



CITY COUNCIL MEETING REGULAR SESSION

Tuesday, June 20, 2023 at 5:00 PM

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

AGENDA

BE IT KNOWN that the City Council of the City of Sweeny will meet in **Regular Session** on **Tuesday, June 20, 2023 at 5:00 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; Invocation to be led by Pastor B.J. McCurdy

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE SECTION 551.071, 551.072 AND 551.074

The City Council will now convene into executive session pursuant to the provision of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

1. Deliberations Regarding Real Property; Sec. 551.072; A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have detrimental effect on the position of the governmental body in negotiations with a third person - (Phillips 66 Property located at 1008 E Ashley Wilson Road).
2. Deliberation Regarding Personnel Matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, pursuant to Section 551.074 of the Texas Government Code. (Director of Public Works)
3. Consultation with Attorney, Pursuant to Section 551.071(1)(a) of the Texas Government Code; Construction Contract and Project Scope of 2019 Bond Issue Water Line Improvements
4. Consultation with Attorney, Pursuant to Section 551.071(1)(a) of the Texas Government Code; Water System and Softener

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene into Open Session pursuant to the Provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

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.

- [5.](#) Minutes: Special Session, May 23, 2023
- [6.](#) Proclamation: The 2023 Sweeny Girls 10U Softball Allstars

REGULAR AGENDA

- [7.](#) Updates to Water and Wastewater System; Inframark
- [8.](#) Discussion/ Possible Action on Rehabbing Sewer on Mac Drive
- [9.](#) Discussion/ Possible Action on Agenda Request Received for City Owned Property Located Behind Sweeny Community Center; Jacob Strother
- [10.](#) Discussion/ Possible Action on Replat to Combine Two Adjoining Properties into One; 1604 Milian Circle
- [11.](#) Discussion/ Possible Action on Replat of 10.879 acres located at Industrial Park
- [12.](#) Discussion/ Possible Action on Approving a Grant by Sweeny Economic Development Corporation to Sweeny Tire & Auto
- [13.](#) Discussion/ Possible Action on Amendment to the Sweeny Economic Development Corporations FY 2022/2023 Budget
- [14.](#) Discussion/ Possible Action on Sweeny Economic Development Corporations FY 2023/2024 Budget
- [15.](#) Discussion/ Possible Action on Variance Requested to City Ordinance, Chapter 115; Mobile Food Establishments
- [16.](#) Discussion/ Possible Action to Amend Chapter 113 City Ordinance; Alcohol Sales
- [17.](#) Discussion/ Possible Action to Remove Jeff Farley from all City Bank Accounts and to add Mayor Dusty Hopkins to all City Bank Accounts.
- [18.](#) Discussion/ Possible Action on Scheduling a City Council Budget Workshop; FY Budget 2023/2024
- [19.](#) Discussion/ Possible Action on Bid Received for Library/Community Center Repairs
- [20.](#) Discussion/ Possible Action of the Annual Adoption of the City of Sweeny's Investment Policy

[21.](#) Discussion/ Possible Action on Adopting a Local Homestead Exemption of 5% in the City of Sweeny.

ITEMS OF COMMUNITY INTEREST

ADJOURN REGULAR SESSION

I certify that the notice and agenda of items to be considered by the Sweeny City Council on **June 20, 2023** was posted on the City Hall bulletin board on _____, 2023, at approximately _____.

Kaydi Smith, City Secretary

I hereby certify that this Public Notice was removed from the City Hall bulletin board on _____, 2023 at approximately _____.

Kaydi Smith, City Secretary

CITY COUNCIL MEETING SPECIAL SESSION

Item 5.

Tuesday, May 23, 2023 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 will meet in **Regular Session** on **Tuesday, May 23, 2023 at 6:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

CALL TO ORDER/ROLL CALL

Mayor Hopkins called the meeting to order at 6 P.M.

Mark Morgan Jr., Reese Cook, Brian Brooks, John Rambo, and Tim Pettigrew were all in attendance.

City Officials present included the City Manager Lindsay Koskiniemi, Police Chief Brad Caudle, City Attorney Charlie Stevenson, City Secretary Kaydi Smith

PLEDGES & INVOCATION

The pledges were led by Reese Cook and the invocation was given by Attorney Stevenson.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Tracy Butcher with Inframark gave Council an update on the Water Plant and Wastewater Plant. Inframark is currently operating both the Water Plant and Wastewater Plant.

CONSENT AGENDA

1. Minutes: Regular Session, May 16, 2023
Mark Morgan Jr. made the motion to approve the minutes of the regular session from May 16, 2023. Tim Pettigrew seconded. All in favor. Motion carried.

REGULAR AGENDA

2. Discuss/Take action on Variance Requested to Chapter 156: Signs to Exceed Allowable Commercial Signage Requirements for Free-Standing Sign and Attached Building Signage; 904 N Main Street
Mark Pullen with Compadres Design Inc. addressed Council and stated the sign specs are the standard sizes that Dollar General normally places at their store sites. He is asking for a variance to exceed the allowable sizes to match plans provided for the free standing and attached building signage. Council members expressed concern of the illumination produced by the free-standing sign to be installed near the roadway and times of illumination. Compadres stated they use the colors on the sign in order to reduce illumination versus using white and corporate would be responsible for the timing of the signs.
John Rambo made the motion to approve the variance due to affirmative findings required by the ordinance. Mark Morgan Jr. seconded. Mark Morgan Jr., Brian Brooks, John Rambo, and Tim Pettigrew were in favor. Reese Cook opposed. Motion Carried.
3. Discuss/Take Action on Approving an ORDINANCE AUTHORIZING AND ORDERING THE ISSUANCE OF CITY OF SWEENY, TEXAS LIMITED TAX NOTE, SERIES 2023; SPECIFYING THE TERMS AND FEATURES OF SUCH NOTE; LEVYING A CONTINUING DIRECT ANNUAL

AD VALOREM TAX FOR THE PAYMENT OF SAID NOTE; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT, AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

Mayor Hopkins read a portion of the proposed ordinance aloud when announcing the agenda item. City Manager stated that we have applied for the TxDot Sidewalk Alternatives Grant and this has a reimbursement of 80%. The City is responsible for the 20%, in which the City plans to use one hundred percent of the Sidewalk Fund to contribute. The City is required to be able to show we can fund the project if granted. Awards are expected to be completed by July or August of 2023. Scope of the project was reviewed with Council.

Mark Morgan Jr. made the motion to approve the ordinance as read by Dusty Hopkins. Tim Pettigrew seconded. All in favor. Motion carried.

4. Discuss/Take Action on City Donated Services

Discussion was held on the services that the City donates and subsidizes for, which include Bennett Outlar Park, Sweeny Cemetery, Boy Scout House, Girl Scout House, and Marsh Vet Clinic. This item was previously discussed sixty days prior. Concerns of the City owned property adjoining the Little League fields were addressed by the public attending. Information was given stating we can only discuss the agenda item topic and the separate item would need to be addressed at a later date. A member in the public asked why the Softball District 27 girls were not recognized, as they are in attendance, for their hard work in becoming the District 27 Champs. Councilman Rambo stated he was contacted today for recognition of the girls. He is planning to put the recognition on next months agenda to include The Facts newspaper. Brian Brooks made the motion that the City sever ties with donating services, including water, sewer, trash, and electricity to the organizations of Bennett Outlar Park, Sweeny Cemetery, Girl Scout House and Boy Scout House effective with a thirty (30) day notice. Tim Pettigrew seconded. Mark Morgan Jr., Brian Brooks, John Rambo, and Tim Pettigrew approved. Reese Cook abstained. Motion carried.

5. Discuss/Take Action on Approving Contractor for Road and Utility Expansion and Improvements at the Sweeny EDC Industrial Park

Colby Lowrie of Altimira approached Council on behalf of the Sweeny EDC. Per Council's last decision, he did reach out to Tindol to see if they would either, come down from the original award price to \$940,000.00 or withdraw. Tindol agreed to withdraw by email confirmation. Lowrie then reached out to Southern Gulf Solutions for the previous bid submitted. Southern Gulf Solutions have increased their bid due to concrete prices. Lowrie explained the original Tindol bid and compared it to Southern Gulf Solution's original and revised bid. Sweeny EDC is also requesting approval for financing in the next agenda item. Mayor and Council agreed to talk about both agenda items together. Total cost of the project with contingency is \$1,192,141.28. Concerns were expressed on SEDC's budget and the remaining fund balance if financing were to be approved. Nina Christie, EDC President, stated a \$4,992.63 monthly loan payment is obtainable by the EDC. EDC receives all funds from sales tax revenue or investment earnings. Due to local businesses closing, April's sales tax revenue has decreased, in which sales tax totals received were \$46,113.09. This is \$8,000.00 less than average. SEDC President stated that by completing this road and utility project, they will be bringing in additional sales tax once businesses are able to access the property and establish.

Brian Brooks made the motion to accept the bid for \$908,644.59 for Southern Gulf Solutions as the contractor for the road and utility expansion and improvements at the Sweeny EDC Industrial Park. Mark Morgan Jr. seconded. Mark Morgan Jr., Brian Brooks, John Rambo, and Tim Pettigrew approved. Reese Cook opposed. Motion carried.

6. Discuss/Take Action on Approval of Resolution for Financing of the Road and Utility Expansion and Improvements at Sweeny EDC Industrial Park
Continued discussion ensued regarding the finance amount for the Industrial Park utility expansion and improvements. SEDC is pursuing a loan in the amount of \$802,834.28. Monthly loan payments will be \$4,992.63. The loan term is for twenty-five years at 5.63% interest. EDC plans to use \$400,000.00 towards the road and utility expansion from their current accounts, leaving them with approximately \$175,000.00 on hand.
Reese Cook made a motion to table the item to have a joint meeting with EDC to discuss their new budget before approving financing. Mark Morgan Jr. seconded. Mark Morgan Jr. and Reese Cook approved. Brian Brooks, John Rambo, and Tim Pettigrew opposed. Motion failed. Brian Brooks made the motion to secure financing in the amount of \$802,834.28. Tim Pettigrew seconded. Brian Brooks, John Rambo, and Tim Pettigrew approved. Mark Morgan Jr. and Reese Cook opposed. Motion carried.
7. Discuss/Take action on water intrusion at ground level at Sweeny Community Library and proposed budget amendment.
City Manager stated we recently had a large rain event in which the Library took on water. They have determined two issues from where the water is intruding: the parapets on the roof and the weep holes at ground level. Nichole Tackwell and David Galloway with Brazos Commercial Roofing approached Council stating the water intrusion at roof level is due to the rust on the internal gutters. The water intrusion at ground level is due to the weep holes in the brick. In order to fix at ground level, they would need to cut out and replace bricking up to three bricks high and insert a water proof backing prior to replacing. This portion has been estimated at \$28,500.00 and includes both the Library and Community Center. Additionally, for the roof intrusion, Brazos Commercial has placed silicone on the leaking area at no cost to the City. However, this is a temporary solution. They will need to investigate further to see how much of the parapets and internal gutters will need repair. An option was given for Brazos Commercial to go ahead with the inspection to provide an estimate for necessary repairs, which would be \$3,900.00. This would require a budget amendment which the City Manager stated could be taken from Interest Revenue earned. Council discussed options of waiting and discussing further at the Strategic Planning Session on June 10th, 2023.
Reese Cook made the motion to approve \$3,900.00 from Interest Revenue for Brazos Commercial Roofing to perform an inspection and provide an estimate. Mark Morgan Jr. seconded. All in favor. Motion carried.
8. Discuss/Take action on City-owned property at 111 W. 3rd Street, and corresponding lease agreements with Sweeny Economic Development Corporation, Sweeny Chamber of Commerce, and Brazoria County Appraisal District Tax office.
City Manager stated the City received complaints by tenants of the smells at the SEDC/Chamber/Tax Office building. She did have an environmental company come out and complete a full investigation including samples. Samples came back positive for mold and the building is in deplorable condition. Discussion ensued regarding insurance claims, current tenants, and path forward. Council discussed revisiting the facility issues at the Strategic Planning Session on June 10th, 2023. Attorney Stevenson stated that the tenant lease agreements do expire in September of this year and a thirty (30) day notice is required to cancel the lease or they automatically renew.
No action; discussion only.
9. Discuss/Take Action on Approving a Resolution to Require that Police Hired for Security During Events on City Property be Employed by the City of Sweeny.
Chief Caudle approached Council on adopting a resolution that requires Sweeny PD to be used for all security events within the city limits. If Sweeny PD cannot assist, the Sweeny Police

Department would be responsible to obtain an outside agency. Chief stated that in the past, other outside agencies have been hired by groups/renters before checking with Sweeny PD. He feels Sweeny PD should have first opportunity. Councilman Rambo expressed concern over free enterprise and monopoly, as some groups check around for the lowest rates due to budget constraints. Chief explained that they do try to work with organizations and stay at competitive rates. Per the letter attached with the resolution presented, the Sweeny Police Chief would have the right to allow other accommodations for security if needed, but it would need to go thru Sweeny PD first.

Tim Pettigrew made the motion to approve the resolution that requires any police hired for security during events on city property be employed by the City of Sweeny. Item died for lack of second.

Discussion ensued over the resolution verbiage versus agenda item language. The resolution does not state employed by the City of Sweeny.

Tim Pettigrew made the motion to adopt the resolution as stated. Reese Cook seconded. All in favor. Motion carried.

- 10. Discuss/Take action to remove Chad Makara from all Sweeny Police Department bank accounts and to add Brad Caudle, Erica Harris, and Karla Wilson as signors to all Sweeny Police Department bank accounts.

John Rambo made the motion to remove Chad Makara from all Sweeny Police Department bank accounts and to add Brad Caudle, Erica Harris, and Karla Wilson as signors to all Sweeny Police Department bank accounts. Tim Pettigrew seconded. All in favor. Motion carried.

- 11. Discuss/Take Action on Appointment of Mayor Pro-Tem

Brian Brooks made the motion to appoint John Rambo as Mayor Pro-Tem. Tim Pettigrew seconded. Mark Morgan Jr., Brian Brooks, John Rambo, and Tim Pettigrew were in favor. Reese Cook opposed. Motion carried.

- 12. Discuss/Take Action on the Appointment of a City Official to the Fire Department Pension Board City Manager stated previously, Councilman Hayes held the liaison position. Now that Hayes is no longer on City Council, the Fire Department Pension Board is needing an official to participate.

Brian Brooks made the motion to appoint Mark Morgan Jr. as the city official to the Fire Department Pension Board. John Rambo seconded. Reese Cook, Brian Brooks, John Rambo, and Tim Pettigrew were in favor. Mark Morgan Jr. abstained. Motion carried.

ITEMS OF COMMUNITY INTEREST

John Rambo recognized the Sweeny Girls Softball Association 10U Team as they are District 27 Champs. He praised their outstanding hard work and dedication. He plans to add them to next months agenda and recognize the team.

City Manager stated the playground equipment is stated to be delivered at the end of June.

ADJOURN REGULAR SESSION

Mayor Hopkins adjourned the meeting at 7:38 p.m.

Passes and approved this _____ day of _____.

Kaydi Smith - City Secretary



CITY OF SWEENEY
OFFICE OF THE MAYOR

PROCLAMATION

Recognizing the 2023 Sweeny Girls 10U Softball Allstars

WHEREAS, the hard work, dedication, sportsmanship, talent and team chemistry of the 2023 Sweeny Girls 10U Softball Allstars has enabled these athletes to earn the 2023 District 27 Championship title; and

WHEREAS, Manager Jake Strother, along with coaching staff Philip Johnson, Kathya Hammond, Shawn Haseloff, and Aaron Watson, along with grandparents, friends and family were integral in guiding the team to victory through their unwavering support; and

WHEREAS, the following members of the 2023 Sweeny Girls 10U Softball Allstars are very much deserving of recognition for their on and off the field success:

- | | | |
|-------------------------|-----------------------------|-------------------------------|
| <i>Kalyn Stone #1</i> | <i>Shyanne Jones #10</i> | <i>Knightley Hammond #21</i> |
| <i>Karmyn Carter #3</i> | <i>Ella Strother #11</i> | <i>Allyson Toliver #27</i> |
| <i>Emma Watson #7</i> | <i>Brelynn Keener #13</i> | <i>Charlie Haseloff #89</i> |
| <i>Emma Strother #9</i> | <i>Danica Wilkerson #17</i> | <i>Elizabeth Paniagua #99</i> |

NOW, THEREFORE, be it resolved, that we, the Mayor, and the City of Sweeny, hereby congratulate the 2023 Sweeny Girls 10U Softball Allstars for earning the 2023 District 27 Championship Title.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sweeny to be affixed this the 20th day of June, 2023.

Mayor Dusty Hopkins



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Meeting Date	06/20/2023	Agenda Item	
Approved by City Manager		Presenter(s)	Inframark
Reviewed by City Attorney		Department	Water/Wastewater
Subject	Updates to the Water/Wastewater Systems		
Attachments	N/A		
Financial Information	Expenditure Required:	-	
	Amount Budgeted:	-	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

Updates to the Water/Wastewater Systems

Recommended Action

Update Only



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	06.20.2023	Agenda Item	
Approved by City Manager	Yes	Presenter(s)	Strand Associates, City Engineer
Reviewed by City Attorney	No	Department	CIP, Sewer
Subject	Discussion and possible action on rehabbing sewer on Mac Drive.		
Attachments	1) Sewer Map 2) Email from Strand 3) Anticipated costs for smoke testing		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

City staff have received complaints from residents on Mac Drive concerning sewage backing up from the sewer system. Staff members have discussed this predicament with the city engineer and found there are a few variables attributed to the sewer failure.

The sewer is shallow, and the line has several 90-degree angles. The layout of the line and depth of the sewer is not ideal. In addition, when there is heavy rain, the sewer is observed to back up. This is typically indicative of a inflow and infiltration problem, which means there is additional water intrusion into the system through fractures.

Due to the age of the sewer infrastructure in that area of town I&I is a very likely contributing factor. The cost to upsize the sewer line in that area would be very costly. Smoke testing can identify areas of water intrusion and is a good starting point to determining project scope of repairing the sewer to avoid back-up's on Mac Drive.

Recommended Action

Staff recommends smoke testing the sewer along Mac Drive.

Lindsay Koskiniemi

From: Huebner, William <William.Huebner@strand.com>
Sent: Monday, June 12, 2023 2:40 PM
To: Lindsay Koskiniemi; Clarence Wittwer
Cc: Ruiz, Morgan; Andrepont, Logan; Rusty Lofton
Subject: Mac Dr. Sewer
Attachments: Mac Dr. Sewer Map.pdf

Lindsay,

As we discussed last week, the issues with the gravity line that receives flow from the Powell Lift Station could be approached from a few different angles. I have attached a PDF showing the route of the gravity line in yellow. This follows from the force main discharge on Hammond and follows the route of existing 12" pvc and clay lines through town and to the main trunk line on Ave A to the WWTP. As you recall, the trunk sewer is being replaced as part of the GLO project (purple line). It is possible that some of the flow problems upstream are being caused by this line due to it's age, condition and size. I can't say for sure that the new GLO project will solve all these issues.

If the City were to look at upsizing the yellow line, that would be a substantial project. I can put together costs, but I can already say with confidence that this will be in the millions of dollars due to its overall length and location. A better option might be to conduct some smoke testing of the system to identify sources of Infiltration and Inflow. The map shows a lot of this area to still be old clay sewer lines and brick manholes. Combine that with several service line leaks along the route, and we could identify some significant areas that need line replacement to reduce I&I. In lieu of spending money on the main (yellow) line, it may be more cost effective to attack the smaller lines that are contributing to the overall problem.

If you would like, I can still provide you with a cost opinion for upsizing the line along the yellow route, but the more we look at this, smoke testing would be a better approach as a first step. I can put together some budget numbers for conducting a smoke test and manhole inspection for the area identified in pink. It would be a good idea to work the rest of the collection system into a periodic smoke testing regimen in the future, but this pink area is what may be contributing to the known problem right now.

Let me know your thoughts. If you have any questions, please don't hesitate to call.

Thanks,



William Huebner, P.E.

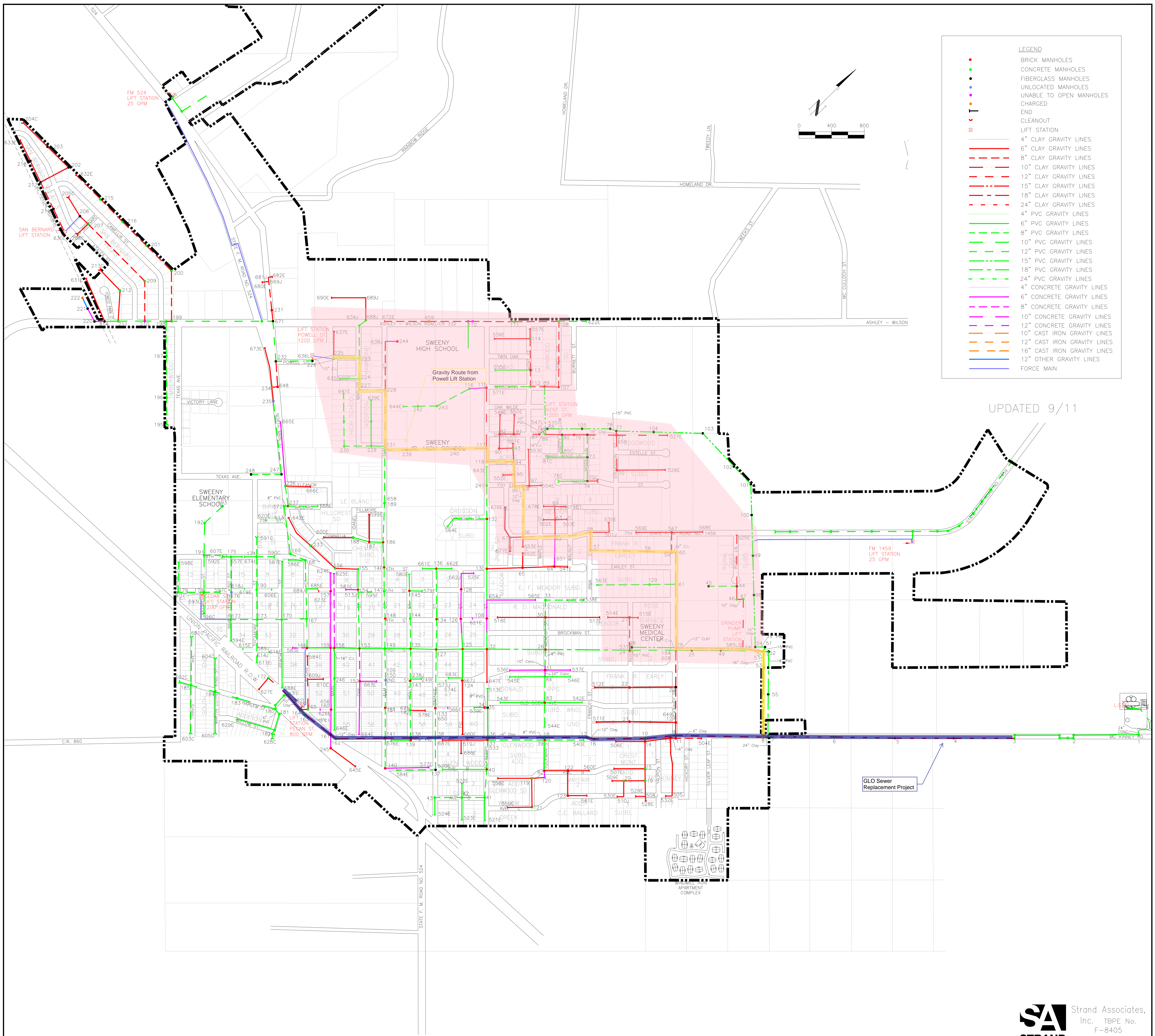
Strand Associates, Inc.® (F-8405)

979.836.7937 ext. 6240

william.huebner@strand.com | www.strand.com

P.E. (TX)

Excellence in EngineeringSM



LEGEND

- BRICK MANHOLES
- CONCRETE MANHOLES
- FIBERGLASS MANHOLES
- UNLOCATED MANHOLES
- UNABLE TO OPEN MANHOLES
- CHARGED
- END
- CLEANOUT
- LIFT STATION
- 4" CLAY GRAVITY LINES
- 6" CLAY GRAVITY LINES
- 8" CLAY GRAVITY LINES
- 10" CLAY GRAVITY LINES
- 12" CLAY GRAVITY LINES
- 15" CLAY GRAVITY LINES
- 18" CLAY GRAVITY LINES
- 24" CLAY GRAVITY LINES
- 4" PVC GRAVITY LINES
- 6" PVC GRAVITY LINES
- 8" PVC GRAVITY LINES
- 10" PVC GRAVITY LINES
- 12" PVC GRAVITY LINES
- 15" PVC GRAVITY LINES
- 18" PVC GRAVITY LINES
- 24" PVC GRAVITY LINES
- 4" CONCRETE GRAVITY LINES
- 6" CONCRETE GRAVITY LINES
- 8" CONCRETE GRAVITY LINES
- 10" CONCRETE GRAVITY LINES
- 12" CONCRETE GRAVITY LINES
- 10" CAST IRON GRAVITY LINES
- 12" CAST IRON GRAVITY LINES
- 16" CAST IRON GRAVITY LINES
- 12" OTHER GRAVITY LINES
- FORCE MAIN

UPDATED 9/11

GLO Sewer Replacement Project

Sweeny Sanitary Sewer Map

SA Strand Associates, Inc. TBPE No. F-8405
STRAND ASSOCIATES 1906 Neibuhr Brenham, Texas 77833 (979) 836-7937
 BRUCE J. SI 2906 DEER CREEK PARK DR. SUGAR LAND, TEXAS 77478 (713) 980-7259



CITY OF SWEENEY

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

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

Personal Information:

Name: SGSA Softball

Mailing Address: PO Box 100

Physical Address: _____

Email(s): sgsa softball@gmail.com / sgsa president@gmail.com

Phone(s): 979-236-5844

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

Discuss city property that is on Bennett Outler Property previously on agenda. property located behind Community Center.

Signature: [Handwritten Signature] Date: 5/23/23

Requests must be received by the City Manager and are due back by Close of Business (COB) on the 8th Business Day of the month.

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

Brandi Received 5/23/23 8:25pm

TIMBERWOOD
SUBDIVISION
SECTION 1
VOL. 19, PAGE 129
B.C.P.R.

TEXAS AVENUE

CITY OF SWEENEY
CALLED 5.00 ACRES
VOLUME 1447, PAGE 18 B.C.D.R.



LOT 3

FND. 3/4" I.P.
P.O.B.

N 48°15'35" W
112.00'

LOT 4

FND. 1/2" I.R.

LOT 5

FND. 1/2" I.R.

CITY OF SWEENEY
80' WIDE ROAD AND UTIL. ESM'T.
VOL. (92)1043, PG 752 B.C.O.R.

CONC. WALK

SUBJECT 1.151 ACRE

ASPHALT DRIVE

N 43°05'25" E 659.82'

CONCRETE SLAB

CITY OF SWEENEY
95-001919 B.C.O.R.

ASPHALT DRIVE
581.70'

S 36°50'53" W 661.99'

CONCRETE SLAB

CONCRETE PAVILLION

12" RCP

GRAVEL PARKING AREA

FND. 3/4" I.P.

FND. 3/4" I.P.

S 48°10'12" E
40.00'

BENNETT-OUTLAR BASEBALL PARK, INC.
CALLED 9.18 ACRES
98-008305 B.C.O.R.

BENNETT -OUTLAR BASEBALL PARK, INC.
REMAINDER OF 5 ACRES
VOLUME (88) 539, PAGE 577 B.C.O.R.

SURVEY PLAT
OF
1.151 ACRE
OUT OF
LOT 7, BLOCK B
SUBURBAN GARDEN FARMS
BEING THAT SAME
CALLED 1.1508 ACRE TRACT
AS RECORDED IN
COUNTY CLERK'S FILE 95-001919
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE
**IMLA KEEP SURVEY
ABSTRACT 79**
BRAZORIA COUNTY, TEXAS
FOR
THE CITY OF SWEENEY

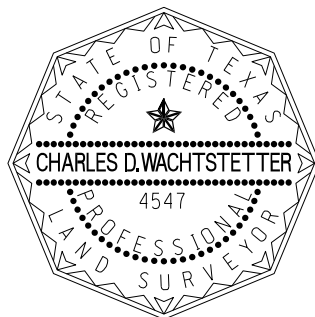
I, CHARLES D. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN. DATE SURVEYED: JUNE 12, 2023

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF= 0.999878905)
3. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
4. THIS PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION DATED JUNE 12, 2023, ON FILE IN THE OFFICES OF DOYLE & WACHTSTETTER, INC.

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD
- - - - - EASEMENT LINE
- - - - - LOT LINE



Charles D. Wachtstetter
CHARLES D. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FIRM NO.: 10024500 FAX: 979.265.3623
SURVEYED: 06-12-23 BOOK NO.: SWEENEY VOL-20 PROJECT NO.: 1562
DRAWN BY: MAC 06-13-23 CHECKED: CDW 06-13-23 REVISED: NONE

USER: M.COTHRON TIME: 12:13:23 PM DATE: 6/16/2023 G:\DGN\Boundary\Sweeny\Community_Center\1-150c Tract 7B2.dgn



Doyle & Wachtstetter, Inc
 Surveying and Mapping • GPS/GIS

1.151 ACRES
IMLA KEEP SURVEY, ABSTRACT 79
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 2

ALL THAT CERTAIN 1.151 ACRE of land out of Lot 7, Block B of the Suburban Garden Farm Tracts and being that same called 1.1508 acre tract of land conveyed to the City of Sweeny described in County Clerk's File 95-001919 of the Brazoria County Official Records and situated in the City of Sweeny, Imla Keep Survey, Abstract 79, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, (NAD 83) in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

BEGINNING at a found 3/4" iron pipe in the southwest right-of-way line of Texas Avenue, same being the south corner of a called 5.00 acre tract conveyed to the City of Sweeny described in Volume 1447, Page 18 of the Brazoria County Deed Records, same being the east corner of Lot 3 and 4 of Timberwood Subdivision, Section 1 as recorded in Volume 19, Page 129 of the Brazoria County Plat Records, same being the west corner of an 80 feet wide road and utility easement described in Volume (92) 1043, Page 752 of the Brazoria County Deed Records;


THENCE North 43°05'25" East, coincident with the southeast line of the said City of Sweeny 5.00 acre tract, at a distance of 80.00 feet, pass a point marking the northeast line of the aforementioned road and utility easement and continue to a total distance of 659.82 feet to a found 3/4" iron pipe for corner in the southwest line of a called 9.18 acre tract conveyed to Bennett-Outlar Baseball Park, Inc. in County Clerk's File 98-008305 of the Brazoria County Official Records, same being the northeast line of said Lot 7, Block B of the Suburban Garden Farm Tracts;

THENCE South 48°10'12" East, coincident with the southwest line of the said 9.18 acre tract, same being the common line between Lot 6 and Lot 7, Block B of the said Suburban Garden Farms, a distance of 40.00 feet to a found 3/4" iron pipe for corner marking north corner of tract being the remainder of a 5 acre tract conveyed to Bennett- Outlar Baseball Park, Inc. in Volume (88) 539, Page 577 of the Brazoria County Official Records;

THENCE South 36°50'53" West, coincident with the northwest line of the said 5 acre remainder tract, at a distance of 581.70 feet pass a point marking the northeast line of the aforementioned 80 feet wide road and utility easement and continue to a total distance of 661.99 feet to a found 1/2" iron rod for corner in the southwest right-of-way line of Texas Avenue, same being in the northeast line of Lot 5 of the aforementioned Timberwood Subdivision;

1.151 ACRES
IMLA KEEP SURVEY, ABSTRACT 79
BRAZORIA COUNTY, TEXAS
PAGE 2 OF 2

THENCE North 48°15'35" West, coincident with the southwest right-of-way line of Texas Avenue same being the northeast line of the Timberwood Subdivision, a distance of 112.00 feet to the **POINT OF BEGINNING**, containing 1.151 acres of land, more or less.


Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
June 12, 2023



This description is based on a survey, a plat of which, dated June 12, 2023 is on file in the office of Doyle & Wachtstetter, Inc.

131 Commerce Street • Clute, Texas 77531-5601
Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	06/20/2023	Agenda Item	
Approved by City Manager		Presenter(s)	Kaydi Smith
Reviewed by City Attorney	05/26/2023	Department	Zoning
Subject	Replat; Combination of two properties into one; R2 zone		
Attachments	Application, Replat (2), Deed		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Applicant is requesting a replat to combine two properties into one, combining the 1.95 acres with the 3.67 acres currently known as 1604 Milian Circle. Combining the two properties would make the lot 5.62 acres.

The properties are within the R2 zone and do adhere to all zoning requirements.

Local Government Code - Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL. (a) The municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove a plan or plat within 30 days after the date the plan or plat is filed. A plan or plat is approved by the municipal authority unless it is disapproved within that period and in accordance with Section [212.0091](#).

Sec. 212.0091. APPROVAL PROCEDURE: CONDITIONAL APPROVAL OR DISAPPROVAL REQUIREMENTS. (a) A municipal authority or governing body that conditionally approves or disapproves a plan or plat under this subchapter shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval.

(b) Each condition or reason specified in the written statement:

(1) must:

(A) be directly related to the requirements under this subchapter; and

(B) include a citation to the law, including a statute or municipal ordinance, that is the

basis for the conditional approval or disapproval, if applicable; and

(2) may not be arbitrary.

Added by Acts 2019, 86th Leg., R.S., Ch. 951 (H.B. [3167](#)), Sec. 5, eff. September 1, 2019.

Recommended Action



Zoning Application

Please complete each field. Incomplete applications will not be accepted.

TYPE OF APPLICATION:

- Zoning Change (from) (to)
P & Z Variance
Special Exception
Re-Plat Type: For sale of lots 4 & 5 combined
*Plat Types include: Amending, Replat, Finals
* All plats require an agenda request

PROJECT INFORMATION:

- Residential
Commercial

Project Name/Owners Name: Milian Subdivision POA Richard & Alex
Brazoria County Appraisal District Property ID # 98221
Project Address/Location: 1604 Milian Circle Sweeny MILIAN
Subdivision: MILIAN No. of Lots: 2 (4 and 5)
Total Acreage &/or Square Footage: 3.65 Lot 5 + 1.95 Lot 4 = 5.62 acres PART OF Account 98218

Brief Description of Property & Reason for Proposed Request:

Lots 4 and 5 will be combined/re-plated for residential SALE. Property Lot 5 is owned by Laura Milian and Lot 4 is owned by Richard & Alex Milian which will deed to Laura Milian

When a completed application packet/package has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda. Zoning Changes are charged an advertisement fee of \$250.00 + an administrative fee of \$15.00 for a total of \$265.00. Re-plats are assessed a minimum \$147.00 recordation fee. Additional fees assessed for additional pages.

PROPERTY OWNER'S INFORMATION:

Name: Laura Milian
Address: 1604 Milian Circle
City: Sweeny State: TX Zip: 77480
Phone: Fax:
Email: richardmilian@windstream.net

APPLICANT OR AGENT'S INFORMATION:

Name: Richard Milian
Address: 1621 Milian Circle
City: Sweeny State: TX Zip: 77480
Phone: 979-487-9648 Fax:
Email: richard.milian@windstream.net

**Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by The City of Sweeny.

**Owner's Signature: Laura Milian POA - Richard Milian Date: 5/24/23

Agent's/Applicant's Signature: Laura Milian POA Richard Milian Date: 5/24/23

OFFICE USE ONLY:

Date Received: 5/23/23 Amount Collected: \$ City Representative: [Signature]

App + DL's only need.



CITY OF SWEENY

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

The following will be used to request an item to be placed on the agenda with the Sweeny City Council for RE-PLAT ITEMS ONLY.

Personal Information:

Name: Richard Milian POA of Laura Milian owner of 3.67 acres

Mailing Address: 1621 Milian Circle

Physical Address: Sweeny, TX 77480

Property Address of Replat: Richard + Alex Milian owners of 1.95 acres

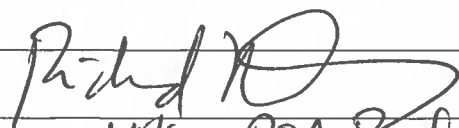
Email(s): 1604 Milian Circle 3.67 acres

Phone(s): Richard 979-487-9648 Alex 832-577-7682

Alex's email - drmilian@comcast.net Richard's - richard.milian@windstream.net

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

Replat of Milian property owned by Laura Milian 3.67 acres Lots and property owned by Richard + Alex Milian 1.95 part of Lot 4 (see plat

Signature:  Date: 5/24/23
Laura Milian POA Richard Milian

Requests must be received by the City Manager and are due back by Close of Business (COB) on the 5th Business Day of the month.

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

AMENDED MILIAN SUBDIVISION – SECTION 2

DEDICATION

I, RICHARD A. MILIAN, OWNER OF THE PROPERTY BEING COMBINED IN THE ABOVE AND FOREGOING MAP OF AMENDED MILIAN SUBDIVISION, SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES AND EASEMENTS AS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, AND EASEMENTS SHOWN HEREON, FOREVER, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND _____ (CITY), BRAZORIA COUNTY, TEXAS.
THIS _____ DAY OF _____, 20____.

RICHARD A. MILIAN, OWNER

NOTARY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD A. MILIAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

DEDICATION

I, VICKI MILIAN, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF AMENDED MILIAN SUBDIVISION, SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES AND EASEMENTS AS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, AND EASEMENTS SHOWN HEREON, FOREVER, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND _____ (CITY), BRAZORIA COUNTY, TEXAS.
THIS _____ DAY OF _____, 20____.

VICKI MILIAN, OWNER

NOTARY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICKI MILIAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

THAT I, RANDY L. STROUD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY FOUND UNDER MY SUPERVISION.

Randy L. Stroud

RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
STATE REGISTRATION NO. 2112

DEDICATION

I, ALEXANDER S. MILIAN, OWNER OF THE PROPERTY BEING COMBINED IN THE ABOVE AND FOREGOING MAP OF AMENDED MILIAN SUBDIVISION, SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES AND EASEMENTS AS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, AND EASEMENTS SHOWN HEREON, FOREVER, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND _____ (CITY), BRAZORIA COUNTY, TEXAS.
THIS _____ DAY OF _____, 20____.

ALEXANDER S. MILIAN, OWNER

NOTARY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEXANDER S. MILIAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

DEDICATION

I, JENNIFER MILIAN, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF AMENDED MILIAN SUBDIVISION, SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES AND EASEMENTS AS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, AND EASEMENTS SHOWN HEREON, FOREVER, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND _____ (CITY), BRAZORIA COUNTY, TEXAS.
THIS _____ DAY OF _____, 20____.

JENNIFER MILIAN, OWNER

NOTARY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JENNIFER MILIAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SWEENEY CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____.

DUSTY HOPKINS, MAYOR

BRIAN BROOKS, POS. NO. 3

MARK MORGAN JR, POS. NO. 1

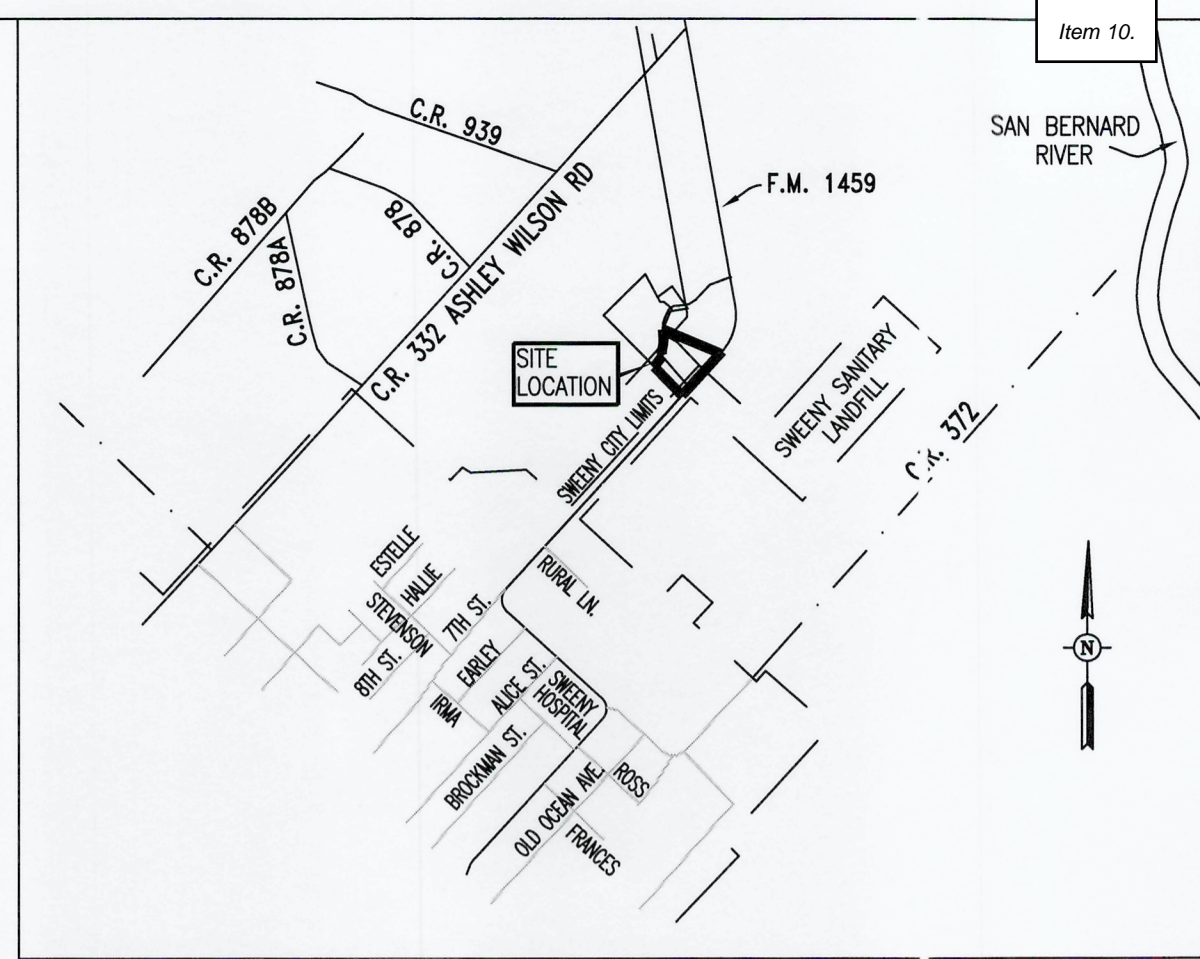
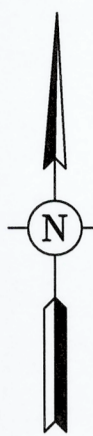
JOHN RAMBO, POS. NO. 4

REESE C. COOK, POS. NO. 2

TIM PETTIGREW, POS. NO. 5 & MAYOR PRO TEM

41 15,104 36-668(M-469)

FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
FIRM NO. 10020500
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-3141



OWNERS: RICHARD AND VICKI MILIAN
1621 MILIAN CIRCLE
SWEENEY, TEXAS 77480
979-548-6931

OWNERS: ALEXANDER AND JENNIFER MILIAN
24610 KALEB PINES CT.
SPRING, TEXAS 77389-1705

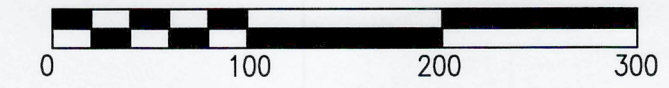
SURVEYOR: RANDY L. STROUD, P.E.
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-3141

NOTE:
SET 1/2" IRON RODS HAVE CAP STAMPEI
STROUD, R.P.L.S. 2112.

AMENDED MILIAN SUBDIVISION SECTION 2

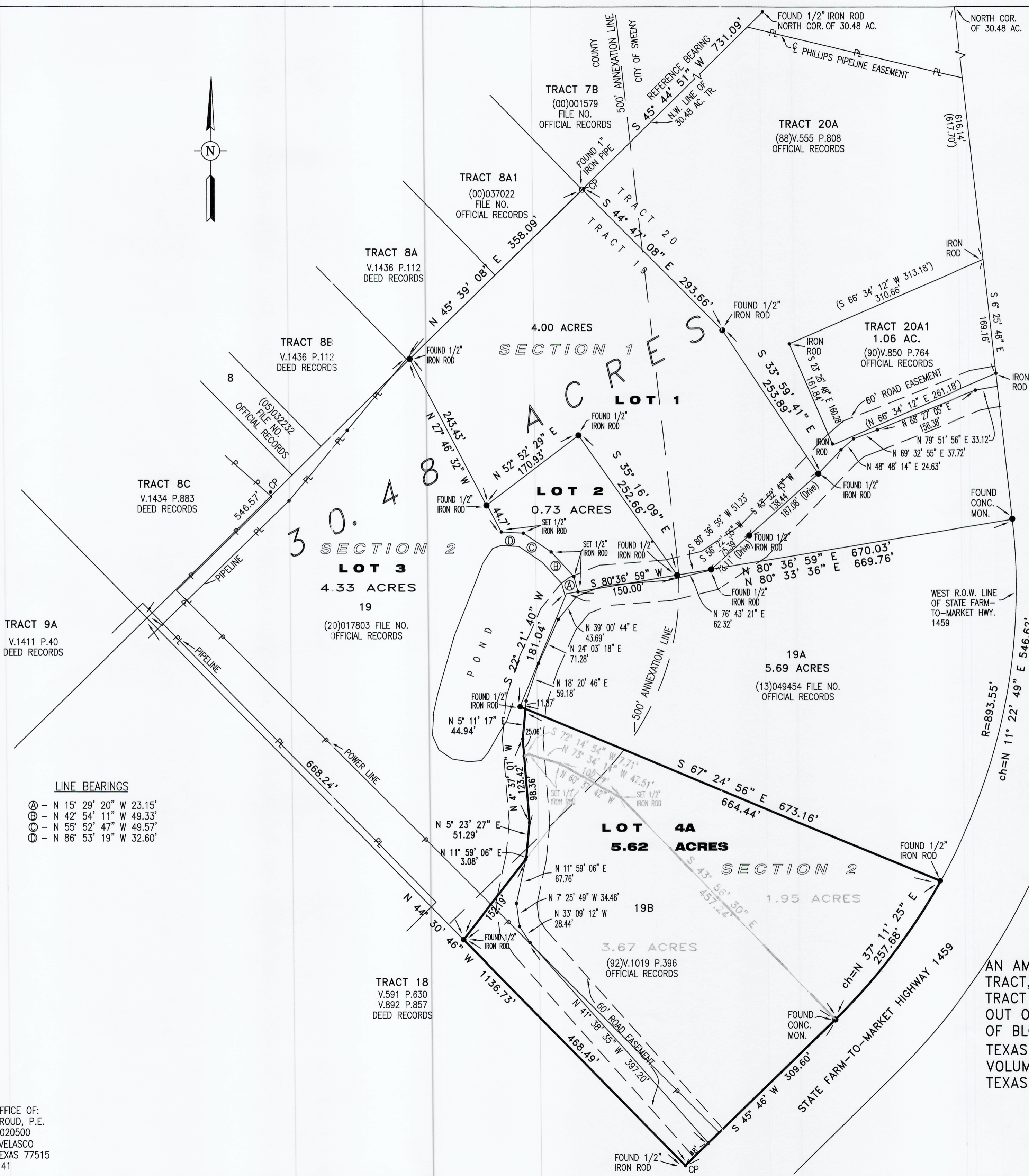
5.62 ACRES - 1 LOT

AN AMENDED PLAT OF A 3.67 ACRE TRACT, AND A 1.95 ACRE TRACT, BOTH OUT OF A 30.48 ACRE TRACT OUT OF AN 80 ACRE TRACT (VOLUME 73, PAGE 498, BRAZORIA COUNTY DEED RECORDS) OUT OF TRACTS 19, 20, 21 AND 22 OF THE MAGILL SUBDIVISION OF BLOCK A, IMLA KEEP LEAGUE, ABSTRACT 79, BRAZORIA COUNTY, TEXAS ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 94 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.



SCALE: 1" = 100'

5-15-19, 5-24-23



LINE BEARINGS

- Ⓐ - N 15° 29' 20" W 23.15'
- Ⓑ - N 42° 54' 11" W 49.33'
- Ⓒ - N 55° 52' 47" W 49.57'
- Ⓓ - N 86° 53' 19" W 32.60'

4T 15.104 38-86R(M-469)

FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
FIRM NO. 10020500
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-3141

52692

88555 808

17562

WARRANTY DEED

THE STATE OF TEXAS X
COUNTY OF BRAZORIA X KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CLYDE MCKINNEY, JR., JOHN R. MCKINNEY, GERALD L. MCKINNEY, and JOANN MCKINNEY (^{NOW} ~~formerly~~ known as JoANN MCKINNEY DEWBERRY), (hereinafter called "Grantors"), not being joined herein by our spouses as the herein described property is our sole and separate property, for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do hereby GRANT, SELL AND CONVEY unto RICHARD MILIAN of 610 Rural Lane, Sweeny, Brazoria County, Texas 77480, and ALEXANDER MILIAN, of 705 Ellis, Sweeny, Brazoria County, Texas 77480, (herein called "Grantees"), all of the following described real property located in Brazoria County, Texas, to-wit:

A 30.48 acre tract of land, more or less, out of an 80 acre tract (Volume 731, Page 498, Brazoria County Deed Records) out of Tracts 19, 20, 21 and 22, of the Magill Subdivision of Block "A", Imla Keep League, Abstract 79, Brazoria County, Texas, according to the plat of said subdivision recorded in Volume 2, Page 94 of the Plat Records of Brazoria County, Texas, and being more particularly described by metes and bounds on the Exhibit "A" attached hereto and made a part hereof for all purposes.

This property is conveyed subject to all restrictions, rights-of-way, easements, mineral reservations, mineral leases, and covenants, if any, appearing properly of record in the office of the County Clerk of Brazoria County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anyway belonging unto the said Grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantees shall pay ad valorem taxes for 1988 and all subsequent years.

STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK
By: E. Wilkes Deputy

88555 809

EXECUTED on May 25, 1988.

Clyde McKinney, Jr.
CLYDE MCKINNEY, JR.

John R. McKinney
JOHN R. MCKINNEY

Gerald L. McKinney
GERALD L. MCKINNEY

Joann McKinney
Joann McKinney Dewberry
JOANN MCKINNEY
(formerly JOANN MCKINNEY DEWBERRY)
NBWA

THE STATE OF TEXAS X
COUNTY OF BRAZORIA X

This instrument was acknowledged before me on the 2nd
day of June, 1988, by CLYDE MCKINNEY, JR.



DeAnna K. Lamb
DeAnna K. Lamb
NOTARY PUBLIC, State of Texas
My commission expires: 9/2/90

THE STATE OF TEXAS X
COUNTY OF BRAZORIA X

This instrument was acknowledged before me on the 2nd
day of June, 1988, by JOHN R. MCKINNEY.



DeAnna K. Lamb
DeAnna K. Lamb
NOTARY PUBLIC, State of Texas
My commission expires: 9/2/90

STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and
correct photographic copy of the original record on file
in my office including redactions, if any, of social
security numbers. Given under my hand and seal of
the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK
By: E. Williams Deputy

88555 810

THE STATE OF TEXAS I
COUNTY OF BRAZORIA I

This instrument was acknowledged before me on the 2nd
day of June, 1988, by GERALD L. MCKINNEY.



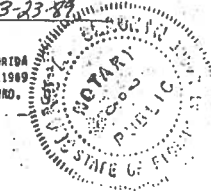
DeAnna K. Lamb
DeAnna K. Lamb
NOTARY PUBLIC, State of Texas
My commission expires: 9/2/90

THE STATE OF FLORIDA I
COUNTY OF Pinellas I

This instrument was acknowledged before me on the 25
day of May, 1988, by JoANN MCKINNEY (~~formerly~~ ^{now} known as JoANN
MCKINNEY DEWBERRY).

Claire A. Glackin
CLAIRE A. GLACKIN
NOTARY PUBLIC in and for
Pinellas County, Florida
My commission expires: 3-23-89

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 27, 1989
BONDED THRU GENERAL INS. UND.



STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and
correct photographic copy of the original record on file
in my office including redactions, if any, of social
security numbers. Given under my hand and seal of
the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK
By: E. Willis Deputy

88555 811

Randy L. Stroud, P.E.

COUNTY SURVEYOR

201 East Mulberry, Suite 100
Angleton, Texas 77515
(409) 849-5711 Ext. 1497

Registered Public Surveyor
License #2112

Professional Engineer
License #50839

FIELD NOTES OF A 30.48 ACRE TRACT OUT OF AN 80 ACRE TRACT (VOLUME 731, PAGE 498, BRAZORIA COUNTY DEED RECORDS) OUT OF TRACTS 19, 20, 21, AND 22, OF THE MAGILL SUBDIVISION OF BLOCK "A", IMLA KEEP LEAGUE, ABSTRACT 79, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 94, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BY METES AND BOUNDS DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod at the intersection of the Northwest right-of-way line of Farm-to-Market Highway #1459 with the Southwest line of Tract 19 of Magill Subdivision;

THENCE; North 44°30'46" West 1136.73 feet, along the Southwest line of Tract 19, to a Disc in concrete marked "E. cor. 3.09 ac. Amoco", said disc also marking the West corner of said Tract 19;

THENCE; North 45°39'08" East 904.66 feet to a 1" iron pipe marking the North corner of said tract 19;

THENCE; North 45°44'51" East 731.09 feet, along the Northwest line of Tract 20 of Magill Subdivision, to a 1/2" iron rod for corner in the West right-of-way line of Farm-to-Market Highway #1459;

THENCE; South 6°25'48" East 1003.00 feet, along the West right-of-way line of Farm-to-Market Highway #1459, to a concrete right-of-way monument at the beginning of a curve to the right which has a radius of 893.55 feet and a central angle of 52°11'48";

THENCE; Along said right-of-way line of Farm-to-Market Highway #1459 around said curve to the right for a distance of 814.03 feet to a concrete right-of-way monument, said curve has a chord which bears South 19°38'01" West 786.08 feet;

THENCE: South 45°46' West 309.6 feet, along the Northwest right-of-way line of Farm-to Market Highway #1459, to the Place of Beginning;

Said tract therein containing 30.48 Acres of Land.

Certified Correct: Randy L. Stroud
Randy L. Stroud, Registered Public Surveyor,
License #2112

4T 15,104
4-21-88

Randy L. Stroud, P.E.
201 E. Mulberry St.
Suite 100
Angleton, Texas 77515



THE STATE OF TEXAS
COUNTY OF BRAZORIA
LINDSEY BAILEY, Clerk of the County Court in and for Brazoria County,
Texas, do hereby certify that this instrument was FILED FOR RECORD and
RECORDED in the Volume and page of the OFFICIAL RECORD as shown
and the date as stamped hereon by me.



Lindsey Bailey
County Clerk of Brazoria Co., Tx

FILED FOR RECORD
JUN 9 3 16 PM '88
Lindsey Bailey
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

EXHIBIT "A"

STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By: E. Wilkes Deputy

921019 394

11148

WARRANTY DEED

Date: April 6, 1992

Grantor: RICHARD MILIAN, joined herein by my wife, VICKIE LYNN MILIAN, and ALEXANDER MILIAN, joined herein by my wife, AMY ADELE MILIAN

Grantor's Mailing Address (including county): 303 N. McKinney, Sweeny, Brazoria County, Texas 77480

Grantee: TEOFILO MILIAN and wife, LAURA MILIAN

Grantee's Mailing Address (including county): 705 Ellis, Sweeny, Brazoria County, Texas 77480

Consideration: TEN AND NO/100'S DOLLARS and other good and valuable consideration.

Property (including any improvements):

That certain 3.52 acre tract out of a 30.48 acre tract out of an 80 acre tract (Volume 73, Page 498 Brazoria County Deed Records) out of Tracts 19, 20, 21, and 22 of the Magill Subdivision of Block "A", Imla Keep League, Abstract 79, Brazoria County, Texas, according to the plat of said subdivision recorded in Volume 2, Page 94 of the Plat Records of Brazoria County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, easements, and oil, gas and other mineral reservations, if any, affecting the above described property that are valid, existing and properly of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by, under or through Grantor, but no further.

When the context requires, singular nouns and pronouns include the plural.

STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

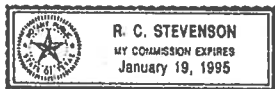
By: *J. K. Nathan* Deputy

921019 395

Richard Milian
 RICHARD MILIAN
Vicki Lynn Milian
 VICKIE LYNN MILIAN
Alexander, us
 ALEXANDER MILIAN
Amy Adele Milian
 AMY ADELE MILIAN

THE STATE OF TEXAS
COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 6th day of April, 1992, by RICHARD MILIAN and wife, VICKIE LYNN MILIAN, and ALEXANDER MILIAN and wife, AMY ADELE MILIAN.



R.C. Stevenson
 NOTARY PUBLIC, State of Texas
 Notary's Name (printed): R.C. Stevenson
 Notary's commission expires: 1-19-95

AFTER RECORDING RETURN TO:

R. C. STEVENSON
 ATTORNEY AT LAW
 P. O. BOX 892
 215 N. MAIN STREET
 SWEENEY, TEXAS 77480-0892
 409/548-3332

PREPARED IN THE LAW OFFICE OF:
 R. C. STEVENSON, ATTORNEY
 P. O. BOX 892
 215 N. MAIN STREET
 SWEENEY, TEXAS 77480-0892
 (409) 548-3252



STATE OF TEXAS, COUNTY OF BRAZORIA
 I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession
 JOYCE HUDMAN, BRAZORIA COUNTY CLERK
 By: J. Shannan Deputy

921019 396

Randy L. Stroud, P.E.

COUNTY SURVEYOR

201 East Mulberry, Suite 100
Angleton, Texas 77515
(409) 849-5711 Ext. 1497

Registered Professional Land
Surveyor License #2112

Professional Engineer
License #50839

FIELD NOTES OF A 3.52 ACRE TRACT OUT OF A 30.48 ACRE TRACT OUT OF AN 80 ACRE TRACT (VOLUME 73, PAGE 498, BRAZORIA COUNTY DEED RECORDS) OUT OF TRACTS 19, 20, 21, AND 22 OF THE MAGILL SUBDIVISION OF BLOCK "A", IMLA KEEP LEAGUE, ABSTRACT 79, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 94 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod in the Northwest right-of-way line of Farm-to-Market Highway 1459, said rod marking the South corner of said 30.48 acre tract;

THENCE; North 44°30'46" West 468.49 feet, along the Southwest line of said 30.48 acre tract, to an iron rod for corner;

THENCE; North 37°39' East 317.67 feet to an iron rod for corner;

THENCE; South 43°56'30" East 513.24 feet to a concrete monument for corner in the northwest right-of-way line of Farm-to-Market Highway 1459;

THENCE; South 45°46' West 309.6 feet, along the northwest right-of-way line of Farm-to-Market Highway 1459, to the Place of Beginning;

Said tract therein containing 3.52 Acres of Land.

Certified Correct: Randy L. Stroud
Randy L. Stroud, Registered Professional
Land Surveyor, License #2112

3/6/92

4T 15,104
(FN9)



FILED FOR RECORD

EXHIBIT "A"

APR 9 10 48 AM '92

Dolly Bailey
COUNTY CLERK, TEXAS

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the Volume and page of the OFFICIAL RECORD as indicated and date so stamped hereon by me.



Dolly Bailey
County Clerk of Brazoria, Co., TX

STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By: J. Shannon Deputy



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	06/14/2023	Agenda Item	
Approved by City Manager		Presenter(s)	Nina Christie
Reviewed by City Attorney		Department	Sweeny EDC
Subject	Approve survey for Trilogy Resources, LLC		
Attachments	Survey		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

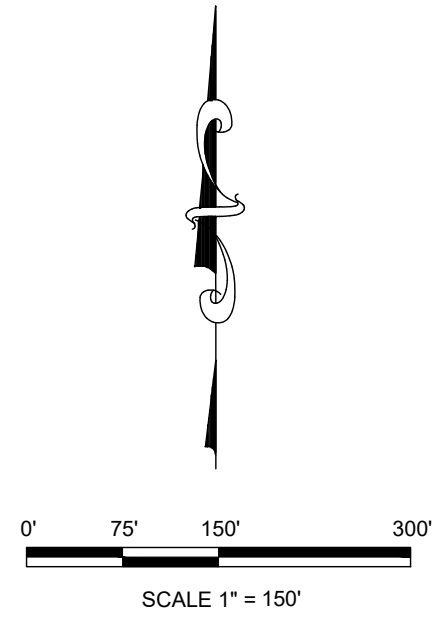
Executive Summary

Sweeny EDC is seeking approval of survey for Trilogy Resources, LLC

Recommended Action

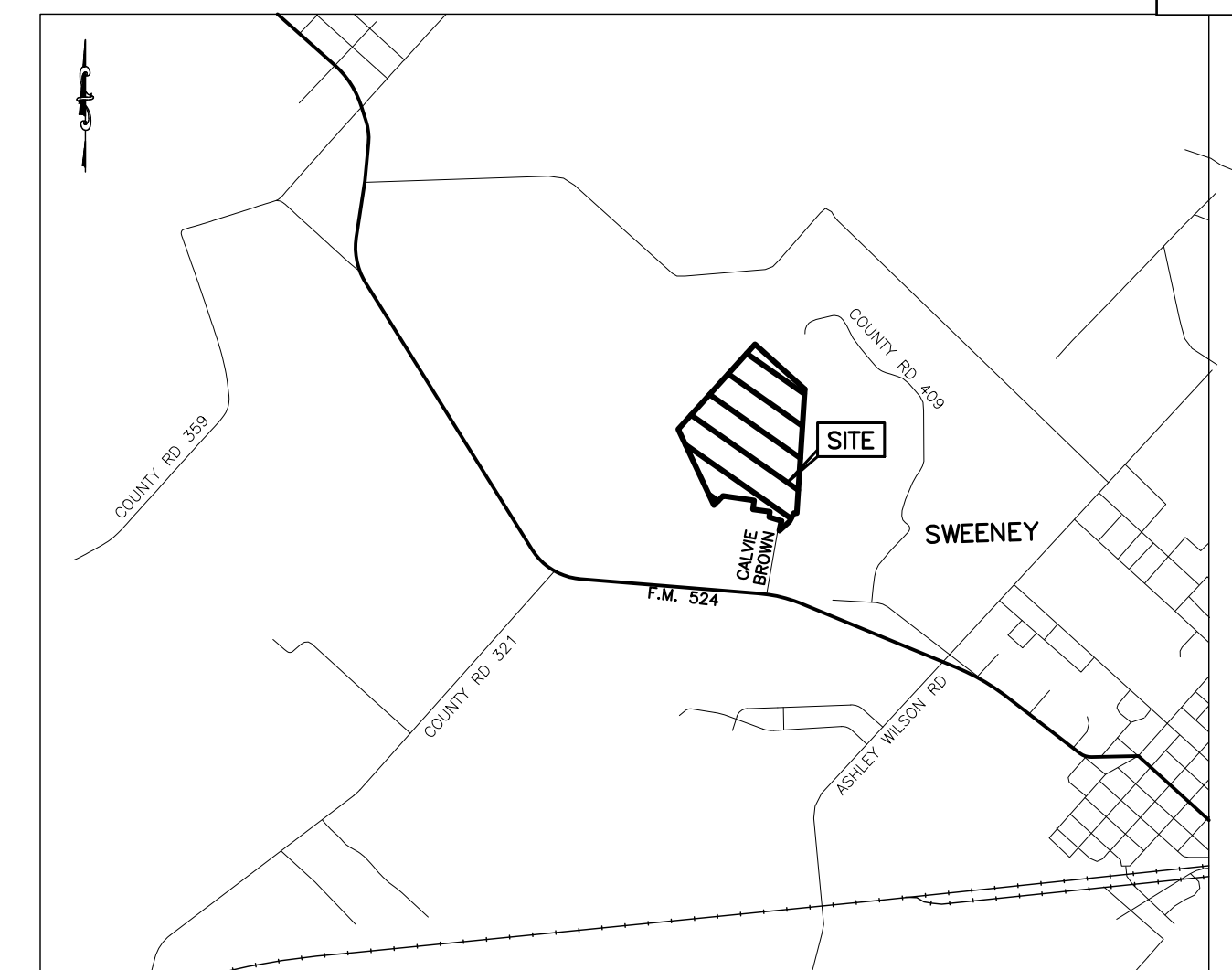
Approve survey for Trilogy Resources, LLC

BRAZORIA COUNTY, TEXAS
M.V. O'DONELL SURVEY, A-482

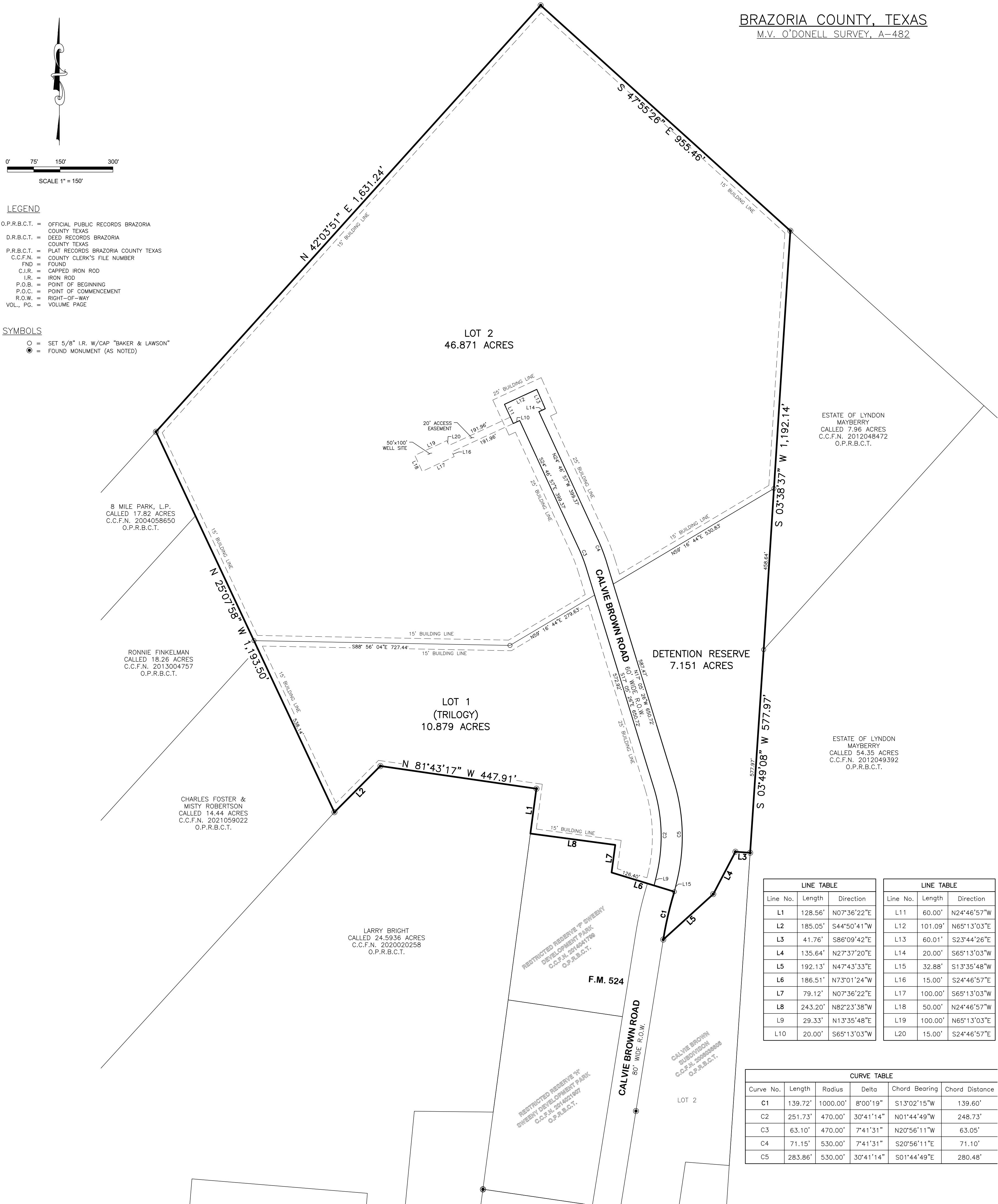


- LEGEND
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
FND = FOUND
C.I.R. = CAPPED IRON ROD
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
VOL., PG. = VOLUME PAGE

- SYMBOLS
O = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)



VICINITY MAP
SCALE 1"=2500'



ESTATE OF LYNDON MAYBERRY
CALLED 7.96 ACRES
C.C.F.N. 2012048472
O.P.R.B.C.T.

ESTATE OF LYNDON MAYBERRY
CALLED 54.35 ACRES
C.C.F.N. 2012048392
O.P.R.B.C.T.

LINE TABLE with columns: Line No., Length, Direction. Includes lines L1 through L20.

CURVE TABLE with columns: Curve No., Length, Radius, Delta, Chord Bearing, Chord Distance. Includes curves C1 through C5.

CITY COUNCIL APPROVAL
I CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SWEENEY PARK DEVELOPMENT SUBDIVISION, WAS APPROVED

THIS THE ____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF SWEENEY, TEXAS.

DUSTY HOPKINS MAYOR / MARK MORGAN JR. POSITION NO.1

REESE G. COOK POSITION NO. 2 / BRIAN BROOKS POSITION NO.3

JOHN RAMBO POSITION NO. 4 / TIM PETTIGREW POSITION NO.3

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #11

JOHN RICHERS SECTION 1

OWNER'S ACKNOWLEDGEMENT:

I, _____, AN AUTHORIZED AGENT OF SWEENEY ECONOMIC DEVELOPMENT, OWNER OF LAND SHOWN ON THIS PLAT, DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: SWEENEY ECONOMIC DEVELOPMENT

STATE OF TEXAS & COUNTY OF BRAZORIA & BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEX GARCIA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 67.244 ACRES INTO 2 LOTS AND 1 DETENTION RESERVE.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 4803900565K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X", UNSHADED.
4. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
5. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 11, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
6. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #11.
7. SITE BENCHMARK: TEMPORARY BENCHMARK "A" 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER AND LAWSON" ±165' NORTH OF COUNTY ROAD 542 IN THE MEDIAN OF CALVIE BROWN ROAD. ELEVATION 34.02 FEET (NGVD88) BASED ON GPS OBSERVATION.
8. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION ON THE XX DAY OF AUGUST, 2022.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE DATE: X/X/04



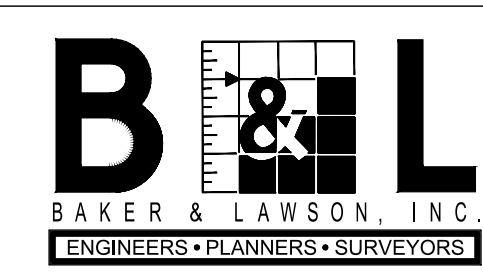
DARREL HEIDRICH REGISTERED PROFESSIONAL LAND SURVEYOR LAND SURVEYOR NO. 5378

PRELIMINARY PLAT
SWEENEY PARK DEVELOPMENT

A 67.244 ACRES
2 LOT 1 RESERVE SUBDIVISION

BEING THE REMAINDER OF A CALLED XXX ACRE TRACT AS RECORDED IN C.C.F.N. XXXXXX O.P.R.B.C.T.

LOCATED IN THE
J. DE J. VALDERAS SURVEY
ABSTRACT NO. 380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

Table with 3 columns: PROJECT NO., SCALE, DRAWN BY; DRAWING NO., DATE, CHECKED BY.



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Meeting Date	06/14/2023	Agenda Item	
Approved by City Manager		Presenter(s)	Nina Christie
Reviewed by City Attorney		Department	Sweeny EDC
Subject	Sweeny Tire and Auto Grant		
Attachments	Grant application and estimates		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Sweeny EDC is seeking approval of a grant to Sweeny Tire and Auto. The current total is \$19,273.98 and is only valid until 6/15 the estimate is \$500 more per lift if after 6/15. We are asking to approve up to \$22,000 to cover change in price of the lifts.

Recommended Action

Approve grant to Sweeny Tire and Auto for up to \$22,000.00

APPLICATION FOR ECONOMIC DEVELOPMENT INCENTIVE

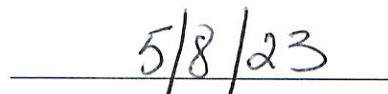
The following information is required for all projects requesting economic development incentives from the Sweeny Economic Development Corporation ("SEDC"). Incomplete applications will not be considered. If any requested information is not applicable, please enter "N/A" in the space. After receipt of the application, the SEDC may require additional information to be submitted.

Business Name:
Sweeny Tire & Auto
Mailing Address:
1002 n. Main St., Sweeny, TX 77480
Phone Number:
979-548-6341
Website:
Sweenytire@windstream.net
Business Representative:
Paul R. Williams
Mailing Address (if different from above):
Phone Number (if different from above):
Email Address:
Sweenytire@windstream.net

I certify that the information submitted in this application, including attachments, is true, correct, and complete. Omissions or submissions of incorrect information will render this application invalid.



Signature of Business Representative



Date

Are you applying for incentives for a new or existing business? Please circle one below.

NEW **EXISTING** 22,000

The amount of Incentive you are requesting \$ ~~26,500.00~~ .

Please provide the following information about the existing or anticipated location of your business:

Property Address:	
1002 N. Main St.	
Est. Value of Taxable Improvements:	
Building	
Equipment	2 Automotive lifts + added electrical (upgrade)
Utilities Usage Information (Average Actual or Estimated):	
Water	\$80
Gas	None

Please provide the following information about your existing or anticipated employees:

Number of Employees	
Initial	3
After 6 months	3
After 1 year	4
After 2 years	4
After 3 years	4
After 4 years	4
After 5 years	4

Please attach the following:

- Description of how you intend to use the incentive funds for which you are applying
- Business plan
- [If existing business] Report of current finances
- [If existing business] Prior three years of tax returns



6880 E. Loop 1604 S
Adkins, TX 78101
Ph (210) 685-8484

QUOTE

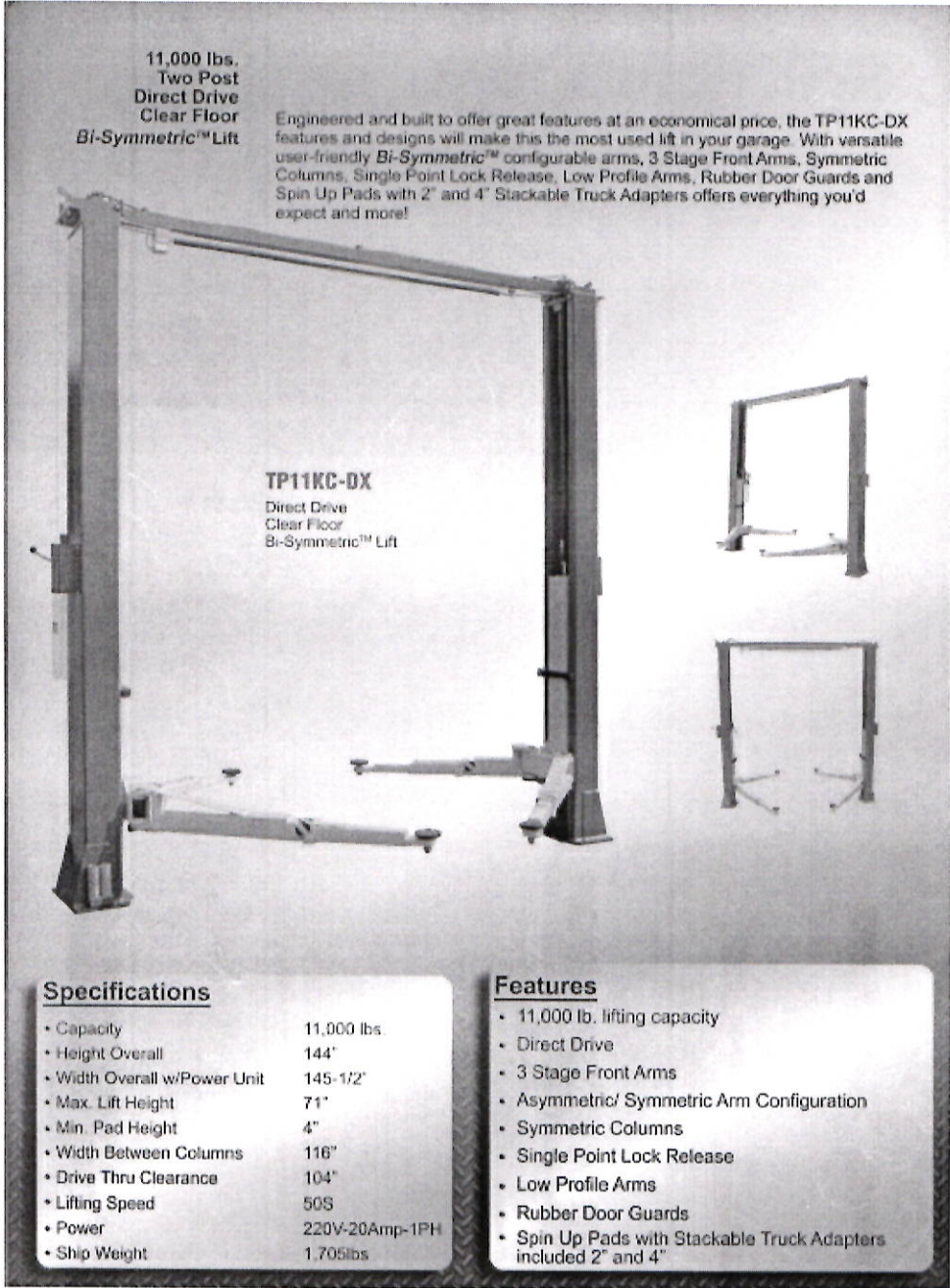
Sweeny Tire & Auto
1002 N. Main St.
Sweeny, TX 77480
(979)548-6341

January 10, 2023

2	TP11KC-DX Two Post Lift 11,000lb Bi-symmetric Arm Design Each \$4,856.56	\$9,713.12
	Freight	\$789.96
	Tax	\$866.50
	Total	\$11,369.58

Quote is valid for 10 days, and NO air, electrical or installation included.
Lift Available for delivery approximately 2 weeks after an order is placed.
Once an order is placed if canceled a 20% restocking fee will be charged

Thank you,
Clark Easley ✎
(361) 765-6448
clarkeasley@yahoo.com



**11,000 lbs.
Two Post
Direct Drive
Clear Floor
Bi-Symmetric™ Lift**

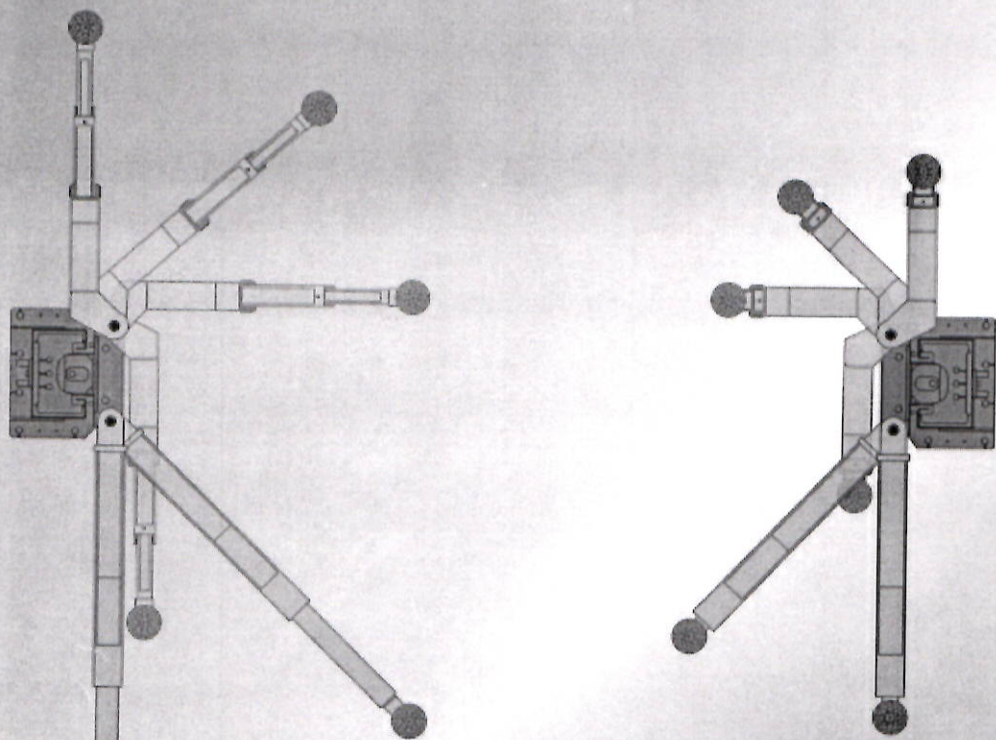
Engineered and built to offer great features at an economical price, the TP11KC-DX features and designs will make this the most used lift in your garage. With versatile user-friendly *Bi-Symmetric™* configurable arms, 3 Stage Front Arms, Symmetric Columns, Single Point Lock Release, Low Profile Arms, Rubber Door Guards and Spin Up Pads with 2" and 4" Stackable Truck Adapters offers everything you'd expect and more!

TP11KC-DX
Direct Drive
Clear Floor
Bi-Symmetric™ Lift

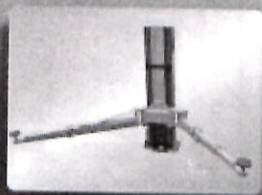
Specifications		Features	
• Capacity	11,000 lbs.	• 11,000 lb. lifting capacity	
• Height Overall	144"	• Direct Drive	
• Width Overall w/Power Unit	145-1/2"	• 3 Stage Front Arms	
• Max. Lift Height	71"	• Asymmetric/ Symmetric Arm Configuration	
• Min. Pad Height	4"	• Symmetric Columns	
• Width Between Columns	116"	• Single Point Lock Release	
• Drive Thru Clearance	104"	• Low Profile Arms	
• Lifting Speed	50S	• Rubber Door Guards	
• Power	220V-20Amp-1PH	• Spin Up Pads with Stackable Truck Adapters included 2" and 4"	
• Ship Weight	1,705lbs		

Bi-Symmetric™

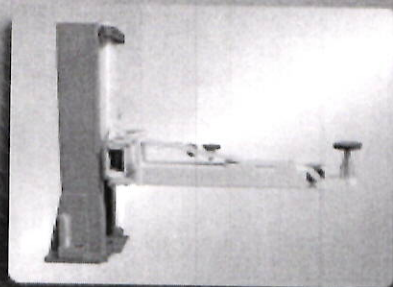
Asymmetric or Symmetric Configuration



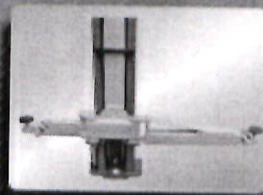
180° Front Arm Full Rotation



3 Stage Front Arms and
2 Stage Rear Arms



Rubber Door Guards and Spin Up
Pads with Stackable Adapters



180° Front
Arm Rotation

FL

Family Living Homes, LLC
Barndominiums & Steel Buildings
8678 CR 628
Brazoria, Texas 77422
979-482-0765

Invoice No.	30323
Sheets: 1 of 1	

Item 12.

Invoice Submitted To:

Work to be Performed at:

Sweeny Tire & auto	fm 524
Sweeny Tx fm 524 77480	Sweeny Tx 77480

Remove Two car lift's	
Install Two new car lift's	
Run electrical to both lift's	
labor & tool rental	
	7904.40
1 st Draw	3952.20
Completed	3952.20

All material is guaranteed to be as specified, and the above work to performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

1/2 down when old lift's are removed Balance upon completion

with payments to be as follows: determined by homeowner and contractor

Respectfully submitted John W. Taylor

Note: This proposal may be withdrawn by us if not accepted within 60 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

5-4-2023

Date

John W. Taylor
Signature

Signature



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Meeting Date	06/14/2023	Agenda Item	
Approved by City Manager		Presenter(s)	Nina Christie
Reviewed by City Attorney		Department	Sweeny EDC
Subject	Amend 2022 2023 Sweeny EDC Budget		
Attachments	Budget		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Sweeny EDC is seeking approval to amend 2022 2023 budget. We received loan proceeds and approved a grant for Sweeny Tire and Auto.

Recommended Action

Approve grant amendments to 2022 2023 budget.

Category	2022 - 2023
INCOME	
Sales Tax Revenue	\$240,000.00
Interest Income	\$300.00
Move from Money Market Account	\$303,000.00
TOTAL INCOME	\$543,300.00
EXPENSES	
Office	
Phone/Internet	\$2,200.00
Rent	\$900.00
Postage	\$100.00
Office Supplies	\$3,500.00
Employee Salary including medical benefits	\$43,000.00
Payroll Services including QuickBooks payroll	\$1,500.00
Legal Services	\$5,000.00
Total	\$56,200.00
Advertising	
Public Hearing Notices	\$1,000.00
Sweeny EDC Ads	\$1,600.00
City Publication	\$10,000.00
Total	\$12,600.00
Training/Education/Conferences	
Sales Tax Training	\$600.00
ARCIT Conference	\$2,000.00
TEDC	\$2,000.00
Alliance Meetings	\$400.00
Total	\$5,000.00
Memberships	
Sweeny Chamber	\$75.00
Association of Rural Communities in Texas	\$395.00
The Economic Development Alliance	\$6,000.00
Texas Economic Development Council	\$525.00
Total	\$6,995.00
Loan	
Principal	\$14,000.00
Interest	\$85.00
Total	\$14,085.00
Mowing Industrial Park	\$15,000.00
Projects	
Industrial Park	\$374,920.00
Block Grant	\$50,000.00
Project - Other	\$0.00
Total	\$424,920.00
Promotions	
Fireworks - Pride Day and 4th of July	\$8,500.00

Total	\$8,500.00
GRAND TOTAL	\$543,300.00

Category	AMEND	2022 - 2023	
INCOME			
Sales Tax Revenue		\$240,000.00	
Interest Income		\$300.00	
Move from Money Market Account		\$303,000.00	
Loan		\$792,141.28	
TOTAL INCOME		\$1,335,441.28	
EXPENSES			
Office			
Phone/Internet		\$2,200.00	
Rent		\$900.00	
Postage		\$100.00	
Office Supplies		\$3,500.00	
Employee Salary including medical benefits		\$43,000.00	
Payroll Services including QuickBooks payroll		\$1,500.00	
Legal Services		\$5,000.00	
Total		\$56,200.00	
Advertising			
Public Hearing Notices		\$1,000.00	
Sweeny EDC Ads		\$1,600.00	
City Publication		\$10,000.00	
Total		\$12,600.00	
Training/Education/Conferences			
Sales Tax Training		\$600.00	
ARCIT Conference		\$2,000.00	
TEDC		\$2,000.00	
Alliance Meetings		\$400.00	
Total		\$5,000.00	
Memberships			
Sweeny Chamber		\$75.00	
Association of Rural Communities in Texas		\$395.00	
The Economic Development Alliance		\$6,000.00	
Texas Economic Development Council		\$525.00	
Total		\$6,995.00	
Loan			
Principal		\$29,031.90	New Loan \$15,031.90
Interest		\$5,023.62	\$4,938.62
Total		\$34,055.52	\$19,970.52
Mowing Industrial Park		\$15,000.00	
Projects			
Industrial Park		\$1,147,090.76	
Block Grant		\$28,000.00	
Project - Other Sweeny Tire and Auto		\$22,000.00	
Total		\$1,197,090.76	
Promotions			

Fireworks - Pride Day and 4th of July	\$8,500.00
Total	\$8,500.00
GRAND TOTAL	\$1,335,441.28



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Meeting Date	06/14/2023	Agenda Item	
Approved by City Manager		Presenter(s)	Nina Christie
Reviewed by City Attorney		Department	Sweeny EDC
Subject	Approve 2023/2024 budget		
Attachments	2023/2024 budget		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Sweeny EDC is seeking approval of 2023/2024 budget.

Recommended Action

Approve 2023/2024 budget

Category	2023 - 2024
INCOME	
Sales Tax Revenue	\$189,428.64
Interest Income	\$20,000.00
Loan	\$772,170.76
TOTAL INCOME	\$981,599.40
EXPENSES	
Office	
Phone/Internet	\$2,200.00
Rent	\$12,000.00
Postage	\$100.00
Office Supplies	\$2,000.00
Total	\$16,300.00
Employee	
Employee Salary including medical benefits	\$46,440.00
Payroll Liabilities	\$6,500.00
J and K Payroll	\$900.00
Quickbooks Payroll and monthly employee charge	\$900.00
Total	\$54,740.00
Legal Services	\$10,000.00
Advertising	
Public Hearing Notices	\$500.00
Sweeny EDC Ads	\$500.00
City Publication	\$10,000.00
Total	\$11,000.00
Training/Education/Conferences	
Sales Tax Training	\$600.00
ARCIT Conference	\$2,000.00
Executive Director Training	\$2,000.00
Mileage Reimbursement	\$500.00
Alliance Meetings	\$400.00
Total	\$5,500.00
Memberships	
Sweeny Chamber	\$75.00
Association of Rural Communities in Texas	\$395.00
The Economic Development Alliance	\$300.00
Texas Economic Development Council	\$525.00
Total	\$1,295.00
Loan	
Principal	\$44,529.60
Interest	\$15,382.96
Total	\$59,912.56
Mowing Industrial Park	\$5,000.00
Projects	
Industrial Park	\$667,851.84
Block Grant	\$50,000.00

Project - Other	\$80,000.00
Total	\$797,851.84
Promotions	
Fireworks - Pride Day and 4th of July	\$20,000.00
Total	\$20,000.00
GRAND TOTAL	\$981,599.40



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	06/20/2023	Agenda Item	
Approved by City Manager		Presenter(s)	Kaydi Smith
Reviewed by City Attorney		Department	Developmental Services
Subject	Variance Request to Chapter 115; Mobile Food Establishments		
Attachments	Variance Request Application, Additional Information by Requestor, COS Ordinance Chapter 115, COS Ordinance Chapter 110		

Executive Summary

Variance Requested to Chapter 115; Mobile Food Establishments

Will not fall strictly under Peddlers as the Mobile Food Establishments are noted under the City Ordinance as temperature controlled and this trailer will be stationary at an already established property not under the mobile food establishment's ownership.

The City does not currently have a semi-permanent option; this is being evaluated to amend the current ordinance with provisions on time allowances. Both the MFE and Peddlers Ordinance are contradictory to each other in several aspects, therefore, needing a reviewal for both with possible amendments.

Variance Requested: "Variance request is to bring in a sno-cone trailer to open during the months of the summer/fall"

Beal's Bubbles Washeteria has agreed to allow Sister's Sweets LLC to occupy space to conduct business on their property lot next to their building, sharing the allotted parking for their business"

Variances Requested within scope of Temporary Permit

- Usage Period; Requesting allowable for up to 4/5 months; *Temporary permits are for 24 hours usage; Section 2.01(a)*
- Pricing; we charge a daily rate and feels is too expensive to pay each day throughout the time period of operation (4/5 months daily fee); *Section 2.01; Daily rate is \$75.00*
- Requesting temporary hookup to Beals Bubbles water supply by water hose (would need BF preventer); *Temporary usage states no city utilities will be available; Section 2.01(c)*

Consideration on allowing variance to the permit fees associated- Sales Tax is allocate for the business' address, which is not a Sweeny address. By Temporary usage it is not required for the business to have Sweeny listed as the origin of sale on their Sales Tax ID- only for Permanent Permits

Variances Requested within scope of Permanent Permit

- Property is not owned by the food establishment requesting permit; Property must be owned by the food establishment applicant and owner; Section 3(a)2
- Sales Tax ID is not naming COS as origin of sale; Permanent permit requires the mobile food establishment provide Sales Tax ID naming the City of Sweeny as the origin of sale; Section 3(a)3
- Setup utility account; Would be connecting to existing business owner's for water usage (Beal's Bubbles); Ordinance states: 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; Section 3(a)4
- Removal of wheels and be tied down; Is requesting to stay mobile; Required per permanent; Section 3(b)3
- Fully Skirted; Required per Section 3(b)4
- Annual permanent permit fee is \$150.00

Variance Needed per Type	Temporary	Permanent
Usage Length (24hrs/Perm)	X	
Permit Fee	X	X
Utilities Hookups/ Account	X	X
Sales Tax		X
Property Ownership		X
Parking		X
Setup Requirements/Wheels/Skirting		X



AGENDA MEMO

Business of the City Council
City of Sweeny, Texas

Recommended Action

Approval of the variance requested to allow Sister Sweets LLC to occupy at 602 N Main as a (tem/perm) mobile food establishment until [redacted] date, with a fee of [redacted], and granting all variances needed within the type of permitting specified.

OR

Deny the variance requested. Requestor must meet the specified guidelines within the City's code of ordinances as stated.



CITY OF SWEENY

Rev. o (4/2/2020)

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

Ordinance Variance Request Application & Re-plats

Please complete each field. Incomplete applications will **not** be accepted.

TYPE OF APPLICATION:

Variance To Ordinance No. & Name _____
Re-Plat Type: _____

PROJECT INFORMATION:

Project Name/Owners Name: Sisters Sweets LLC/Sarah Cox
Residential Brazoria County Appraisal District Property ID # _____
Commercial Project Address/Location: 602 N Main St, Sweeny, Texas 77480
Food Unit Subdivision: _____ No. of Lots: _____
Total Acreage &/or Square Footage: _____

Brief Description of Property & Reason for Proposed Request:

Variance request is to bring in a sno cone trailer to open during the months of the summer/fall
Beal's Bubbles Washateria has agreed to allow Sister's Sweets LLC to occupy space to conduct
business on their property lot next to their building, sharing the allotted parking for their business

When a completed application packet/package has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda. All requests must be received by the 8th business day of the month in order to be placed on the same month's agenda, pending the reviewal process stated above.

PROPERTY OWNER'S INFORMATION:

Name: Beal's Bubbles Washateria/Carol Beal
Address: 602 N Main St
City: Sweeny State: TX Zip: 77480
Phone: 979-417-5276 Fax: _____
Email: cbeal16@gmail.com

APPLICANT OR AGENT'S INFORMATION:

Name: Sisters Sweets LLC/Sarah Cox
Address: 508 E Foley St
City: Alvin State: TX Zip: 77511
Phone: 832-983-1732 Fax: _____
Email: sisterssweets22@gmail.com

****Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.**
As owner and applicant, I hereby request approval of the above described request as provided for by The City of Sweeny.

**Owner's Signature: Carol Beal
Agent's/Applicant's Signature: [Signature]

Date: 6/7/23
Date: 6/7/2023

OFFICE USE ONLY:

Date Received: _____ City Representative: _____



CITY OF SWEENY

Rev. 0 (4/2/2020)

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TEMPORARY FOOD UNIT PERMIT APPLICATION

Business Name Sisters Sweets LLC

Business Owners Name Sarah Cox

Business Owners Address 508 E Foley St, Alvin, TX 77511

Business Owners Phone Number 832-983-1732

Business Owners City of Origin Sales Tax ID 88-2869408

Address of Temporary Usage 602 N Main St, Sweeny, Tx 77480

Zone of Temporary Usage **Per City Ordinance 107-20, restrictions to allowance only in the following zones: Commercial, Industrial, and/or Institutional Commercial

* Year Model of Mobile Food Unit ** Per City Ordinance 107-20, five (5) years old and newer allowed 2017

Owners Written Statement allowing permission on said property received YES NO Property Owners Name Carol Beal

* Brazoria County Health Permit Copy Received YES NO

* Sweeny Fire Marshal Inspection Report Received YES NO

Photo ID/ Drivers License Copy Received YES NO

Date of Application Received _____

Signature of Applicant/ Owner _____

City Official receiving Application _____

Temporary Permit Fee Collected \$75.00 Cash Check/Money Order # _____ CCard

Temporary Day Use Permits are valid for 24 hours. All Permits MUST be displayed on the mobile unit while operating in the City of Sweeny. Fees are not pro-rated, non-refundable, and subject to change.

*All units must be readily moveable as stated under the Texas Food Establishments Rules as adopted and amended and under Chapter 437 of the Texas Health and Safety Code.

No city service utilities are available with temporary permits. The City of Sweeny does require adherence to the International Fire Code, National Fire Protection Association, International Building Code, City Ordinances, Texas Health and Safety Code, Texas Administrative Code, Texas Water Code, Texas Department of State Health Services, and the Brazoria County Health Department.

Any person who violates any provision of the city ordinance shall be deemed guilty of a misdemeanor upon conviction and in accordance with the Local Government Code Section 54.001. Each day shall constitute a separate offense.

Property Agreement Letter

I, Carol Beal, owner of the following

(person signing letter)

(write "owner" or "manager")

property: Beal's Bubbles Washateria, 602 N Main St, Sweeny, TX 77408 give permission to:

(business' name)

(property address)

Sarah Cox of Sisters Sweets LLC

(mobile food unit owner's name)

(name of mobile unit)

to operate his or her mobile unit on the above stated property.

Property Owner's Name (if signer is not owner): Carol Beal
Property Owner's Phone Number: 979-417-5276
Property Owner's address: 602 N mainst
Sweeny, Tx 77480

Printed name of business owner/manager: Carol Beal
Signature of business owner/manager: Carol Beal

Note: Person signing letter must be the property owner or someone with the legal authority to authorize property use on behalf of owner (i.e. leasing agent or the contract authorizes sub-leasing of parking lot)

Restroom Availability Letter

I, Carol Beal, Owner of the following
(person signing letter) (write "owner" or "manager")
business: Beal's Bubbles Washateria, 602 N Main St, Sweeny, TX 77480 give permission to:
(business' name) (business' address)

Sarah Cox, of Sisters Sweets LLC
(mobile food unit owner's name) (name of mobile unit)

and his/her employees, to use the restroom located within my business. This restroom is located within 300 feet of the mobile food unit. The restroom is available on the following days: Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, Saturday AND HOURS: 8 am - 8 pm
(state days of week) (state hours, including a.m. and p.m.)

Address of Business Location: 602 N Main St, Sweeny, TX 77480
Printed name of business owner/manager: Carol Beal
Signature of business owner/manager: Carol Beal



CITY OF SWEENY

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PERMANENT FOOD UNITS (Trucks and/or Trailers): ANNUAL REGISTRATION PERMIT APPLICATION

Business Name Sisters Sweets LLC

Applicant/Owners Name Sarah Cox

Applicant/Owners Phone Number 832-983-1732

Address of Business Location 602 N Main St, Sweeny, Tx 77480

Proof of Property Ownership by Owner of Business (ex. Property Title, BCAD, Brazoria County)

Sales Tax ID Received ** Per City Ordinance 107-20, Sales Tax ID must name the City of Sweeny as the origin of sale

Zone of Business Usage must be Commercial **Per City Ordinance 107-20, permanent MFU'S must be located in Commercial Zones

Year Model of Mobile Food Unit; **must have copy of registration** ** Per City Ordinance 107-20, five (5) years old and newer allowed. 2017 year model

Bathrooms on Location with handwashing station

Restroom Permission Form Received *allowing usage and within 200 feet.

Brazoria County Health Permit Copy Received

Sweeny Fire Marshal Inspection Report Received

Utility Account Setup and Connections Made Account Number _____

Grease Trap installed if needed Date Installed n/a

Backflow Preventor Installed Date Installed _____

Photo ID/ Drivers License Copy Received

Tied Down and Wheels Removed

Fully Skirted

Surface Parking Pad

Minimum 5 Parking Spaces (each min. 9 ft. x 18 ft.) per ordinance 155 Sec 110-162.

Date of Application Received _____

Signature of Applicant/ Owner _____

City Official receiving Application _____

Annual Registration Fee Collected \$150.00 Cash Credit Card Ck/MO # _____

using Beals Bubbles water /connections - B/F

All Permits MUST be displayed on the mobile unit while operating in the City of Sweeny. Fees are not pro-rated, non-refundable, and subject to change. ALL PERMITS MUST BE RENEWED YEARLY ON JANUARY 1st OF EACH YEAR.

The regulating authority shall suspend the license if violations are found of the Texas Health & Safety Code, Chapter 437 and/or Title 25, Texas Administrative Code, 229.161; and/or if the violation creates an immediate threat to the health and safety of the public.

All establishments must adhere to the International Fire Code, National Fire Protection Association, International Building Code, City Ordinances, Texas Health and Safety Code, Texas Administrative Code, Texas Water Code, Texas Department of State Health Services, and the Brazoria County Health Department.

Any person who violates any provision of the city ordinance shall be deemed guilty of a misdemeanor upon conviction and in accordance with the Local Government Code Section 54.001. Each day shall constitute a separate offense.



CITY OF ALVIN
OFFICE OF THE FIRE MARSHAL
801 E. South St.
Alvin, Texas 77511
Office (281)331-7688 Fax (281)331-9713

FIRE INSPECTION REPORT

Date: 06/29/2022

BUSINESS NAME: **Sister's Sweets** BUSINESS PHONE#: **832-385-3492**
 BUSINESS ADDRESS: **2625 South Highway 35** APT#: BLDG: SUITE:
 OWNER/OCCUPANT: PHONE#: E-mail Address: **sisterssweets22@gmail.com**
 EMERGENCY CONTACT PHONE #: **832-983-1732** CONTACT NAME: **Sarah Cox**

TYPE OF OCCUPANCY

Business/Mercantile

TYPE OF INSPECTION REPORT

Fire Inspection

- | | |
|---|---|
| <input type="checkbox"/> Address not posted on building and/or back door | <input type="checkbox"/> Exit plan not posted at each emergency exit door |
| <input type="checkbox"/> Fire Department Access Box (Knox Box) missing | <input type="checkbox"/> Smoke Detector missing/not working |
| <input type="checkbox"/> Certificate of Occupancy not posted | <input type="checkbox"/> Fire Alarm System not serviced |
| <input type="checkbox"/> Need Occupancy Load Posted – Assembly | <input type="checkbox"/> Fire Extinguisher not serviced/obstructed |
| <input type="checkbox"/> Electrical circuit breakers not labeled | <input type="checkbox"/> Fire lanes not properly marked/missing |
| <input type="checkbox"/> Emergency electrical disconnect not labeled | <input type="checkbox"/> Fire Sprinkler System not serviced |
| <input type="checkbox"/> Electrical cords to appliances damaged | <input type="checkbox"/> Signs not posted on fire control room |
| <input type="checkbox"/> Electrical panel obstructed | <input type="checkbox"/> FDC not labeled/needs Cap |
| <input type="checkbox"/> Junction Boxes/Switches/Plugs not covered | <input type="checkbox"/> Fire Suppression System not serviced |
| <input type="checkbox"/> Remove or cover any exposed wires | <input type="checkbox"/> Hazardous Material improperly stored, handled, process, labeled |
| <input type="checkbox"/> Space in electrical panel not secured | <input type="checkbox"/> Holes in walls, ceiling penetrations, missing/damaged ceiling tile |
| <input type="checkbox"/> Extension cords used in place of permanent wiring | <input type="checkbox"/> Combustibles not stored below 18" from sprinkler heads |
| <input type="checkbox"/> Emergency gas shut-off not accessible/missing | <input type="checkbox"/> Combustibles not stored below 24" from ceiling |
| <input type="checkbox"/> Exit sign not illuminated/missing | <input type="checkbox"/> Combustibles stored around water heater |
| <input type="checkbox"/> Emergency Light not working properly/missing | <input type="checkbox"/> Space heater/candles used where prohibited |
| <input type="checkbox"/> Exit door or path of egress obstructed | <input type="checkbox"/> Fence around dumpster missing/not installed |
| <input type="checkbox"/> Need Appropriate Door Hardware – Thumb latch/Panic Hardware, other | <input type="checkbox"/> High grass/brush and trash around property |
| <input type="checkbox"/> Sign not posted on the exterior of exit doors, minimum 4" Letters and sign must read (Fire Exit do not block) | <input type="checkbox"/> Trees not maintained above 16 feet from road surface |

NOTES

Passed, great job

Jun 29, 2022, 2:00 PM

A Fire Inspection from the Alvin Fire Marshal's office has been conducted of your facility. During this inspection, condition(s) that are in violation of City safety codes were noted and are listed above. City law requires that the violation(s) listed above be corrected before the re-inspection date. The corrections of all unsafe condition(s) will improve emergency personnel's ability to save lives and to protect your property. Your assistance and cooperation is sincerely appreciated.

Number of Violation (s):

Re inspection Date

If you have any questions about this fire prevention inspection or any other fire related questions, please contact the Alvin Fire Marshal's Office at the above number.

Thank you for helping to make Alvin a safe, clean, healthy place to live, work and visit.

Fire Inspector Shaun Moore - Asst. Fire Marshal

Person Receiving Report

CITY OF ALVIN, TEXAS LICENSE



2625 SOUTH BYPASS 35
LOCATION OF BUSINESS

This license is to be displayed conspicuously at the location of business, and is not transferable or assignable.

SARAH COX
SISTERS SWEETS
508 EAST FOLEY
ALVIN TX 77511

LICENSE NUMBER 002587	
DATE ISSUED 6/30/2022	EXPIRATION DATE 6/30/2023
LICENSE FOR PHF MORTLE VENDOR	

THIS LICENSE IS ISSUED PURSUANT TO THE PROVISIONS OF THE CITY CODE OF THE CITY OF ALVIN AND AMENDMENTS THERETO.

By Shelley Gust



To Whom It May Concern

Please find attached your current license. This license allows you to operate in the City of Alvin pursuant to the provisions, ordinances, license code and any amendments thereto.

Please retain this portion as your receipt and for your records. Please post or display the license in a conspicuous place at the business location.

License Issue Date: 6/30/2022
 License Expiration Date: 6/30/2023
 License Fee: \$200.00

Certificate of Completion

TXDSHS License # 10026

SARAH COX

has successfully completed the following:
Texas Certified Food Manager Exam

TX DSHS Approved

6/27/2022

Date of Completion
(Valid for 5 years)





SIZES

SMALL - 12 ounces
\$3.00

MEDIUM - 16 ounces
\$4.00

LARGE – 20 ounces
\$5.00

FLAVORS

Apple
Banana
Blackberry
Blue Coconut
Blue Raspberry
Cake Batter
Cheesecake
Cherry
Cotton Candy
Cinnamon
Dill Pickle (sweet dill syrup not actual pickle juice)

Georgia Peach
Grape
Lemon-Lime
Mango
Margarita (no alcohol)
Orange
Peach
Pina Colada
Pineapple

Pink Bubblegum
Root beer
Silver Fox
Strawberry
Tiger's Blood (watermelon berry)
Vanilla
Watermelon
Wedding Cake



Banana
Blue Coconut
Cinnamon
Tiger's Blood
Watermelon
Wedding Cake

TOPPINGS



ADD \$.25

Additional flavor
Extra juice
Nerds
Sour Spray
Sprinkles
Tajin

ADD \$.50

Airhead (extremes)
Caramello Bites
Chamoy
Cherries
Cream
Gummy Bears
Hershey Bar Pieces
Hot Tamale Candy
Mini Marshmallows
Pickles (chopped)
Syrup (Caramel, Chocolate or Strawberry)
Whipped Topping

DRINKS \$1.50

Water
Coke
Sprite
Dr Pepper
Dr Pepper Zero

b.e.ST ADD \$.75

(a scoop of homemade Vanilla Blue Bell Ice Cream)



We accept: Cash, Credit Card, Apple pay, Cash App, and Venmo

BANANA BLITZER

Banana syrup, whip topping, Chocolate and Strawberry drizzle, topped with Cherries



BARBIE

Grape and Pink Bubblegum syrup, whip topping and sprinkles



BLEAK

b.e.ST with Cherry and Lemon-Lime syrup with Hot Tamale Candies



CARAMEL APPLE

DELIGHT

Apple syrup with whip topping drizzled in caramel syrup and topped with Caramello bites



JACKAROO

Orange syrup with cream and mini marshmallows



LIGHTENING MCQUEEN

Banana and strawberry syrup, whip topping (on half) with airhead extremes and nerds



LOPER

b.e.ST with Banana and blue raspberry syrups and nerd candies



MARGARITAVILLE

Margarita and lemon-lime syrup with tajin and sour straw candies



PICCADILLY

Cherry syrup with pickle bites and tajin



ADD \$.75

PLEASE NOTE:

b.e.ST is a scoop of Homemade Vanilla Blue Bell Ice Cream

Items with whip topping have low tops

PICKLE DELUXE

Dill pickle syrup with pickle bites, tajin and cherry koolaid powder



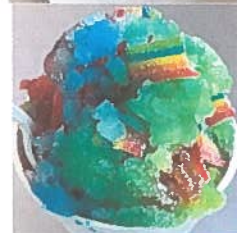
PURPLE COW

Grape syrup with cream and sprinkles



RAINBOW

Blue raspberry, strawberry and banana syrups with airhead extreme candies



SASS

Cinnamon syrup with cream and hot tamale candies



STRAWBERRY CHEESECAKE CRUSH

Strawberry and Cheesecake syrups with whip topping and sprinkled graham cracker crust



Section

- 115.01 Permit requirements
- 115.02 Temporary food establishments
- 115.03 Permanent food establishments
- 115.04 Fees

- 115.99 Penalty

§ 115.01 PERMIT REQUIREMENTS.

No person shall operate a mobile food establishment, whether temporary, 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) Any mobile units, as defined under Tex. Health and Safety Code Chapter 437, making application to register and sell within the Sweeny city limits may not be more than five years old.
- (B) All permits shall be issued on an annual basis and shall expire and/or renew upon the first day of each calendar year.
- (C) Prior to issuing the permit, the city shall inspect the proposed food establishment to determine that it complies with state laws and regulations.
- (D) The regulating authority shall suspend the license 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.
- (E) The food vendor permit shall be displayed on the mobile food unit at all times.

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

§ 115.02 TEMPORARY FOOD ESTABLISHMENTS.

(A) *Definition.* For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning.

TEMPORARY FOOD ESTABLISHMENT. A food establishment that operates for a period of no more than 24 hours at any one time and which has a day rate fee, and not the annual fee specified in § 115.01, which is payable prior to operating the temporary 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. Any temporary permit issued hereunder shall be for a maximum 24 hours. An application for temporary food establishment must be submitted seven days prior to the designated time for the permitted use.
- (C) A permitted unit must be readily moveable as stated under the Texas food establishment rules as adopted and amended and under Tex. 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/her designee has the discretion to determine all permitted locations.
- (F) Permission from the property owner of the specified location is required in a signed written statement which is to be presented at the time of the application.
- (G) Any application for a temporary food establishment must include Brazoria County health inspection report approval and City of Sweeny Fire Marshal inspection report approval.

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

§ 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 un

Tex. Admin. Code Title 25, § 229.371(6). Prior to operating as a permanent food truck or food trailer as provided above, owners or operator shall:

Item 15.

- (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)(I)) 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 FEES.

The following schedule of fees is hereby established for permanent and temporary permits issued pursuant to this chapter; future revisions of these fees shall be accomplished by action of the Council. The fees are as follows:

Type of Fee	Amount
Annual registration fee	\$150
Daily temporary fee	\$75
Fire Marshal inspection	\$80

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

§ 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)

Section

- 110.01 Purpose
- 110.02 Definitions
- 110.03 Permit required
- 110.04 Application for permit
- 110.05 Issuance and duration of permit
- 110.06 Permit fees
- 110.07 Permit to be carried on person; presentation upon request
- 110.08 Revocation of permit
- 110.09 Surety bond required
- 110.10 Refusal to leave premises prohibited
- 110.11 Posted restrictions
- 110.12 Restricted hours
- 110.13 Customers' rights; cancellation
- 110.14 Exemptions

§ 110.01 PURPOSE.

This chapter is and shall be deemed an exercise of the police powers of the state and of the city for the public safety, comfort, convenience and protection of the city and the citizens thereof, and all of the provisions of this chapter shall be constructed to the accomplishment of this purpose.

(Ord. passed 7-17-90)

§ 110.02 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

PEDDLER or SOLICITOR. Any person, partnership, firm or corporation going from house to house or from place to place in the city soliciting, exhibiting, selling, canvassing for or taking orders for or offering to sell or take orders for any goods, wares, merchandise, foods and subscriptions to magazines, publications, newspapers, photographs or services. The same shall also include any persons, partnerships, firms or corporations soliciting, exhibiting, selling, taking orders for or offering to sell or take orders for the goods, wares, merchandise, food, publications or services upon or from a truck or other vehicle whether on the streets or from any property whatever in the city, whether public or private. Also, anyone who solicits orders and, as a separate transaction, makes deliveries to purchasers as a part of a scheme or design to evade these provisions shall be deemed a **PEDDLER** or **SOLICITOR**. The terms **PEDDLER** and **SOLICITOR** shall also be synonymous with **ITINERANT MERCHANT** and **TRANSIENT VENDOR**, as well as each other.

(Ord. passed 7-17-90)

§ 110.03 PERMIT REQUIRED.

It shall be unlawful for any person, partnership, firm or corporation to peddle, sell, solicit, exhibit or take orders for or offer to take order for any goods, wares, merchandise, food or subscriptions to magazines, publications, newspapers, photographs or services without first having obtained a permit to do so from the city, except as provided for in § 110.04.

(Ord. passed 7-17-90) Penalty, see § 10.99

§ 110.04 APPLICATION FOR PERMIT.

(A) Every person desiring to obtain a permit or registration certificate, as required by this section, shall make written application to the City Administrator which application shall show at least the following:

- (1) The name and address of the applicant;
- (2) The name and address of person which the applicant represents;
- (3) The applicant's date of birth, height, weight, color of hair and color of eyes, social security number and driver's license number, if existent;
- (4) Whether the applicant has ever been convicted of a felony or a misdemeanor involving theft, fraud, bribery or

perjury;

- (5) The name of the immediate last preceding three towns in which he or she worked, if any;
- (6) The kind of goods, wares and merchandise offered or to be offered for sale;
- (7) Whether the applicant upon any order so obtained will demand, accept or receive payment or deposit of money in advance of final delivery; and
- (8) In addition, there shall be attached to each application for a permit, the following:
 - (a) A recent photographic likeness of the applicant's face, as well as any assistant working with him or her; and
 - (b) Satisfactory proof of applicant to represent the company or individual the applicant so states that he or she represents.

(B) In addition, the applicant shall submit to fingerprinting by the Police Department and the fingerprinting shall be kept as a permanent record with the application.

(Ord. passed 7-17-90)

§ 110.05 ISSUANCE AND DURATION OF PERMIT.

Upon completion of the investigation, the City Administrator shall issue or refuse to issue a permit. No permit shall be issued prior to the expiration of 72 hours after the filing of the application. All permits issued shall be valid for a period of one year unless sooner revoked.

(Ord. passed 7-17-90)

§ 110.06 PERMIT FEES.

Each and every person seeking a permit under the provisions herein shall pay an application fee as set in the city's fee schedule. The fee shall be paid by the person desiring the permit and payable at the time of application. This fee shall be charged to help defray the cost of investigation and administration incident to the permit. This fee shall not be pro-rated or refunded to the applicant regardless of whether a permit is issued or not.

(Ord. passed 7-17-90; Ord. 101-21, passed 3-16-21)

Cross-reference:

Fee schedule, see § 38.01

§ 110.07 PERMIT TO BE CARRIED ON PERSON; PRESENTATION UPON REQUEST.

It shall be unlawful for any peddler or solicitor to do business within the city unless he or she carries the permit on him or her at all times. Every peddler or solicitor shall display his or her permit upon request of any person and, failure to so display each permit, shall be grounds for revocation or constitute a violation of this section.

(Ord. passed 7-17-90) Penalty, see § 10.99

§ 110.08 REVOCATION OF PERMIT.

If, after the permit, as hereinbefore provided, has been issued and the city finds that the permit was obtained by false representation in the application or that the permit holder has committed any act or practice that violates Tex. Bus. and Com. Code, §§ 17.46 *et seq.*, otherwise known as the State Deceptive Trade Practice Act or any act or practice which violates the House Solicitation Sales Act or the commission, during the term of the permit, of any crime or misdemeanor involving moral turpitude or any violation of this section or any other city ordinance or state or federal law the permit may be revoked.

(Ord. passed 7-17-90)

§ 110.09 SURETY BOND REQUIRED.

(A) In the event the application shows the applicant is to take orders for future delivery, he or she shall give bond signed as surety by some surety company authorized to do business in the state, conditioned for the final delivery of goods, wares, merchandise, food, photographs, publications or services in accordance with the terms of the order obtained and also conditioned to indemnify any and all purchasers or customers for any and all defects in material or workmanship that may exist in the articles, sold by the principal in the bond, at the time of delivery, that may be discovered by the purchaser or customer within 30 days after delivery.

(B) (1) The bond shall be in the sum of not less than \$1,000 and shall remain in full force and effect for the entire duration of the license permit.

(2) The bond required herein shall be in the form as set by the City Council.

(Ord. passed 7-17-90)

§ 110.10 REFUSAL TO LEAVE PREMISES PROHIBITED.

Any peddler or solicitor who enters upon premises owned or occupied by any person and willfully refuses to leave the premises after having been notified by the owner or tenant of the premises or his or her agent to leave the same shall be deemed guilty of a misdemeanor.

(Ord. passed 7-17-90) Penalty, see § 10.99

§ 110.11 POSTED RESTRICTIONS.

It shall be unlawful for any peddler or solicitor to enter upon any private premises when the same is posted with a sign stating "No Peddlers Allowed," "No Solicitation Allowed" or other words to that effect.

(Ord. passed 7-17-90) Penalty, see § 10.99

§ 110.12 RESTRICTED HOURS.

It shall be unlawful for any peddler to engage in the business of peddling at any time between the hours of sunset and 30 minutes after sunrise, except when the peddler has specific invitation and appointment with the customer.

(Ord. passed 7-17-90) Penalty, see § 10.99

§ 110.13 CUSTOMERS' RIGHTS; CANCELLATION.

(A) All peddlers or solicitors shall provide to the consumer, in writing, the right to cancel a solicitation transaction made in person or by telephone until midnight of the third business day after the day on which the customer signs an agreement or offer to purchase any goods, wares, merchandise, food, photographs, publications or services.

(B) For the purpose of telephone solicitation, the date of transaction means the day the consumer receives the goods, wares, merchandise, food, photographs, publications or services purchased in a solicitation transaction. If the consumer chooses to cancel the solicitation transaction, notification by mail shall be considered given at the time mailed, as evidenced by the postmark, notification by telegram shall be considered given at the time filed for transmission and notification by any other writing shall be considered given at the time delivered to the merchant's designated place of business.

(C) It shall be unlawful for any peddler, solicitor or company represented to refuse to allow the customer to cancel the solicitation transaction.

(Ord. passed 7-17-90) Penalty, see § 10.99

§ 110.14 EXEMPTIONS.

(A) The provisions of this chapter shall not apply to persona engaged in the following sales or delivery of goods and services.

(B) It shall be unlawful for persons to go from house to house or place to place in the city, without having first registered with the City Administrator.

(1) Sales of goods, wares, merchandise, publications and/or services by any bona fide charitable, religious, educational or philanthropic organization or when donated by owners or merchants of which the proceeds are to be used and applied to some charitable, religious, educational or philanthropic purposes;

(2) Ordinary commercial travelers who sell or exhibit for sale goods, wares, merchandise, food, photographs, publications or services to firms, persons or corporations engaged in the business of buying, selling and dealing in the same;

(3) Daily deliveries of milk and bakery and other food products or newspaper or the sale or deliveries of home grown food products; (The term **HOME GROWN**, as used herein, means a food product which is grown locally in a garden, orchard or field. The term **LOCALLY**, as used herein, means within the state.)

(4) Insurance salespeople, real estate salespeople and other professionals licensed by the state; and

(5) Persons engaged in interstate commerce. (The term **INTERSTATE COMMERCE** means soliciting, selling or taking orders for or offering to take orders for any goods, wares, merchandise, photographs, publications or services, or acting in any function as a peddler or solicitor, as the terms are used in this section, which, at the times the order is taken, are in or will be produced in any federal district or territory, any commonwealth or any state other than Texas, and shipped or introduced into the city in the fulfillment of the orders.)

(Ord. passed 7-17-90)



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	06/20/203	Agenda Item	
Approved by City Manager		Presenter(s)	Kaydi Smith
Reviewed by City Attorney		Department	City Secretary; Ordinances
Subject	Ordinance Amendment to Chapter 113 Alcohol Sales		
Attachments	Current Ordinance, Amendment Proposal, Supporting Information, Canvass Report		
Financial Information	Expenditure Required:	-	
	Amount Budgeted:	-	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

Current Chapter 113 Ordinance for Alcohol Sales is not reflective of voter approvals from November 04, 2008 Elections.

Canvass Report attached shows voter approvals for propositions presented.

Amendment has been produced to reflect updated voter approvals.

Recommended Action

Approval/Denial to Amendment

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, AMENDING CHAPTER 113 OF THE CODE OF ORDINANCES OF THE CITY OF SWEENY ENTITLED ALCOHOL SALES; AMENDING SECTION 113.01 ET SEQ, REGULATING THE SALE OF BEER OR MALT BEVERAGES FOR ON OR OFF PREMISES CONSUMPTION, FOR THE SALE OF WINE FOR OFF PREMISES CONSUMPTION; FOR THE SALE OF MIXED BEVERAGES IN A RESTAURANT FOR ON PREMISES CONSUMPTION; PROVIDING A SAVINGS CLAUSE: PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES TO THE EXTENT OF CONFLICT ONLY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE AT THE DATE OF ITS PASSAGE.

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

Section 1:

Section 113.01 of the Code of Ordinances of the City of Sweeny, Texas, which provides definitions for the regulation of alcohol sales is hereby amended and shall after the effective date of this ordinance read as follows:

Section 113.01 Definitions

Any and all terms used in this Chapter shall, unless otherwise expressly provided herein, be defined as provided in V.T.C.A., Alcoholic Beverage Code, Section 1.01 et seq.

Section 2:

Section 113.02 of the Code of Ordinances of the City of Sweeny, Texas, is hereby amended and shall after the effective date of this ordinance read as follows:

Section 113.02 Retail Sale of Beer and Wine for off premises consumption

The sale of beer or malt beverages and wine for off premises consumption is authorized upon compliance with the terms herein.

Section 3:

Section 113.03 of the Code of Ordinances of the City of Sweeny, Texas, is hereby amended and shall after the effective date of this ordinance read as follows:

113.03 Beer, wine and mixed beverages for On Premises Consumption

The sale of beer or malt beverages, wine and mixed beverages for on premises consumption is permitted in restaurants by food and beverage certificate holders only in accordance with the rules established by the Texas Alcoholic Beverage Commission and Texas Alcoholic Beverage Code.

Section 4:

Section 113.04 of the Code of Ordinances of the City of Sweeny, Texas, is hereby amended and shall after the effective date of this ordinance read as follows:

Section 113.04 Possession or consumption of alcoholic beverages in public places

- (a) It shall be unlawful for any person to possess or consume any alcoholic beverage upon any portion of any public playground or park inside any enclosure, field or stadium where athletic events or practices are being conducted or upon any portion of the campus of any public school in the city, or upon any other property owned or controlled by the city.
- (b) It is an exception to the application of division (a) above if: Alcohol shall be allowed on city-owned or controlled property if and only if the City Council grants a variance for the specific use being proposed or has adopted a written policy which otherwise regulates the possession or consumption of alcohol on the city owned or controlled property.

Section 5:

Section 113.05 of the Code of Ordinances of the City of Sweeny, Texas, is hereby amended and shall after the effective date of this ordinance read as follows:

Section 113.05 Prohibited near church, schools or hospital

- (a) A person may not sell or engage in the business of selling an alcoholic beverage at a place of business that is located within 300 feet of a church or public hospital except as provided in the Alcoholic Beverage Code.
- (b) A person may not sell or engage in the business of selling an alcoholic beverage at a place of business that has a property line located within 1000 feet of any building on a public school campus that is used for the education of students. Any building that is not used for educational purposes shall be excluded from the 1000 foot separation requirement.
- (c) A permit or license holder under Chapter 25 (Wine and beer retailer's permit), and 28 (Mixed beverage permit), of the Texas Alcoholic Beverage Code who does not hold a food and beverage certificate may not sell or engage in the business of selling an alcoholic beverage at a place of business that is located within 300 feet of a day care center or child care facility except as provided in the Texas Alcoholic Beverage Code.
- (d) Distances under this section shall be calculated using the method prescribed by the Texas Alcoholic Beverage Code.

Section 6:

Section 113.06 of the Code of Ordinances of the City of Sweeny, Texas, is hereby amended and shall after the effective date of this ordinance read as follows:

Section 113.06 License and permit fees

- (a) The City does hereby levy a license fee pursuant to the fee schedule of the City of Sweeny on every person permitted by the Texas Alcoholic Beverage Code unless prohibited by state law.
- (b) It shall be unlawful to conduct any unlicensed business to conduct any business in the City for which a license is required by the Texas Alcoholic Beverage Code and this section.
- (c) A permit fee shall be assessed on every person doing business in the City as set forth on the fee schedule of the City of Sweeny on every person permitted by the Texas Alcoholic Beverage Code unless prohibited by state law.
- (d) It shall be unlawful to conduct any unpermitted business to conduct any business in the City for which a permit is required by the Texas Alcoholic Beverage Code and this section.

Section 7:

Section 113.07 of the Code of Ordinances of the City of Sweeny, Texas, is hereby amended and shall after the effective date of this ordinance read as follows:

113.07 Penalty

- (a) Any person, firm or corporation who commits any of the following shall be guilty of a
 - (1) Any violation of this chapter; or

(2) Providing false information to a city official concerning licensing or permitting under this chapter or compliance with this chapter.

(b) Each day or portion of a day during which any violation occurs or continues shall be a separate offense.

Section 8:

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only. Sections of the alcohol ordinance of the City not amended herein, shall remain in full force and effect.

Section 9:

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

PASSED AND ADOPTED this ____ day of _____, 2023.

DUSTY HOPKINS, Mayor

ATTEST:

KAYDI SMITH, City Secretary

Supporting Information

See Canvass Voting Report from 2008 Elections Voting FOR:

- The legal sale of beer and wine for off-premises consumption only
- The legal sale of mixed beverages in restaurants by food and beverage certificate holders only
- The legal sale of beer

Section 109.33 of the Alcoholic Beverage Code Referenced in Sections 5(a),(b),(c), & (d)

- [ALCOHOLIC BEVERAGE CODE CHAPTER 109. MISCELLANEOUS REGULATORY PROVISIONS \(texas.gov\)](#)

Sec. 109.33. SALES NEAR SCHOOL, CHURCH, OR HOSPITAL (a) The commissioners court of a county may enact regulations applicable in areas in the county outside an incorporated city or town, and the governing board of an incorporated city or town may enact regulations applicable in the city or town, prohibiting the sale of alcoholic beverages by a dealer whose place of business is within: (1) 300 feet of a church, public or private school, or public hospital; (2) 1,000 feet of a public school, if the commissioners court or the governing body receives a request from the board of trustees of a school district under Section 38.007, Education Code; or (3) 1,000 feet of a private school if the commissioners court or the governing body receives a request from the governing body of the private school.

(b) The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be: (1) in a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or

Chapter 25 and 28 of the Texas Alcoholic Beverage Code (Referenced in Section 5(c))

- [ALCOHOLIC BEVERAGE CODE CHAPTER 25. WINE AND MALT BEVERAGE RETAILER'S PERMIT \(texas.gov\)](#)

Sec. 25.01. AUTHORIZED ACTIVITIES. The holder of a wine and malt beverage retailer's permit may sell:

- (1) for consumption on or off the premises where sold, but not for resale, wine and malt beverages containing alcohol in excess of one-half of one percent by volume and not more than 17 percent by volume; and
- (2) for consumption on the premises, the following beverages containing alcohol in excess of one-half of one percent by volume and not more than 24 percent by volume:
 - (A) traditional port or sherry;
 - (B) dessert-flavored wine; or
 - (C) rice wine.

- [ALCOHOLIC BEVERAGE CODE CHAPTER 28. MIXED BEVERAGE PERMIT \(texas.gov\)](#)

Sec. 28.01. AUTHORIZED ACTIVITIES. (a) The holder of a mixed beverage permit may sell, offer for sale, and possess mixed beverages, including distilled spirits, for consumption on the licensed premises:

- (1) from sealed containers containing not less than one fluid ounce nor more than two fluid ounces or of any legal size; and
- (2) from unsealed containers.

(b) The holder of a mixed beverage permit for an establishment in a hotel may deliver mixed beverages, including wine and malt beverages, to individual rooms of the hotel or to any other location in the hotel building or grounds, except a parking area or the licensed premises of another alcoholic beverage establishment, without regard to whether the place of delivery is part of the licensed premises. A permittee in a hotel may allow a patron or visitor to enter or leave the licensed premises, even though the patron or visitor possesses an alcoholic beverage, if the beverage is in an open container and appears to be possessed for present consumption.

(c) The holder of a mixed beverage permit may also:

- (1) purchase wine and malt beverages containing alcohol of not more than 24 percent by volume in containers of any legal size from any permittee or licensee authorized to sell those beverages for resale; and
- (2) sell the wine and malt beverages for consumption on the licensed premises.

Canvass Report — Total Voters — Unofficial
Brazoria County — Joint Elections — November 04, 2008
 Page 68 of 73

11/12/2008 06:55 PM
 Precincts Reporting 71 of 71 = 100.00%

Total Number of Voters : 106,904 of 167,566 = 63.80%

The legal sale of beer and wine for off-premises consumption only.

Precinct	Early Voting Ballots Cast	Election Day Ballots Cast	Total Ballots Cast	Registered Voters	Percent Turnout	For	Against	Totals
13	2	0	2	0	0.00%	2	0	2
14	1,584	397	1,981	3,194	62.02%	1,133	685	1,818
33	60	20	80	91	87.91%	56	17	73
Totals:	1,646	417	2,063	3,285		1,191	702	1,893

Canvass Report — Total Voters — Unofficial
Brazoria County — Joint Elections — November 04, 2008

11/12/2008 06:55 PM

Precincts Reporting 71 of 71 = 100.00%

Total Number of Voters : 106,904 of 167,566 = 63.80%

The legal sale of mixed beverages in restaurants by food and beverage certificate holders only.

Precinct	Early Voting Ballots Cast	Election Day Ballots Cast	Total Ballots Cast	Registered Voters	Percent Turnout	For	Against	Totals
13	2	0	2	0	0.00%	2	0	2
14	1,584	397	1,981	3,194	62.02%	1,168	656	1,824
33	60	20	80	91	87.91%	57	13	70
Totals:	1,646	417	2,063	3,285		1,227	669	1,896

Canvass Report — Total Voters — Unofficial
Brazoria County — Joint Elections — November 04, 2008
 Page 70 of 73

11/12/2008 06:55 PM
 Precincts Reporting 71 of 71 = 100.00%

Total Number of Voters : 106,904 of 167,566 = 63.80%

The legal sale of beer.

Precinct	Early Voting Ballots Cast	Election Day Ballots Cast	Total Ballots Cast	Registered Voters	Percent Turnout	For	Against	Totals
13	2	0	2	0	0.00%	2	0	2
14	1,584	397	1,981	3,194	62.02%	1,082	748	1,830
33	60	20	80	91	87.91%	59	15	74
Totals:	1,646	417	2,063	3,285		1,143	763	1,906

Section

- 113.01 Definitions
- 113.02 Retail sale of beer to on-premises consumption
- 113.03 Sale of beer for off-premises consumption permitted
- 113.04 Possession or consumption of alcoholic beverages prohibited in public places
- 113.05 Fees

- 113.99 Penalty

§ 113.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CAFÉ or RESTAURANT. Any retail business establishment principally, at all times, engaged in offering to the public and selling on the premises retail food prepared for immediate consumption and where the sale and consumption of beer is only incidental to the operation of such café or restaurant. In any action tried in the municipal court or any other court of competent jurisdiction, proof that more than 50% of the gross sales of any such business during any calendar quarter is derived from the sale of beer alone shall be prima facie proof that such business is not a café or restaurant, and proof that more than 50% of the gross sales of food by such business in any calendar quarter is derived from the sale of food on such premises to be consumed off such premises shall likewise be prima facie proof that such business is not a café or restaurant; however, any such prima facie evidence may be rebutted by any party to such action.

LICENSE. Any beer license granted by the state to any person pursuant to V.T.C.A., Alcoholic Beverage Code.

PERMIT. Any liquor permit granted by the state to any person pursuant to V.T.C.A., Alcoholic Beverage Code.

(Ord. 109-08, passed 9-23-08)

§ 113.02 RETAIL SALE OF BEER TO ON-PREMISES CONSUMPTION.

(A) *Prohibited.* The sale of beer for consumption on the premises where sold is prohibited within the corporate limits of the city.

(B) *Exception.* The sale of beer shall be permitted during the hours set by the general laws of the state at any premises if:

(1) Such premises is used exclusively to conduct a café or restaurant business; and

(2) The owner or operator of such premises files with the City Secretary on or before January 15, April 15, July 15, and October 15 of each calendar year a written report prepared by a certified public accountant licensed to do business in the state certifying that less than 50% of the gross sales of such business during the preceding three calendar months was derived from the sale of beer and further certifying that less than 50% of gross sales of food by such business during the preceding three calendar months was derived from the sale of food on such premises that is not immediately consumed on such premises.

(Ord. 109-08, passed 9-23-08) Penalty, see § 113.99

§ 113.03 SALE OF BEER FOR OFF-PREMISES CONSUMPTION PERMITTED.

The sale of beer by retailers, manufacturers, or distributors not for consumption on the premises where sold shall be permitted within the corporate limits of the city when done in accordance with the general laws of the state.

(Ord. 109-08, passed 9-23-08)

§ 113.04 POSSESSION OR CONSUMPTION OF ALCOHOLIC BEVERAGES PROHIBITED IN PUBLIC PLACES.

(A) It shall be unlawful for any person to possess or consume any alcoholic beverage upon any portion of any public playground or park or inside any enclosure, field or stadium where athletic events or practices are being conducted or upon any portion of the campus of any public school in the city, or upon any other property owned or controlled by the city.

(B) It is an exception to the application of division (A) above if: Alcohol shall be allowed on city- owned or controlled property if and only if the City Council has granted a variance for the specific use being proposed or has adopted a written policy which otherwise regulates the possession or consumption of alcohol on the city-owned or controlled property.

(Ord. 109-08, passed 9-23-08; Am. Ord. 106-11, passed 9-20-11) Penalty, see § 113.99

§ 113.05 FEES.

(A) There is hereby levied an annual fee as set in the city's fee schedule for each alcoholic beverage permit issued on any premises located within the incorporated limits of the city.

(B) There is levied an annual fee as set in the city's fee schedule for each alcoholic beverage license issued for any premises located within the incorporated limits of the city.

(C) The provisions of division (A) above shall not apply to the following:

(1) Agent's airline beverage, passenger train beverage, industrial carrier's, private carrier's, private club registration, local cartage, storage and temporary wine and beer retailer's permits;

(2) A wine and beer retailer's permit issued for a dining, buffet or club car; and

(3) A mixed beverage permit during the three-year period following the issuance of the permit.

(D) The provisions of division (B) above shall not apply to a temporary or agent's beer license.

(E) The annual fee authorized by divisions (A) and (B) above shall be paid by any person to whom such permit or license, or both, is issued or reissued by the state Alcoholic Beverage Commission within ten days after the issuance or re-issuance of such permit or license, or both. All such payments shall be made to the city Tax Assessor and Collector in cash or by cashier's check only. The city Tax Assessor and Collector shall issue an official receipt for such fees and deposit the same in the General Fund of the city.

(F) The city Tax Assessor and Collector shall have the power to make such additional rules and regulations as are reasonable and necessary to effectively collect the fees levied by this chapter. However, no such rules and regulations, or any amendments thereto, shall be effective until approved by the affirmative vote of a majority of the members of City Council present and voting at any regular or special meeting. Further, upon reasonable notice, the city Tax Assessor and Collector shall have access to all books, records, permits, and licenses necessary to determine the nature of every license or permit issued or any person and the amount of fees due under the provisions of this chapter.

(Ord. 109-08, passed 9-23-08; Ord. 101-21, passed 3-16-21)

Cross-reference:

Fee schedule, see § 38.01

§ 113.99 PENALTY.

(A) Any person, firm, or corporation who commits any of the following shall be guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$500:

(1) Any violation of this chapter; or

(2) Providing false information to a city official concerning licensing or permitting under this chapter or compliance with this chapter.

(B) Each day or portion of a day during which any violation occurs or continues shall be a separate offense.

(Ord. 109-08, passed 9-23-08)



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	06/20/2023	Agenda Item	
Approved by City Manager		Presenter(s)	
Reviewed by City Attorney		Department	Finance
Subject	Removal of Jeff Farley from all city bank accounts and the addition of Dusty Hopkins to all city bank accounts.		
Attachments			
Financial Information	Expenditure Required:	-	
	Amount Budgeted:	-	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

The Mayor is on all city bank accounts. Updates are needed to reflect the name change and the financial institution requires Council action for updates to be completed.

Recommended Action



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	06/20/2023	Agenda Item	
Approved by City Manager		Presenter(s)	City Manager
Reviewed by City Attorney		Department	Administration
Subject	Establish a Budget Workshop Date and Time		
Attachments	-		
Financial Information	Expenditure Required:	-	
	Amount Budgeted:	-	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

Establish a date to hold Budget Workshop; Staff Recommends Thursday, July 13th, 2023 at 4 P.M.

An additional meeting will need to be held following receipt of information from Brazoria County; estimated to be received in August.

Recommended Action

Take Action



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	06/20/2023	Agenda Item	
Approved by City Manager		Presenter(s)	Administration; City Manager Project Manager; Rusty Lofton
Reviewed by City Attorney		Department	Projects
Subject	Update to Library/Community Center Repairs; Bids		
Attachments	Bid Attached		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Brazos Roofing has 2 bid in place to finish the Library/Community Center.

Bid #1 is to remove the r-panel and counter flashing to repair the soffit wall to stop the library from leaking water down the inside of the wall.

BID PROJECT #1 \$8,100

- A: Remove coping, R panel, and counter flashing at soffit wall, 180if
- B: Fabricate and install new counter flashing, 180 if
- C: Install Carlisle WIP 300 HT and, 180 if
- D: Reinstall r-panels, coping, and seal joints
- E: Remove and dispose of all debris created by daily project

BID#2 is to remove the lower 3 levels of bricks and restore the weep holes. to allow water that might get inside and behind the brick's a way out .

BID PROJECT #2 \$28,500

- A: In 5 foot sections leaving 1 foot sections and 3 bricks high, remove brick, 180 if
- B: Fabricate and install metal flashing, 180 if
- C: Furnish and install waterproofing membrane up the wall with termination bar
- D: Furnish and install replacement brick to match existing profile, 3 bricks high, 180 if
- E: Remove and dispose of all debris created by project daily

Recommended Action

On Bid 1 look at the original agreement and see if this was supposed to be covered on the previous work done. If so they need to fix it without cost.

On bid 2 we need to look at all options maybe gather more bids.



CITY OF SWEENEY

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

Date:

06/13/2023

Bid Location:

Library & Community Center

Contractor:

Brazos Roofing

Contractor Address:

113 E main st
Clute Tx 77531

Contractor Phone:

979-529-8773

Scope of Project:

Scope and bid attached

Total Valuation of Bid:

\$8,100

Bid Breakdown and Supporting Information:



CITY OF SWEENY

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

Date:

06/13/2023

Bid Location:

Library & Community Center

Contractor:

Brazos Roofing

Contractor Address:

113 E main st
Clute Tx 77531

Contractor Phone:

979-529-8773

Scope of Project:

Scope and bid attached

Total Valuation of Bid:

\$28,500

Bid Breakdown and Supporting Information:



COMMERCIAL - INDUSTRIAL - ROOFING - SHEETMETAL - INSULATION - WATERPROOFING - COATINGS

ROOFING PROPOSAL

Date: 06/13/23

To: Lindsay Koskiniemi
City of Sweeny
102 W. Ashley Wilson Rd.
Sweeny, TX 77480

From: Nichole Tackwell
Brazos Commercial Roofing
113 E. Main St.
Clute, TX 77531

Re: Sweeny Library & Community Center Waterproofing Under Choice Partners contract # 21/021MJ-08

We propose to furnish all materials, labor supervision, insurance and everything necessary to do the following work according to any provided plans or specifications.

1. Perform all work in accordance with OSHA guidelines
2. Mobilize materials, tools and equipment to jobsite
3. In 5 ft sections leaving 1 foot sections and 3 bricks high, remove brick , 180 lf
4. Fabricate and install metal flashing, 180 lf
5. Furnish and install waterproofing membrane up the wall with termination bar
6. Furnish and install replacement brick to match existing profile, 3 bricks high, 180 lf
7. Remove and dispose of all debris created by project daily
8. Provide Owner with Brazos' TWO – YEAR Workmanship Warranty on work completed, per scope

NOTE: Does NOT include any work not expressly stated. Pricing NOT inclusive of taxes, permits, and fees. Does NOT include any plumbing, or structural. Does NOT include disconnect or reconnect of any mechanical or electrical.

FOR THE SUM OF:

\$28,500.00

add applicable taxes

Owner recognizes that if moisture has entered the dwelling prior to the contractor beginning work, contractor is not liable for property damage or bodily injury claims allegedly resulting from insect damage or fungus and mold infestation. I have seen and understand the terms and conditions of the standard warranty issued by Brazos Commercial Roofing.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date: _____

Note: This proposal may be withdrawn by us if not accepted within 15 days

All materials are guaranteed to be as specified. All work to be completed in a workman like manner according to standard roofing practices. Any alteration or deviation from specifications outlined above involving extra cost will be executed only upon written approval, and will become an extra charge over and above the estimate. Agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workman's compensation insurance.



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	06/20/2023	Agenda Item	
Approved by City Manager		Presenter(s)	City Manager
Reviewed by City Attorney		Department	Finance/Administration
Subject	Discussion/ Possible Action of the Annual Adoption of the City of Sweeny's Investment Policy		
Attachments	Investment Policy		
Financial Information	Expenditure Required:		-
	Amount Budgeted:		-
	Account Number:		-
	Additional Appropriation Required:		-
	Additional Account Number:		-

Executive Summary

The adoption of an annual investment policy is required by higher financial institutions. No changes have been made to the policy. Previously approved April 19, 2022.

Recommended Action

Approval of the City of Sweeny's Investment Policy presented.

CITY OF SWEENEY

INVESTMENT POLICY

Reviewed January 2011

CITY OF SWEENY, TEXAS- INVESTMENT POLICY

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I. INVESTMENT AUTHORITY AND SCOPE OF POLICY

POLICY STATEMENT

This policy is designed to serve as a guide for the investment of all City of Sweeny (City) funds by the individuals designed by the City Council as having the authority and responsibility for making such investments. The policy reflects the concept that the City, by the law, manages funds. The City is public trust for those assets acquired pursuant to City Charter and Statutes.

This policy is served to satisfy the statutory requirements of Texas Government Code Chapter 2256 (The Public Funds Investment Act) to define and adopt a formal investment policy. See attachments A: *Certification City Council Action to Approve Investment Policy*. This policy will be reviewed and approved by the City Council at least annually according to Section 2256.005(e).

It is the policy of the City that excess funds shall be kept invested until required for payment of operating and maintenance expenses, debt services, construction costs, claims not covered by insurance, or any other debt or amount rightfully due owed by the City. The City shall maintain a comprehensive cash management program which includes collection of accounts receivable, vendor payment in accordance with invoice terms, and prudent investment of its available cash.

Provisions and restrictions set forth in State and Federal Laws, in bond Ordinances for each of the separate funds and in other ordinances (including subsequently adopted Bond Ordinances or State or Federal laws enacted), shall govern administration and investment of City funds. If there should ever be conflicts between this policy and other laws and ordinances, such other laws and ordinances will control.

To assure optimum investment return, funds shall be invested on the basis of the highest dollar return, through competitive bid or offer process; however, first consideration shall be given to preservation and safety capital. When determining the term of an investment, market trends and economic conditions shall be recognized factors within the parameters of projected expenditure due dates. Arbitrage regulations shall be strictly observed.

Portfolio composition and eligible investments shall be set forth in this policy. Tax-exempt securities within the portfolio shall be utilized primarily for compliance with arbitrage regulations. Arbitrage, as referred to in this policy, concerns the investment of bond proceeds (construction funds), interest and sinking funds, and reserve funds.

It shall be recognized that speculation is inappropriate, and the volatile instruments are to be avoided any circumstances.

Funds Included

This investment policy applies to all financial assets of all of the City at the present time and any funds to be created in the future.

Investment Officers

In accordance with Chapter 2256, Sec. 2256.005(f), the City Council shall designate the as Investments Officers of The City. See *attachment B: Certificate of Council Action to Designate Authorized Investment officers*. Each of the employees designated to serve as Investment Officers shall be bonded employees.

If an Investment officer has a personal relationship with an entity—or is related within the second degree by affinity or consanguinity to an individual—seeking to sell investment to the City, the Investment Officer must file a statement disclosing that personal business interest—or relationship—with the Texas Ethics Commission and the City Council in accordance with the Government Code 2256.005(i).

Investment Officers shall refrain from personal business activity that could conflict with proper execution of the investment programs, or which could impair their ability to make impartial investment decisions. Investment Officers shall disclose to the City Manager any material financial interests in financial institutions that conduct business with the City, and shall disclose any large personal financial or investment positions that could be related to the performance of the City's portfolio. Investment Officers shall subordinate their personal investment transactions to those of the city, particularly with the regard to the timing of the purchase and sales.

The Investment Officers have the authority to purchase or sell, and approved securities without limitation as to dollar amount, subject to this policy. Procedures shall provide for dual signature authorization for the purchase or sale of any security. The Investment Officers shall participate in and properly account for investments and pledged collateral in order to maintain appropriate internal controls.

II. INVESTMENT OBJECTIVES

General Statements

City funds will be invested in accordance with federal and state laws, this investment policy and applicable written administrative procedures. The City will invest according to investment strategies for each fund as approved by the City Council in accordance with Sec. 2256.005(d).

Safety and Maintenance of Adequate Liquidity

The City is concerned about the return of its principal; therefore, safety is a primary objective in any investment transaction. The City's investment portfolio must be structured in conformance with an asset/liability management plan which provides for liquidity necessary to pay obligations as they come due.

Diversification

It will be the City's policy to diversify its portfolio to eliminate the risk of loss resulting from overconcentration of assets in a specific maturity, or a specific issuer, or a specific class of investments. Investments shall always be selected that provide for stability of income and reasonable liquidity.

Yield

It will be the City's objective to earn the maximum rate in return allowed on its investments within the policies imposed by its safety and liquidity objectives, investment strategies for each fund, arbitrage regulations, and state and federal law governing investment of public funds.

Maturity

Portfolio maturities will be structured to meet the City's financial obligations first and then to achieve the highest return of interest. When making investment decisions, maturity restraints will be determined based upon the investment strategy for each fund. The maximum allowable stated maturity of any individual investment owned by the City is five (5) years.

Quality and Capability of Investment Management

It is the City's policy to provide training required by the Public Funds Act Sec. 2256.008 and periodic training in investments for each Investment Officer through courses and seminars offered by professional organizations and associations in order to insure the quality, capability and currency of the Investment Officers in making sound investment decisions. A newly appointed Investment Officer must attend at least one training session within twelve (12) months of their appointment.

Investment Strategies

Bond Reserve Funds

The City's Bond Reserve Fund shall include investments appropriate to provide reserves to meet and shortfalls in the City's debt service funds. As the Bond Reserve Fund is not anticipated to be utilized except in the case of extreme situations, maturities in the fund is generally expected to be invested for longer terms (one to three years) not to exceed five years. However, in no instance should an investment maturity exceed the latest establishment debt service requirement/payment date for that particular bond issuance. All bond Reserve Fund investment instruments liquidations are unlikely, however should they be necessary, the comparatively longer-term nature of the instruments could result in material losses depending on the financial and economic conditions existing. Bond Reserve Fund investments will be structured to achieve the most competitive yields attainable, given appropriate diversification and safety requirements.

Bond Debt Service Funds (Interest and Principal Funds)

The City's debt Service Funds shall include investments appropriate to meet periodic payments required by bond amortization schedules. As such, investment maturities are limited by pertinent debt service requirements and by related tax law addressing maximum funding levels for such funds (arbitrage considerations). All Debt Service Fund investment instruments must meet credit and safety criteria as required by the Public Funds Investment Act instruments must meet credit and safety criteria as required by the Public Funds Investment Act and the City's Investment Policy. Due to their specific purpose and short-term nature, involuntary investment liquidations are unlikely in these funds, however should they be necessary, their short-term nature would make material losses highly unlikely. Investments will be structured to achieve the most competitive yields attainable, given the pertinent liquidity requirements. Appropriately competitive and reasonable investment instruments will be compared prior to making an investment.

General Fund

The General Fund shall include investments suitable for a fund requiring a high degree of liquidity. All investment instruments must meet credit and safety criteria as required by the Public Funds Investment Act and the City's Investment Policy. Additionally, General Fund investments shall be diverse and include a variety of investment instruments. Due to their short-term nature, involuntary investment liquidations are unlikely for the General Fund, however should they be necessary, the short-term nature of the instruments would make material losses highly unlikely. General Fund investments will be structured to achieve the most competitive yields attainable, given the pertinent liquidity requirements. Appropriately competitive and reasonable investment instruments will be compared prior to making an investment.

Enterprise Fund

The Enterprise Fund shall include investments suitable for a fund requiring a high degree of liquidity. All investment instruments must meet credit and safety criteria as required by the Public Funds Act and Enterprise Fund shall include investments suitable for a fund requiring a high degree of liquidity. All investment instruments must meet credit and safety criteria as required by the Public Funds Act and the City's Investment Policy. Additionally, General Fund investments shall be diverse and include a variety of investment instruments. Due to their short-term nature, involuntary investment liquidations are unlikely for the Enterprise Fund, however should they be necessary, the short-term nature of the instruments would make material losses highly unlikely. Enterprise Fund investments will be structured to achieve would make material losses highly unlikely. Enterprise Fund investments will be structured to achieve the most competitive yields attainable, given the pertinent liquidity requirements. Appropriately competitive and reasonable investment instruments will be compared prior to making an investment.

Construction Funds

The City's Construction Funds shall include investments appropriate to meet construction expenditure requirements for which the funds were acquired. Maturities are also limited by related tax law addressing required spending terms. Construction Funds' investment instruments must meet credit and safety criteria as required by the Public Funds Investment Act and the City's Investment Policy. Because involuntary investment liquidations are unlikely. Investments will be structured to achieve the most competitive yields attainable, given the pertinent liquidity requirements. Appropriately competitive and reasonable investment instruments will be compared prior to making an investment.

Other Miscellaneous City of Sweeny Funds (Special Revenue Fund)

Other City funds shall include investments suitable for their particular purposes, including their unique liquidity requirements. Similarly, the average maturity of investments will be tailored to the individual fund's purposes and requirements. All investment instruments must meet credit and safety criteria as required by the Public Funds Investment Act and the City's Investment Policy. Because investments are made in accordance with specific fund expenditure requirements, involuntary investment liquidations are unlikely. Investments will be structured to achieve the most competitive yields attainable, given the pertinent requirements. Appropriately competitive and reasonable investment instruments will be compared prior to making an investment.

III. INVESTMENT TYPES

Authorized

The City's Investment Officer's shall use of the following authorized investment instruments consistent with governing law (Government Code 2256):

- A. Except as provided by Government Code 2256.009(b), the following are authorized investments:
 - 1. Direct obligations of the United States include only Treasury Bills, Treasury Notes, and Treasury Bonds;
 - 2. Obligations of State of Texas including its agencies, counties, cities, and other political subdivisions rated as to investment by a nationally recognized investment rating firm not less than "A" or its equivalent"
 - 3. Other obligations, the principal and the interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the United States.
- B. Certificates of Deposit or Money Market Accounts if issued by a state or national bank domiciled in this state that are:
 - 1. Guaranteed or insured by the Federal Deposit Insurance Corporations or its successor:
 - 2. Secured by eligible collateral as listed in Section IV.
- C. Eligible investment pools (as discussed in the Public Funds Investment Act, Sec. 2256.016-2256.019) as authorized by the Council. An investment pool shall invest the funds it receives from entities in authorized investments permitted by the Public Funds Investment Act. *See Attachment B: Certification of Council Action to Approve Authorized Investment Pools.* In order to be eligible, an investment pool must meet the following conditions.
 - 1. Must be continuously rated on lower than "AAA," "AAA-M," or an equivalent rating by a nationally recognized rating agency;
 - 2. A Public Fund Investment Pool created to function as a Money Market Mutual Fund must mark its portfolio to market daily, and to extent reasonably possibly, stabilize at a \$1.00 net asset value: the ratio of the market value to book value of the fund must be maintained between 0.995 and 1.005; and
 - 3. The pool must establish an advisory board composed of qualified members representing participants and non participants.

Prohibited

The City's Investment Officers have no authority to use any of the following investment instruments which are strictly by the Public Funds Investment Act, Section 2256.009(b):

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
- C. Collateralized mortgage obligations that have a stand final maturity date of greater than ten
- D. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

IV. INVESTMENT RESPONSIBILITY AND CONTROL

Investment Institutions Defined

Investment Officers shall invest City funds with any or all of the following institutions or groups consistent with federal and state law and the current Depository Bank Contract:

- A. Depository bank;
- B. Other state or national banks domiciled in Texas that are instructed by FDIC;
- C. Government securities brokers and dealers who are licensed under the Texas Securities Act and reporting to the Market Reporters division of the Federal Reserve Bank of New York, also known as the "primary government securities dealers." See *attachment D: Certification of Council Action to Approve Eligible Investment Institutions.*

Depository Restrictions and Security of Funds

Other than for paying agent purposes, the City shall utilize as depositories only federally or state chartered banks or trust companies in the State of Texas in which deposits are fully insured by the FDIC, as approved by the City Council. Said depositories shall be subject to all restrictions set forth in City Bond Resolutions and in this policy for all types of investments.

At a public meeting held at a designated time, the City Council will review applications from one or more banks for deposit of City funds. Notice the Council Meeting at which applications are to be reviewed shall be published as required by law.

To the extent not covered by the FDIC, funds held at a bank or trust company shall be collateralized at all times. Investment securities pledged as collateral shall at all times be at least equivalent to 102% in aggregate market value, excluding accrued interest, of the amount of funds on deposit plus interest accrued and to accrue thereon, to the extent not covered by the FDIC or by other authorized collateral pursuant to the Public Funds Investment Act.

Qualifications for Approval of Broker/Dealers

In accordance with Public Funds Investment Act Sec. 2256.005(k), a written copy of this investment policy shall be presented to any person (other than the Federal Government and Bureau of Public Debt in the acquisition of securities under the State and Local Government Series ("SLGS") program) seeking to sell the City an authorized investment for any of the funds identified herein under "Investment

Strategies.” The registered principal of the business organization seeking to sell an authorized investment shall execute a written instrument substantially to the effect that the registered principal has:

- A. Received and thoroughly reviewed the City’s investment policy; and
- B. Acknowledged that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising the City and the organization.

An Investment Officer may not buy any securities from a person who has not delivered to the City an instrument in substantially the form provided above according to Section 2256.005(I) of the Public Funds Investment Act.

City Council members, Financial Officers and Consultants will evaluate the institution of brokers/dealer’s soundness to the extent the Council considers necessary prior to establishing any accounts with the broker/dealer or financial institution. Investigation may include a review of appropriate public documents, rating agency reports and call reports sent to the comptroller of the currency or other appropriate regulator.

Recommendations will be made to Council bi-annually to review and approve the updated list. An institution or broker/dealer must be approved in this manner and added to the approved list before any business can be transacted.

The City will conduct an ongoing review of publicly available financial records, reports, rating service information and any other data relevant to the financial soundness of the institution or broker/dealer with whom the City is doing business.

Standards of Operation

Bidding procedure: Investment of City funds may be made only after competitive bids are solicited from at least three qualified investment institutions defined herein and as provided by State Statute. The bids may be solicited orally. The City must attempt to solicit bids initially from qualified investment institutions defined herein located within the territorial limits of the City of Sweeny.

Documentation of Investments: All investment decisions shall be internally documented and approved before execution by any two Investment Officers. Any of these Officers may order investments orally, but shall follow up the investment order with a written confirmation to the financial institution or broker/dealer. Written investment instructions shall contain information relative to the name and account number of the fund from which the investment was placed disposition of interest to be earned, term, invested amount, rate of interest, yield, purchase date, and maturity date of the investment.

Delivery vs. Payment

All investments purchased by the City and held in safekeeping in a third party safekeeping institution shall be purchased "delivery versus payment." That is, the City shall authorized the release of its funds only after it has received notification from the safekeeping institution that purchased security has been received in the City's safekeeping account. This notification may be oral, but the safekeeping institution must follow up with original safekeeping receipt to the City within 24 hours.

The City must have confirmation from a third party safekeeping institution that adequate collateral has been pledged to the City before releasing funds for the investment. This confirmation may be oral, but must be confirmed in writing 24 hours with the original safekeeping receipt if additional pledging was required.

Audit Control

The City will have an annual financial audit of all funds by an independent auditing firm, which will include an annual compliance audit of management controls on investments and adherence to the City's established investment policies in accordance with the Government Code 2256.005(m).

Standard of Care

In accordance with Government Code 2256.006, investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. Investment of funds shall be governed by the following investment objectives, in order of priority: preservation and safety of principal; liquidity; and yield.

In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration.

- A. The investment of all funds, or funds under the City's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and
- B. Whether the investment decision was consistent with the written Investment Policy of the City.

The City Council, Investment Officers, and other Accounting Division personnel shall be personally indemnified in the event of investment loss, provided the Investment Policies of the City Council have been followed.

V. INVESTMENT REPORTING AND PERFORMANCE EVALUATION

Quarterly Report

In accordance with the government code 2256.023, not the less than quarterly, the Investment Officers shall prepare and submit to the Council a written report of investment transactions for all funds for the preceding reporting period within a reasonable time after the end of the period. The report must:

- A. Describe in detail the investment position of the City on the date of the report;
- B. Be prepared jointly by all Investment Officers;
- C. Be signed by each Investment Officer;
- D. Contain a summary statement of each pooled fund group that states the:
 - 1. Beginning market value for the reporting period
 - 2. Additions and changes to the market value during the period; and
 - 3. Ending market value for the period;
- E. State the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested;
- F. State the maturity date of each separately invested asset that has a maturity date;
- G. State the account of fund or pooled group fund for which each individual investment was acquired: and
- H. State the compliance of the investment portfolio as it relates to:
 - 1. The investment strategy expressed in the City's investment strategy document: and
 - 2. Relevant provisions of this policy.

Policy Previsions

This policy may only be amended by action of the City Council of the City of Sweeny. Investment Policy revisions may become necessary with changes in state law, City needs, the economy, and investment opportunities.

VI. INVESTMENT COLLATERAL AND SAFEKEEPING

Collateral or Insurance

City Investment Officers shall that all are funds are fully collateralized or insured consistent with federal and state law, including the Public Funds Collateral Act, and the Bank Depository Contract in one or more of the following manners:

- A. FDIC Coverage
- B. Certificates of Deposit issued by state and national banks domiciled in State of Texas to the extent same are insured by the FDIC;
- C. Direct obligations of the United States including only Treasury Bills, treasury Notes, and Treasury Bonds;
- D. Obligations of State of Texas including Agencies, Countries, Cities, and other political subdivisions having been rated as to investment quality by a nationally recognized investment rating firm, and having received a rating of not less than "A" or its equivalent;
- E. Other obligations of the United States or its agencies and instrumentalities, the principal of and interest on which are unconditionally guaranteed by the full faith and credit of the United States.
- F. Personal bonds or surety bonds as contemplated under Local Government Code Chapter 105(b).

Safekeeping

All purchased securities including Certificates of Deposit shall be held in safekeeping by the City, or City account in a third part non-affiliated financial institution, or with the Federal Reserve Bank. All pledged securities by the Depository Bank shall be held in safekeeping by the City or a City account in a third party non-affiliated financial institution, or with the Federal Reserve Bank.

Safekeeping receipts must be issued to the City in a timely manner and must provide the following information:

- A. Effective date of the safekeeping receipt;
- B. Description of pledged security;
- C. Amount pledged (par value);
- D. Maturity date and rate of interest;
- E. Coupon rate;
- F. Nationally recognized investment firm rating

Securities are to remain pledged to the City until written notification to release same is received by the safekeeping bank from the City. After Staff has obtained Council approval, written notification for the release or substitution of pledged security will be sent from one of the Investment Officers.

Securities owned by the City and collateral securities pledged to the City must be maintained in safekeeping at a third party institution which is not owned and controlled by, or affiliated with, the same bank or holding company from which the security is purchased or from which the collateral is pledged.

Attachment A: Certification of Council Action to Approve Investment Policy

At its regular meeting of December 19, 1995, the City Council approved the City of Sweeny Investment Policy. The Policy was written in accordance with recent revisions to Texas Government Code Chapter 2256.

The motion was made by Dan Ellis, seconded by Leo Finley, and was unanimously approved.

Mayor
City of Sweeny, Texas


Attachment B: Certification of Council Action to Designate Authorized Investment Officers

At a regular meeting of **May 18, 2010**, the City Council approved the City of Sweeny Investment Policy. Page 2 of the policy designates the authorized Investment Officers

The employees presently serving in the positions designated as Investment Officers are as follows:

Cindy King, City Manager and **Reatta Minshew**, City Secretary.

The motion was made by **Ray Bailey**, seconded by **Dale Lemon**, and was unanimously approved.


Mayor
City of Sweeny

Attachment C: Certification of Council Action to Approve Authorized Investment Pools

At its regular meeting of December 19, 1995, the City Council approved the following list of authorized Investment Pools:

- Texas Local Government Investment Pool (TexPool)

The motion was named by Dale Thames, seconded by Dan Ellis and was unanimously approved.

Mayor
City of Sweeny, Texas

Attachment D: Certification of Council Action to Approve Eligible Investment Institutions

At its regular meeting of December 19, 1995, the City Council approved the following list of authorized of eligible investment institutions:

Banking Institutions

- First State Bank

Government Securities Brokers/Dealers

The motion was made by Dale Thames, seconded by Dan Ellis, and was unanimously approved.

Mayor
City of Sweeny, Texas

NO. 101-11

A RESOLUTION AMENDING THE CITY OF SWEENEY INVESTMENT POLICY

WHEREAS, the City of Sweeny, Texas, has adopted an investment policy pursuant to Chapter 2256 of the Texas Government Code, commonly known as the Public Funds Investment Act; and

WHEREAS, the City of Sweeny, Texas, desires to amend its investment policy to include credit unions in the definition of eligible investment institutions and to make additions to the list of approved eligible investment institutions;

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

The City of Sweeny hereby amends Section IV. Of said policy to add a subpart D. to Investment Institutions Defined, as follows:

“D. a credit union domiciled in the State of Texas which is insured by the NUCA.”

The City of Sweeny hereby amends Schedule D to approve the following eligible investment institutions:

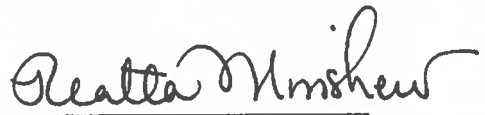
Banking Institutions

- First State Bank of Louise
- Prosperity Bank
- Old Ocean Federal Credit Union
- Sweeny Teachers Federal Credit Union
- Texas Dow Credit Union

PASSED AND ADOPTED by the City Council of the City of Sweeny, Texas, this the 18 th day of January, 2011

Approved:

Attest:



Kenneth Lott, Mayor

Reatta Minshew, City Secretary



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	06.20.2023	Agenda Item	
Approved by City Manager	Yes	Presenter(s)	Lindsay Koskiniemi, City Manager
Reviewed by City Attorney	No	Department	Budget & Strategy
Subject	Discussion and possible action on adopting a local homestead exemption of 5% in the City of Sweeny.		
Attachments	1) 2022 Tax Rate Chart from Brazoria County Appraisal District 2) Email between City Manager and Brazoria County Tax Assessor-Collector		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

The governing body of the City of Sweeny has the latitude to adopt a local homestead exemption in addition to other exemptions allowed by local and state law. Currently, the City of Sweeny does not offer a local homestead exemption but can adopt a local homestead exemption of at least a minimum amount of \$5,000 or a maximum of 20%.

Of other municipalities in Brazoria County that offer a local homestead exemption, the range is 1% to 20%. Due to anticipated increases in property valuation, city staff believe now is a good time to adopt a local homestead exemption with the offset of increased property valuation. Staff recommendation is 5% to start. This rate can always be adjusted in subsequent years.

A local homestead exemption is required to be adopted by a majority of City Council and reported to the Brazoria County Tax Assessor-Collector no later than June 30, 2023.

Recommended Action

Staff recommends approving a 5% local homestead exemption.

THE BRAZORIA COUNTY APPRAISAL DISTRICT

Marcel Pierel III
Chief Appraiser

500 N Chenango St
Angleton TX 77515-4650

Search

(t) (979) 849-7792
(f) (979) 849-7984

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2022 Tax Rates

Tax rates for the 2022 year have been set for most taxing jurisdictions. All tax rates and their exemption amounts (if any) are established by their respective taxing entity unless otherwise required by law. For additional tax rate information relating to the tax rates or exemption amounts, please contact the tax assessor-collector for that particular jurisdiction.

If you need information regarding tax rates while they are in the process of being set, contact the jurisdiction or it's tax assessor-collector directly. Use our "Taxing Jurisdictions" page to find contact information for the jurisdiction you wish to contact directly.

EXEMPTION CODES LEGEND: HS = Homestead OA / OV65 = Over 65 DP = Disabled Person DV = Disabled Veteran LOC OPT = Local Option

BRAZORIA COUNTY		TAXING ENTITIES 2022				EXEMPTION ALLOWANCES						
CODE	OLD	TAX ENTITY	TAX ASSR-COL	PHONE	2022 TAX RATE	HS	OV65	HS/OV65	DP	HS/DP	LOC OPT	DV
GBC	1	Brazoria County Road & Bridge Fund	Kristin Bulanek	979-864-1320	0.291106	\$3,000	\$100,000	\$100,000	\$100,000	\$100,000	*20%	Formula
EM1		Brazoria County Emergency District #1	Kristin Bulanek	979-864-1320	0.059328							
EM2		Brazoria County Emergency District #2			0.074823							
EM3		Brazoria County Emergency District #3			0.097745		\$10,000		\$10,000			
EM4		Brazoria County Emergency District #4			0.100000							
EM5		Brazoria County Emergency District #5			0.100000							
EM6		Brazoria County Emergency District #6			0.054348							
NAV	1	Port Freeport	Kristin Bulanek	979-864-1320	0.038000		\$250,000		\$250,000		*20%	
SAL	1	Alvin Independent School District	Kristin Bulanek	979-864-1320	1.377790	\$40,000	\$20,000	\$60,000	\$10,000	\$50,000		*
SBK	2	Angleton Independent School District			1.228600	\$40,000	\$35,000	\$75,000	\$10,000	\$50,000		*
SBR	3	Brazosport Independent School District			1.133000	\$40,000	\$20,000	\$60,000	\$10,000	\$50,000	*10%	*
SCB	9	Columbia-Brazoria Independent School District			1.054940	\$40,000	\$15,000	\$55,000	\$10,000	\$50,000	*10%	*
SDA	4	Damon Independent School District			0.942800	\$40,000	\$10,000	\$50,000	\$10,000	\$50,000		*
SDG	5	Danbury Independent School District			1.273800	\$40,000	\$20,000	\$60,000	\$10,000	\$50,000		*
SPL	7	Pearland Independent School District			1.302700	\$40,000	\$13,800	\$53,800	\$10,000	\$50,000		*
SSW	8	Sweeny Independent School District			1.018300	\$40,000	\$16,670	\$56,670	\$10,000	\$50,000	*20%	*
JAL	1	Alvin Community College	Kristin Bulanek	979-864-1320	0.164145		\$75,000		\$75,000			*
JBR	2	Brazosport College			0.268098		\$25,000		\$75,000		*20%	*
DR1	1	Angleton Drainage District	Kristin Bulanek	979-864-1320	0.070000		\$75,000		\$75,000		*20%	*
DR2	2	Velasco Drainage District			0.074490		\$100,000		\$100,000		*20%	*
DR3	3	Brazoria County Conservation & Reclamation District #3 (Alvin)			0.160000		\$75,000		\$75,000		*20%	*
DR4	4	Brazoria County Drainage District #4 (Pearland)			0.138000		\$75,000		\$75,000		*20%	*
DR5	5	Brazoria County Drainage District #5 (Iowa Colony)			0.123891		\$75,000		\$75,000		*20%	*
DR8	8	Brazoria County Drainage District #8 (Danbury)			0.170000		\$75,000		\$75,000		*20%	*
DR9	9	West Brazoria County Drainage District #11			0.017991		\$75,000		\$75,000		*20%	*
HAD	2	Angleton-Danbury Hospital District	Kristin Bulanek	979-864-1320	0.160943		\$75,000		\$75,000		*20%	*
HSW	1	Sweeny Hospital District			0.441100		\$75,000		\$75,000		*20%	*
CAL	A	City of Alvin	Kristin Bulanek	979-864-1320	0.710000		\$55,000		\$55,000		*1%	*
CAN	B	City of Angleton			0.618760		\$60,000		\$60,000		*3%	*
CBR	D	City of Brazoria			0.680476		\$30,000		\$30,000			*
CBS	E	Village of Brookside			0.550000		\$12,000		\$12,000			*
CCL	F	City of Clute			0.994799		\$40,000		\$40,000		*20%	*
CDB	H	City of Danbury			0.884277		\$15,000					*
CFP	I	City of Freeport			0.600000		\$80,000		\$80,000		*20%	*
CHL	K	Town of Holiday Lakes			1.087017		\$35,000		\$35,000			*

*\$5,000 Maximum ** N/A w/ OA or DP

BRAZORIA COUNTY		TAXING ENTITIES 2022				EXEMPTION ALLOWANCES						
CODE	OLD	TAX ENTITY	TAX ASSR-COL	PHONE	2022 TAX RATE	HS	OV65	HS/OV65	DP	HS/DP	LOC OPT	DV
CHV	J	City of Hillcrest Village			0.376119		\$25,000		\$25,000			*
CJC	M	Village of Jones Creek			0.394826		\$75,000		\$75,000		*20%	*
CLJ	N	City of Lake Jackson			0.323121		\$75,000		\$75,000			*
CLP	O	City of Liverpool			0.142690		\$15,000		\$5,000			*
CIC		City of Iowa Colony			0.619209		\$40,000		\$40,000		*10%	*
CBP		Village of Bailey's Prairie			0.650991		\$40,000		\$40,000		*20%	*
CMV	P	City of Marvot			0.570000		\$50,000		\$50,000			*
COC	Q	City of Oyster Creek			0.217876		\$40,000		\$40,000		*20%	*
CPL	R	City of Pearland			0.623765		\$40,000		\$40,000		*2.5	*
COU	S	Town of Quantana			0.018711		\$75,000				*20%	*
CRV	T	City of Richwood			0.606810		\$25,000		\$25,000		*1%	*
CSS	U	Village of Surfside			0.334846		\$75,000		\$75,000		*20%	*
CSW	V	City of Sweeny			0.730954		\$25,000		\$20,000			*
CWC	W	City of West Columbia			0.719096		\$40,000		\$10,000			*
M3	3	Commodore Cove Improvement District	Kristin Bulanek	979-864-1320	0.166167		\$3,000		\$3,000		*10%	*
M5	5	Oak Manor MUD			0.410000							*
M7	7	Treasure Island MUD			0.302952		\$10,000				*12.5%	*
M8	8	Varner Creek Utility District			0.480000		\$10,000		\$10,000			*
M2	2	Brazoria County MUD #02	David Patterson	281-482-0216	0.384000		\$30,000		\$30,000			*
M9		Brazoria County MUD #03			0.344000		\$30,000		\$30,000			*

CODE	TAX ENTITY	TAX ASSESSOR	PHONE	2022 TAX RATE	HS	OVES	HS/OVES	DP	HS/DP	LOC OPT	DV
M10	Brazoria County MUD #06	-	-	0.450000		\$50,000		\$50,000		*20%	-
M16	Brazoria County MUD #16	Bob Leared Interest	713-932-9011	0.750000							-
BRAZORIA COUNTY TAXING ENTITIES 2022 EXEMPTION ALLOWANCES											
M43	Brazoria County MUD #43	-	-	0.950000							-
M44	Brazoria County MUD #44	Bob Leared Interest	713-932-9011	1.000000							-
M47	Brazoria County MUD #47	David Patterson	281-482-0218	N/A							-
M53	Brazoria County MUD #53	-	-	1.350000							-
M55	Brazoria County MUD #55	-	-	0.885000							-
M56	Brazoria County MUD #56	-	-	0.900000							-
M57	Brazoria County MUD #57	-	-	N/A							-
M61	Brazoria County MUD #61	-	-	0.745000							-
M66	Brazoria County MUD #66	-	-	0.920000		\$10,000		\$10,000			-
M87	Brazoria County MUD #87	Tax Tech Inc	281-499-1223	N/A							-
M89	Brazoria County MUD #89	David Patterson	281-482-0218	0.900000							-
M73	Brazoria County MUD #73	B & A LLC	713-900-2680	0.700000							-
M81	Brazoria County MUD #81	David Patterson	281-482-0218	1.000000							-
M83	Brazoria County MUD #83	-	-	N/A							-
M87	Brazoria County MUD #87	Utility Tax Service	713-688-3855	1.000000							-
M100	Sedona Lakes MUD #01	-	-	1.205000		\$10,000		\$10,000			-
M101	Freeport MUD #1	David Patterson	281-482-0218	0.800000							-
M105	Rancho Isabella MUD	Utility Tax Service	713-688-3855	1.450000							-
M509	Harris-Brazoria MUD # 509	David Patterson	281-482-0218	0.850000		\$60,000		\$60,000			-
M11	Brazoria / Fort Bend County MUD #01	-	-	0.520000							-
M12	Brazoria / Fort Bend County MUD #03	Utility Tax Service	713-688-3855	1.000000						*20%	-
S 2	Friendswood ISD	Robyn Tietz	281-482-1267	1.209400	\$40,000	\$10,000	\$50,000	\$10,000	\$50,000		-
PMWD2	Pearland Municipal Management Dist No.2	Kristin Butanek	978-964-1320	0.079160		\$10,000		\$10,000		*20%	-
W02	Brazoria CO Fresh Water Supply Dist No. 2	-	-	0.172165							-

*\$5,000 Minimum ** N/A w/ OA or DP

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Historical Tax Rates

For historical tax rate information click below

[Historical Tax Rates](#)

Basic Information About How Tax Rates Are Set

How tax rates are set - the local taxing unit's role*

Once the appraisal review board approves the appraisal records, the chief appraiser prepares an appraisal roll for each taxing unit. An appraisal roll lists all the taxable property within the unit's boundaries. The appraisal district's job is then finished for the current year. It has, at least in theory, provided a set of equal and uniform property values for the use of all local taxing units.

The elected officials of each taxing unit adopt tax rates annually, generally in August or September. Several taxing units may tax your property, and all nonexempt property in the state is taxed by a county and school district. You also may pay taxes to a city or to special districts such as hospital, junior college or water districts. The tax roll is created when tax rates are applied to appraised values. After receiving the appraisal roll, each governing body must decide what services they will provide in the coming year and determine how much money it will need to do so.

A local government’s budget determines tax rate*

As a taxpayer, it is important for you to understand how government spending affects the size of your tax bill. Changes in property values may affect your tax bill, but they do not necessarily increase or decrease the total amount of taxes paid to a taxing unit; that is determined by the taxing unit’s budget. Total taxes collected increase only when government spending increases. Truth-in-taxation laws give you a voice in decisions affecting your property tax rates.

The taxing unit must identify its needs and prepare a budget to meet them. To assist the taxing unit in this process, the chief appraiser prepares and certifies to the tax assessor-collector, by April 30, an estimate of the taxable value of property within that taxing unit. The taxing unit then must decide how much property tax revenue is necessary to fund that budget and, based on current year’s values, what tax rate is needed to produce that amount. The taxing unit also must determine the tax revenue it will need to pay its long-term debt.

The taxing unit must hold a public hearing on the proposed budget, and publicize its date, time and location. The proposed budget must be made available for your inspection. Generally, the governing body must set the public hearing for a date after the 15th day of the month following the month in which the budget is prepared, but before the date on which taxes will be levied by the taxing unit. If the taxing unit has a website, it must post its proposed budget there.

If your city or county proposes a budget that will require more property tax revenue than in the preceding year, it must include the amount of the proposed increase in its public notice of the budget hearing. This also must appear in large type on the cover page of the budget. The governing body must vote on the budget separately from its vote on the tax increase.

Information, in part, taken from the **2012 Property Tax Basics published by the Property Tax Assistance Division (PTAD) of the Texas Comptroller of Public Accounts. For more information regarding property taxation and how tax rates are established, see the section of the Property Tax Basics publication that discusses the board by [clicking here](#).*

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Lindsay Koskiniemi

From: Kristin Bulanek <KBulanek@brazoriacountytx.gov>
Sent: Thursday, June 8, 2023 11:32 AM
To: Lindsay Koskiniemi
Cc: Melisa Hudman
Subject: RE: [EXTERNAL] Re: Update

Lindsay,

Properties in Sweeny do qualify and have homestead exemptions. However, the City of Sweeny does not offer their own local homestead exemption. This means that if I am a resident of Sweeny and I have a homestead exemption on my property, I will receive a homestead exemption from each of the my taxing units that I pay that offer a homestead exemption. The City of Sweeny currently does not offer their own homestead exemption, therefore, residents of Sweeny are not getting a value reduction for their city taxes. But they would be receiving a value reduction for the county, school, and potential other entities who offer homestead exemptions.

Feel free to call me if this is still muddied water.

Also, the disabled veteran's exemption is mandatory by statute for all entities.

Thanks.



KRISTIN R. BULANEK CIA, PCC
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR

111 E. Locust, Angleton, TX 77515

979-864-1838

kbulanek@brazoriacountytx.gov



From: Lindsay Koskiniemi <citymanager@sweenytx.gov>
Sent: Thursday, June 8, 2023 8:27 AM
To: Kristin Bulanek <KBulanek@brazoriacountytx.gov>
Cc: Melisa Hudman <MHudman@brazoriacountytx.gov>
Subject: RE: [EXTERNAL] Re: Update

Hi Kristin,

Some residents have stated they receive a home exemption in Sweeny. Can you tell me why some resident would have a homestead exemption if that is not offered in Sweeny? I'm just trying to understand the process thoroughly before I present it to Council in our next public meeting.

Thank you,

Lindsay Koskiniemi, CGFO, CPM, MPA, MSA
City Manager

O: (+1) 979-548-3321
Sweeny City Hall | 102 W. Ashley Wilson Rd. | Sweeny, TX 77480



From: Kristin Bulanek <KBulanek@brazoriacountytx.gov>
Sent: Monday, June 5, 2023 9:51 AM
To: Lindsay Koskiniemi <citymanager@sweenytx.gov>
Cc: Melisa Hudman <MHudman@brazoriacountytx.gov>
Subject: Re: [EXTERNAL] Re: Update

The City of Sweeny currently does not offer a local option homestead exemption.

According to Tax Code 11.13, the City can adopt a local option homestead exemption up to 20%, with a minimum of \$5,000. This would need to be adopted by the City no later than June 30th.

The City does offer a \$25,000 Over65 exemption and a \$20,000 Disabled Persons exemption. If the City decided to increase these, the City would need to adopt no later than June 30th.

Let me know if you have any questions.

Sent from my iPhone

On Jun 3, 2023, at 8:20 PM, Lindsay Koskiniemi <citymanager@sweenytx.gov> wrote:

Good afternoon, Kristin,

We will be reviewing this topic with Council during the budget process and will not be collecting rent for the time being. The mold study found there is a presence of Cladosporium, a common spore, that may cause itchy eyes, runny nose, etc.

As we go into our FY24 budget hearings, I would like to know what Sweeny's homestead exemption rate is. We have had a lot of challenges with water coloration. While we can't go backwards on utility rates (revenue is collateral for \$4m in CO's - 2019), we can discuss increased property tax exemptions.

Thank you,
Lindsay

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From: Kristin Bulanek <KBulanek@brazoriacountytx.gov>
Sent: Thursday, May 25, 2023 2:59:13 PM
To: Lindsay Koskiniemi <citymanager@sweenytx.gov>
Cc: Melisa Hudman <MHudman@brazoriacountytx.gov>
Subject: Update

Good afternoon Lindsay,

Just wanted to follow up with you to see if there was any update on how Council wanted you to proceed with the Tax Office in Sweeny.

Thanks so much!

<image003.png>

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