance necessary to construct and operate a manufacturing facility to be located at Brazoria County Clerk’s File No. 2010001263 and being located in the Charles Breen League, Abstract Number 46, in the City of Sweeny, Brazoria County, Texas; and

WHEREAS, the SEDC and Developer now desire to amend Sections 4(a), 4(b), and 4(c) of the Original Agreement to grant an extension through October 31, 2026 to complete construction of the manufacturing facility.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the SEDC and Developer agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this First Amendment and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. AMENDMENT TO ORIGINAL AGREEMENT.

(a) **Amendment to Original Agreement.** That Section 4(a) of the Original Agreement is hereby amended to read as follows:

“(a) **Qualified Expenditures.** Developer covenants and agrees to commence construction of the Qualified Expenditures within 120 days of the EDC’s completion of the road and utilities leading to the Property. Further, Developer covenants and agrees to complete construction of the Trilogy Resources manufacturing facility by **October 31, 2026.**”

(b) **Amendment to Original Agreement.** That Section 4(b) of the Original Agreement is hereby amended to read as follows:

“(b) **Certificate of Occupancy.** Developer covenants and agrees to apply for or cause to be obtained by **October 31, 2026**, a certificate of occupancy from the City of

Sweeny, Texas, for a manufacturing facility located on the Property.”

- (c) **Amendment to Original Agreement.** That Section 4(c) of the Original Agreement is hereby amended to read as follows:

“(c) **Operate Manufacturing Facility.** Developer covenants and agrees to maintain and operate manufacturing facility located on the Property by **October 31, 2026**, and during the Term of this Agreement.”

SECTION 3. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this First Amendment:

- (a) **Amendments.** This First Amendment constitutes the entire understanding and agreement of the parties as to the matters set forth in this First Amendment. No alteration or amendment to this First Amendment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.
- (b) **Applicable Law and Venue.** This First Amendment shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Brazoria County, Texas. Venue for any action arising under this First Amendment shall lie in the state district courts of Brazoria County, Texas.
- (c) **Assignment.** This First Amendment may not be assigned without the express written consent of the other party.
- (d) **Binding Obligation.** This First Amendment shall become a binding obligation on the signatories upon execution by all signatories hereto. SEDC warrants and represents that the individual executing this First Amendment on behalf of the SEDC has full authority to execute this First Amendment and bind the SEDC to the same. Developer warrants and represents that the individual executing this First Amendment on Developer’s behalf has full authority to execute this First Amendment and bind it to the same.
- (e) **Caption Headings.** Caption headings in this First Amendment are for convenience purposes only and are not to be used to interpret or define the provisions of the First Amendment.
- (f) **Counterparts.** This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.
- (g) **Effective Date.** The effective date (the “Effective Date”) of this First Amendment shall be the date of the latter to execute this First Amendment by and between the SEDC and Developer.

- (h) **Original Agreement and any Amendments.** All of the terms, conditions, and obligations of the Original Agreement, and any amendments remain in full force and effect except where specifically modified by this First Amendment.
- (i) **Severability.** The provisions of this First Amendment are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this First Amendment is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation have the force and effect of the law, the remaining portions of the First Amendment shall be enforced as if the invalid provision had never been included.
- (j) **Time is of the Essence.** Time is of the essence in the performance of this First Amendment.

[The Remainder of this Page Intentionally Left Blank]

DEVELOPER:

TRILOGY RESOURCES, LLC,
a Texas limited liability company,

By: _____

Dusty Hopkins, President

Date Signed: _____

STATE OF TEXAS

§

§

COUNTY OF BRAZORIA

§

This instrument was acknowledged before me on the ____ day of _____, 2026,
by Dusty Hopkins, President of the Trilogy Resources, LLC, a Texas limited liability company,
on behalf of said Texas company.

Notary Public, State of Texas



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Meeting Date	05/19/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	Councilman Massey; Pos. 5
Reviewed by City Attorney		Department	Public Relations/City Event
Subject	Discussion, updates, and possible action to July 4 th preparations.		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Councilman Massey is leading planning efforts for the City’s Fourth of July celebration and is coordinating with local groups to secure donated services and items. This update is provided for Council regarding the upcoming City-sponsored event.



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	05/19/2026	Agenda Items	
Approved by City Manager		Presenter(s)	David Jordan, City Manager Karla Wilson, Finance Director
Reviewed by City Attorney		Department	Finance
Subject	Presentation and discussion of Windstorm Insurance renewal quotes for 2026-2027		
Attachments / Supporting documents	Proposal Summary AmRisc Quote TWIA Quote		
Financial Information	Expenditure Required:		TBD
	Amount Budgeted:		N/A
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Windstorm insurance coverage for City of Sweeny properties is provided for through two policies, an open market policy and a Texas Windstorm Insurance Association (TWIA) policy, Both policies are required to provide coverage for all buildings.

Market policy renewal quotes for 2026-2027 are attached.

TWIA policy renewal quote for 2026-2027 is attached.

Recommended Action

Staff requests a motion to approve for City Manager to proceed with windstorm policy renewals.

City of Sweeny
Proposal Summary
AmRisc - 05/22/2026-05/22/2027
TWIA - 06/01/2026-06/01/2027

Based on TIV: \$4,710,000 Per Open Market Schedule

Option 1 - \$4.7M Open Market Limits & \$25,000 per Occurrence Deductible Open Market; 5% Deductible TWIA					
Carrier	Layer	Participation	Limits	Deductible	Total Premium
TWIA	-	-	\$1,757,000	5% Per Item / Minimum \$1,000 Per Item	\$20,022.00
AmRisc	\$4,710,000 / \$100K Wind Driven Rain Sublimit Included	100.00%	\$4,710,000	Named Storm: 2% Per Occurrence* Per Building, \$50K Min. (\$50K Min is Per Occurrence as an Aggregate Deductible)* All Other Wind/Hail: 1% Per Occurrence* Per Building, \$50K Min. (\$50K Min is Per Occurrence as an Aggregate Deductible)*	\$49,308.79
Insurisk	All Wind/Hail Deductible Buy Back	100.00%		\$25,000 per Occurrence	\$7,606.94
\$6,467,000.00					\$76,937.73

Option 2 - \$4.7M Open Market Limits & 2% Deductible Open Market; 5% Deductible TWIA					
Carrier	Layer	Participation	Limits	Deductible	Total Cost
TWIA	-	-	\$1,757,000	5% Per Item / Minimum \$1,000 Per Item	\$20,022.00
AmRisc	\$4,710,000 / \$100K Wind Driven Rain Sublimit Included	100.00%	\$4,710,000	Named Storm: 2% Per Occurrence* Per Building, \$50K Min. (\$50K Min is Per Occurrence as an Aggregate Deductible)* All Other Wind/Hail: 1% Per Occurrence* Per Building, \$50K Min. (\$50K Min is Per Occurrence as an Aggregate Deductible)*	\$49,308.79
\$6,467,000.00					\$69,330.79

*Info in blue added by KW

Based on TIV: \$4,710,000 Per Open Market Schedule

2025-2026 Expiring Terms					
Carrier	Layer	Participation	Limits	Deductible	Total Cost
TWIA	-	-	\$1,757,000	5% Per Item / Minimum \$1,000 Per Item	\$20,022.00
AmRisc	\$4,710,000 / \$100K Wind Driven Rain Sublimit Included	100.00%	\$4,710,000	Named Storm: 3% Per Location, \$100K Min. All Other Wind/Hail: 1% Per Location, \$100K Min.	\$60,985.15
\$6,467,000.00					\$81,007.15

Option Selected (Indicate _____)
Option 1 or 2):

By accepting this proposal, you acknowledge and understand that (1) a minimum policy premium may apply, (2) you have met all eligibility requirements regarding flood coverage at certain locations and (3) you have reviewed the I, the undersigned, as an authorized representative of:

City of Sweeny
do hereby accept on behalf of the above-named political subdivision the portions of the proposal as indicated above.

Signature of Authorized Official: _____

Title: _____ Date: _____

City of Sweeny
Wind/Hail Locations & Values for 2026-2027
AMRisc Covered Properties

ID	Building Description		Address Line	City	Zip	Year Built	# of Stories	Building Values	Contents Value	Business Income Value	Total Value	Fire Construct ion Class	Rating Method	Base B&M Contribution	B&M Modified Contribu tion	B & M Factored Contribu tion	Effective Date	Coverage To Date	Area	Flood Zone	2% Deductible	
4	City Hall	City Hall	102 W Ashley-Wilson Rd	Sweeny	77480-1202	1986	1	\$ 739,375.00			\$ 739,375.00	1	TML Class				10/1/2015	10/1/2016	3020	X	\$ 14,787.50	
5	Volunteer Fire Station/Generator	Volunteer Fire Station/Generator	210 N Pecan St	Sweeny	77480-3022	1970	1	\$ 1,139,063.00			\$ 1,139,063.00	3	TML Class				10/1/2015	10/1/2016	5950	X	\$ 22,781.26	
6	Library/Civic Center	Library/Civic Center	205 W Ashley-Wilson Rd	Sweeny	77480-1023	1983	1	\$ 1,872,747.00			\$ 1,872,747.00	3	TML Class				10/1/2015	10/1/2016	10400	X	\$ 37,454.94	
21	Seniors Bldg	Seniors Bldg	205 N Oak	Sweeny	77480-0000	2006	1	\$ 349,215.30			\$ 349,215.30	3	TML Class				10/1/2015	10/1/2016	1763	V Zones	\$ 6,984.31	
22	Police Station	Police Station	123 N Oak	Sweeny	77480-3011	1970	1	\$ 560,000.00			\$ 560,000.00	4	TML Class				10/1/2015	10/1/2016	2800	X	\$ 11,200.00	
	Business Income									\$25,000	\$ 25,000.00											\$ 500.00
	Extra Expense									\$25,000	\$ 25,000.00											\$ 500.00
								\$ 4,660,400.30	\$ 0	\$50,000	\$ 4,710,400.30											\$ 94,208.01

Signature: _____

Date: _____

Texas Windstorm Insurance Association
Effective June 1, 2026-June 1, 2027
TWIA Covered Properties

ID	Building Description	Address Line	City	Zip	Year Built	Building Values	Contents Value	Total Value	TML Building Values	TML Contents Value	TML Total Value	Value Difference
9	400k gal Ground Water Tank	201 Peach St	Sweeny	77480-3017	1978	\$ 279,000.00	\$0	\$ 279,000.00	\$ 412,625.00	\$ -	\$ 412,625.00	\$ (133,625.00)
10	400k gal Ground Water Tank	200 Sycamore St	Sweeny	77480-2916	1978	\$ 279,000.00	\$0	\$ 279,000.00	\$ 412,625.00	\$ -	\$ 412,625.00	\$ (133,625.00)
13	200k gal Elevated Water Tank	800 N Hackberry St	Sweeny	77480-0000	1978	\$ 1,199,000.00	\$0	\$ 1,199,000.00	\$ 1,772,214.00	\$ -	\$ 1,772,214.00	\$ (573,214.00)
14	75k gal Elevated Water Tank w/Tower	200 N Peach St	Sweeny	77480-3018	1947	\$ -----	\$0	\$0	\$0	\$0	\$0	\$0
15	Water Well #1	201 Peach St	Sweeny	77480-3017	1978	\$ -----	\$0	\$0	\$0	\$0	\$0	\$0
16	Water Well #5	200 Sycamore St	Sweeny	77480-0000	1978	\$ -----	\$0	\$0	\$0	\$0	\$0	\$0
17	Water Well #3 (Entire Well)	301 Martin Luther King Blvd	Sweeny	77480-0000	1978	\$ -----	\$0	\$0	\$0	\$0	\$0	\$0
18	Water Well #4	109 S Travis	Sweeny	77480-2921	1978	\$ -----	\$0	\$0	\$0	\$0	\$0	\$0
						\$ 1,757,000.00	Total Premium	\$ 20,022.00				\$ (840,464.00)

- * WPI8 is required for any major renovation or re-roof after 1988. We will pull all the WPI8s, and advise if any are missing.
- *Quote subject to TWIA inspection'
- * Premium is due to TWIA before effective date. City does have payment options with TWIA.
- * Items 14-18 removed from windstorm coverage per city's request on 4/16/2025.

Signature: _____
Date: _____

**City of Sweeny
Properties on TMLIRP Property Schedule That Do NOT Have Windstorm Coverage**

Member Name	Building ID	Address	Updated Address	Building Description	Occupancy Description	Member Department	Fire Code	EC Code	Building Value	Contents Value
Sweeny	2	212 N Sycamore St		Auto Equipment Storage/Sign Shop	Automobile Shop/Repair	Garage	Non-Combustible	Ordinary Masonry	\$79,569	\$20,148
Sweeny	3	209 W 2nd St		Auto Storage	Automobile Shop/Repair	Garage	Non-Combustible	Ordinary Masonry	\$91,521	\$20,148
Sweeny	7	111 W 3rd St		Chamber of Commerce/Municipal Court	Court Houses	Administration	Frame	Ordinary	\$897,767	\$67,161
Sweeny	8	201 N Peach St		Pump House	Pumping Plants, Water Works	Water/Sewer	Masonry Non-Combustible	Ordinary Masonry	\$149,630	\$100,742
Sweeny	11	201 W 2nd St		Public Works Office	Storage, General (Including Warehouse)	City	Frame	Ordinary	\$329,181	\$20,148
Sweeny	12	2607 Ave A		Wastewater Treatment Plant	Sewage Disposal Plants	Wastewater	Minimum	Minimum	\$2,907,708	\$13,433
Sweeny	14	200 N Peach St		75k gal Elevated Water Tank w/Tower	Tanks, Water	Water/Sewer	Non-Combustible	Semi-Wind Resistive	\$1,074,493	\$0
Sweeny	15	201 N Peach St		Water Well #1	Pumping Plants, Water Works	Water/Sewer	Minimum	Minimum	\$78,625	\$0
Sweeny	16	200 Sycamore St		Water Well #2 (Entire Well)	Pumping Plants, Water Works	Water/Sewer	Minimum	Minimum	\$233,359	\$0
Sweeny	17	301 Martin Luther King Blvd		Water Well #3 (Entire Well)	Pumping Plants, Water Works	Water/Sewer	Minimum	Minimum	\$266,225	\$0
Sweeny	18	109 S Travis St		Water Well #4	Pumping Plants, Water Works	Water/Sewer	Minimum	Minimum	\$78,625	\$0
Sweeny	19	2607 Ave A		Office/Chlorine Bldg w/180kw Generator	Chlorine/Chemical Storage	Water/Sewer	Masonry Non-Combustible	Ordinary Masonry	\$258,833	\$1,343
Sweeny	20	2607 Ave A		Polymer Bldg	Sewage Disposal Plants	Water/Sewer	Frame	Ordinary	\$2,829	\$6,716
Sweeny	23	102 W Ashley Wilson Rd		Parking Shelter	Storage - Opensided - Autos or Equipment Shelter	City Hall	Non-Combustible	Ordinary	\$22,446	\$0
Sweeny	24	200 N Peach St		Repeater Bldg	Storage, General (Including Warehouse)	Water	Non-Combustible	Ordinary Masonry	\$4,561	\$0
Sweeny	25	1507 A CR 372		Fire Training Building	Fire or EMS Departments	Fire	Frame	Ordinary	\$374,070	\$67,161
Totals									\$6,849,442	\$317,000

To be removed-no longer owned by City

Reviewing ownership and possible removal from City coverage

Market Responses from Carriers

AXIS: Can't compete - would need at least \$50K to consider.

Catalytic: Declined - We will need to decline this one given the light metal frame on the schedule as well as

CoAction: Declined - age & location not a fit for us.

Dellwood: Declined - age & location not a fit for us.

Eirion: Would need closer to \$50K & a 3% NS deductible

ICAT: Declined - Age of Properties

Insurisk: Can't Compete - would need at minimum a 3% NS

Kinsale (small biz): Can't Compete - did not model well.

Munich Re: Interested in the account but will need a 3% NS based on construction & location. Would need

RLI: Declined - would not be competitive because of construction & location.

RSUI: Can't Compete due to construction & location. Would be limited to \$2.5M capacity

Tower Hill: Declined - can't compete with targets.

Trium: Declined - would need \$50K+ to consider.

Velocity: Declined - age or property

Ventus: Declined - would be around \$50K premium at minimum

Westchester : Declined - age and location.

the older roofs at some of the locations. I'm sorry we could not be of more help here.

roughly \$45K



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	05/19/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	City Secretary
Reviewed by City Attorney	Yes	Department	Ordinances/Permitting
Subject	Discussion and possible action to the Mobile Food Establishments Ordinance, Chapter 115, pursuant to recent legislative changes.		
Attachments / Supporting documents			
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

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.

The purpose of this agenda item is to present proposed amendments to the City's mobile food vendor ordinance to ensure alignment with current state laws, DSHS permitting requirements, and best practices for public health and safety.

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)

Essentially, the City would be repealing a majority of Chapter 115. Under current law, the City's regulatory authority is limited to zoning and land use, parking and right-of-way/traffic control, and fire and life safety. Local municipalities are no longer authorized to issue permits for mobile food vendors.

Recommended Action

Motion: To amend the City's Mobile Food Establishments Ordinance, Chapter 115, with recommended changes pursuant to HB 2844 for draft of ordinance, to be adopted at the following Regular meeting.

CHAPTER 115: MOBILE FOOD ESTABLISHMENTS

Section

- ~~—115.01 Permit requirements—REPEAL~~
- ~~—115.02 Temporary food establishments—REPEAL~~
- ~~—115.03 Permanent food establishments—REPEAL~~
- ~~—115.04 Food permit fees—REPEAL~~

ADD In/Amendment- New Requirements/Regulations by State, COS Authority to Regulate

115.99 Penalty

~~§ 115.01 PERMIT REQUIREMENTS.~~

~~—No person shall operate a mobile food establishment, whether temporary or permanent, without first obtaining a permit issued by the city. The fee for this permit shall be established by the permanently adopted fee schedule of the city. The following regulations shall apply to all permits granted under this section.~~

~~—(A) All permits shall be issued on an annual basis and shall expire and/or renew upon the first day of each calendar year.~~

~~—(B) Prior to issuing the permit, the city shall inspect the proposed food establishment to determine that it complies with state laws and regulations.~~

~~—(C) The regulating authority shall suspend the permit if violations of the Tex. Health and Safety Code Chapter 437 and/or Tex. Admin. Code, Title 25, § 229.161 are found; and/or if the violation creates an immediate threat to the health and safety of the public.~~

~~—(D) The food vendor permit shall be displayed on the mobile food unit at all times.~~

~~(Ord. 107-20, passed 12-15-20; Am. Ord. 24-102, passed 5-21-24)~~

~~§ 115.02 TEMPORARY FOOD ESTABLISHMENTS.~~

~~—(A) Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.~~

~~—TEMPORARY FOOD ESTABLISHMENT. A food establishment that operates for a temporary period of time which has a fee specified on the city's master fee schedule, and not the annual fee specified in § 115.01, which is payable prior to operating the temporary food establishment. Fees are not prorated, are non-refundable and subject to change. All fees are established by City Council.~~

~~—(B) A temporary food establishment must obtain a temporary permit prior to setting up. An application for a temporary food establishment must be submitted seven days prior to the designated time for the permitted use. Types of temporary food establishment permits are:~~

~~—(1) Twenty four hour temporary mobile food establishment: 24 hour permit only. A food establishment that operates for a period of no more than 24 hours at one time and which has a day rate fee.~~

~~—(2) Push cart/roadside vendor only: annual permit. Sno-cone trucks/vendors, ice cream trucks/vendors. If push carts or roadside vendors are parking/establishing business at a location for any amount of time, division (F) will apply.~~

~~—(C) A permitted unit must be readily moveable as stated under the Texas food establishment rules as adopted and amended under Texas Health and Safety Code Chapter 437. A mobile food establishment means an operator of a vehicle mounted, self or otherwise propelled, self-contained food service operation designed to be readily moveable (including but not limited to catering trucks, trailers, push carts and roadside vendors) and used to store, prepare, display, serve or sell food that requires temperature control.~~

~~—(D) No city utilities will be available.~~

~~—(E) A temporary food establishment is only allowed to establish operations within a commercial, industrial or institutionally zoned area. The City Manager or his or her designee has the discretion to determine all permitted locations.~~

~~—(F) Permission from the property owner of a specified location is required in a signed written statement which is to be presented at the time of the application with dates of usage specified. Any time the location is subject to change, a new permit must be issued with the new location's letter of property owner's written statement.~~

~~—(G) Any application for a temporary food establishment must include a Brazoria County Environmental Health Department permit.~~

~~{Ord. 107-20, passed 12-15-20; Am. Ord. 23-109, passed 10-24-23}~~

~~§ 115.03 PERMANENT FOOD ESTABLISHMENTS.~~

~~—(A) Food trucks and/or trailers are an operation that stores, prepares, packages, serves, or otherwise provides food for human consumption such as: a food service; an operation that is conducted in a permanent facility or location where consumption is on or off the premises; and regardless of whether there is a charge for the food and as further defined under Tex. Admin. Code Title 25, § 229.371(6). Prior to operating as a permanent food truck or food trailer as provided above, all owners or operator shall:~~

~~—(1) Obtain a permit prior to setup to include the generalized annual registration fee due at the beginning of each calendar year. The City of Sweeny does not pro-rate registrations and all fees are nonrefundable;~~

~~(2) Be located in a commercially zoned area and property must be owned by the food establishment applicant and owner;~~

~~—(3) Provide sales tax ID naming the City of Sweeny as the origin of sale; and~~

~~—(4) Be connected to the City of Sweeny water and sewer system in a manner that complies with the current codes of the City of Sweeny and setup required utility account.~~

~~—(B) All food establishments must adhere to the adopted International Fire Code, adopted National Fire Protection Association, the adopted International Building Code, city ordinances for connection of utilities, Texas Health and Safety Code, Texas Administrative Code, Texas Water Code, Texas Department of State Health Services, and the Brazoria County Health Department. Applications shall be obtained and submitted to the Building Department for possible permit issuance adhering to the above codes and are also to include the following, but not limited to:~~

~~—(1) Backflow preventers shall be installed prior to water connection as stated in § 151.07 and the International Building Code.~~

~~—(2) Grease traps shall be installed prior to sewer connection if any frying is permitted by the Fire Marshal.~~

~~—(3) Food establishment must remove wheels and be tied down in accordance with the current city codes.~~

~~—(4) Food establishment shall be fully skirted.~~

~~—(5) Commercial compliance of ADA restrooms and hand washing station; including plans as stated in the IBC, or a property form filled out by neighboring business within 200 feet allowing permission of restrooms to be used by establishments employees and customers.~~

~~—(6) The minimum acceptable surfacing for the unit's pad and parking shall consist of a minimum of eight inches compacted sand stabilized shell limestone, or lime stabilized crushed aggregate base meeting State Department of Highways specifications or a minimum of six inches reinforced concrete pavement (3,000 P.S.I.) reinforced concrete (§ 152.51(B)(1)) and shall be accessible to Fire Department apparatus and capable of supporting the imposed load of fire apparatus (International Fire Code, Appendix D).~~

~~—(7) Permanent locations must include a minimum of five parking spaces. Each space must be a minimum of nine feet by 18 feet, as determined in the Zoning Ordinance under § 10-162(24).~~

~~—(C) All permanent mobile food establishments must submit Brazoria County health inspection report approval and City of Sweeny Fire Marshal inspection report approval upon application submittal.~~

~~{Ord. 107-20, passed 12-15-20}~~

~~§ 115.04 FOOD PERMIT FEES.~~

~~—(A) Temporary and permanent mobile food establishments seeking a permit under the provisions of the mobile food establishment sections as provided herein shall pay an application fee as set in the city's master fee schedule. The fee shall be paid by the person desiring the permit and is payable at the time of the application.~~

~~—(B) The city, at its sole discretion, may waive fees for any city sponsored event with the request for waiver being received by the city at least 60 days prior to the event. All temporary food establishment requirements must be met per the city ordinance in order for any fees to be waived.~~

~~(Ord. 107-20, passed 12-15-20; Am. Ord. 23-109, passed 10-24-23)~~

MOBILE FOOD ESTABLISHMENTS are to confirm with HB 2844, codified as Texas Health and Safety Code Chapter 437B, establishing a uniform statewide licensing and inspection program for mobile food vendors administered by the Texas Department of State Health Services (DSHS). All mobile food vendors and establishments are required to obtain the required state licensing.

Mobile Food Vendors or Establishments must be located in a commercially zoned area according to the Zoning Ordinance and land use regulations set forth by the City.

All food vendors or establishments must adhere to the adopted International Fire Code, adopted National Fire Protection Association, the adopted Zoning Ordinance that includes regulations of traffic, parking, right of way usage, noise, hours of operation, and other time, place, and manner restrictions not in conflict with state law. Mobile food vendors or establishments must comply with the City's code of ordinances to include connection of utilities, Texas Health and Safety Code, Texas Administrative Code, Texas Water Code, and the Texas Department of State Health Services.

§ 115.99 PENALTY.

Any person who violates any provision of this chapter shall be deemed guilty of a misdemeanor upon conviction and in accordance with Tex. Loc. Gov't Code § 54.001. Each day shall constitute a separate offense.

(Ord. 107-20, passed 12-15-20)



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	05/19/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	City Secretary
Reviewed by City Attorney		Department	Ordinances/Permitting
Subject	Discussion and possible action to the Motor Vehicle Wrecker Services Ordinance, Chapter 111.		
Financial Information	Expenditure Required:		N/A
	Amount Budgeted:		N/A
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

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.

As part of these updates, all wrecker service providers seeking inclusion on the City’s rotation list will be required to submit an annual application. This process is intended to verify continued compliance with TDLR licensing requirements and ensure that all operators meet the City’s standards for service.

Additionally, the ordinance establishes updated criteria for qualified vehicle storage facilities. All such facilities must be located within an eight (8) mile radius of the City of Sweeny and must meet all applicable TDLR regulatory requirements. Proof of current TDLR licensing shall be submitted as part of the annual application process. 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.

To maintain fairness and efficiency in dispatching services, the City will implement a structured rotation system. In the event 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 a.m.

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

Motion: To amend the City’s Motor Vehicle Wrecker Services ordinance, Chapter 111, with recommended changes for draft of ordinance, to be adopted at the following Regular meeting.

CHAPTER 111: MOTOR VEHICLE WRECKER SERVICES

Section

Rotation Requirements

- 111.01 Listing on city roster; definition- **AMENDMENTS**
- 111.02 Application- **AMENDMENTS**
- 111.03 Designation of service; qualified storage facility required- **AMENDMENTS**

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 ~~or within a radius ten miles of the city measure from the City Hall,~~ whose tow truck, business activity, **and vehicle storage facility** comply with the provisions of ~~Article 6687-9a of the Vehicle Storage Facility Act, Tex. Trans. Code~~ **Texas Transportation Code, Texas Occupations Code, Texas Administrative Code, and the Texas Department of Licensing and Regulations (TDLR), §§ 502.281 and 643, and where applicable, Tex. Transp. Code, Chapter 396,** shall be entitled to be listed on a wrecker rotation roster kept and maintained by the Chief of Police of the city or his or her designee.

(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 subchapter, 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 tire terms of this subchapter. ROTATION shall be, in all things, equitable.

(Ord. 102-91, passed 12-18-90) Penalty, see § 10.99

§ 111.02 APPLICATION.

(A) In order to be placed on the wrecker rotation roster, the person, firm or corporation shall make **annual** application **with the fee** 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 submittal of application.

(Ord. 102-91, passed 12-18-90)

§ 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 rotated 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 is~~ **it 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.** ~~within the city limits and the wrecker service called from the rotation roster shall be required to place the vehicle in its qualified storage facility within the city limits.~~ 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.**

~~(D) In the event that the wrecker service next up on the rotation roster cannot provide a qualified storage facility within the city limits under the conditions where the storage facility within the city limits is required, then in the event, the wrecker service which would be next up on the rotation roster shall be called that can provide the storage within the city limits.~~

~~(E) The Chief of Police, in the event that the wrecker service is unable to provide the required storage in the city, may, if equitable, place the wrecker service unable to provided the storage service on the rotation roster to be next up unless the number of members of the rotation roster becomes too large and makes the operation of the rotation list too cumbersome.~~

(Ord. 102-91, passed 12-18-90)



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	05/19/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	Administration
Reviewed by City Attorney		Department	Administration/Ordinances
Subject	Discussion and possible action on proposed amendments to the adopted fee schedule and correlating procedural changes pursuant to proposed amendments.		
Attachments / Supporting documents	Proposed 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

Attached is a redlined version of the adopted fee schedule reflecting the proposed revisions. This schedule is reviewed annually to ensure compliance with applicable statutes and to confirm that fee amounts accurately reflect current costs and market conditions experienced by residents and customers.

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 the proposed amendments to the City's adopted fee schedule, with recommended changes, for draft of ordinance, to be adopted at the following meeting.



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 Clerks 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	
SWEENEY 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 SWEENEY

Adopted 02/11/2025
 Ord. No. 103
 Updated 04/01/2025; Repeal Ord. 103
 Previous Version dated 02/05/2025

Item 17.

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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	Engineers Cost + 2 %
COO for Existing Building ** Fire Inspection Separate	\$200.00 (includes final building, electrical, mechanical, & plumbing)
Demolition Permit	\$200.00
Roof Permit	\$50.00 Per Structure
Residential Construction	
Residential Construction Fees, Manufactured Home Permit Fees	\$.30 sq. ft. or \$25.00 minimum
Residential Engineering Consultant Fees if needed	Engineers 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. for plumbing and electrical. and civil issuance required. Plumbing and electrical permits are issued and charged separately. Meter upgrades are separate.	\$350.00 \$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
Roof	\$50.00
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
Roadside Vendor/ Pushcart Vendors	\$100.00
Pushcart/Roadside Food/Temperature Related Vendors	\$50.00 Annually
Temporary Food Unit/Vendor (Day Use 24-hour max.)	\$100.00
Must include Fire Marshal Inspection Annually	
Permanent Food Unit (Trucks and/or Trailers Only)	\$150.00 Annually
Must include Fire Marshal Inspection Annually	



CITY OF SWEENEY

Adopted 02/11/2025
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Other Permitting	
Golf Cart Permits – Annual Fee	\$50.00 Annually
Beer, Wine, & Mixed Beverages Permits	\$30.00 Annual (State determines the amount) 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
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



CITY OF SWEENEY

Adopted 02/11/2025
 Ord. No. 23163
 Updated 04/01/2025; Repeal Ord. 23163
 Previous Version dated 02/05/2025

Item 17.

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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
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



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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
Caliche---	\$150.00 per bucket

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.



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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
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- \$22.69 / monthly \$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 / monthly \$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

Generator Permitting Fees Comparison to Other Cities

	Sweeny- Current	Sweeny-Proposed	Richwood	Jones Creek	Brazoria	Clute	
Plan Reviewal	Included w/Gen.	Included w/Gen.	\$100.00	Included w/Gen.	Included w/Gen.	\$50.00	
Generator/Building Permit	\$350.00	\$50.00	\$100.00	\$55.00	\$50.00	Valuation	\$15.00 1st \$1K, \$5.00 per \$K after; (\$18K val)= \$100.00
Electrical	Approx. \$85.00	Approx. \$85.00	\$100.00	\$110.00	\$50.00	Approx. \$65.00	
Plumbing	Approx. \$80.00	Approx. \$80.00	\$100.00	\$110.00	\$50.00	Approx. \$25.00	
Total	\$515.00	\$215.00	\$400.00	\$275.00	\$150.00	Approx. \$240.00	



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	05/19/2026	Agenda Items	
Approved by City Manager		Presenter(s)	Kaydi Smith
Reviewed by City Attorney		Department	Council/ Mayor
Subject	Discussion and possible action to the Brazoria County Cities Association (BCCA) membership, participation, and hosting duties.		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

All cities have the option to participate in the Brazoria County Cities Association (BCCA). City officials and representatives may attend monthly meetings hosted at a participating city’s chosen location, which typically includes a catered meal. Due to lack of participation, consideration should be given as to whether the City wishes to continue its participation.

The City is currently scheduled to host the October meeting. The hosting city is responsible for providing a catered meal, coordinating event setup, securing a guest speaker, and arranging door prizes. During the City’s previous hosting, there was a lack of attendance by Council. Previous hosting expenditures were approximately \$2500.00 plus time/labor.

Recommended Action

Council Discretion—Recommended action is to withdraw due to lack of participation.

If Council determines to continue, no action is needed.