

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

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

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

MINUTES

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

CALL TO ORDER/ROLL CALL- CITY COUNCIL

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

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

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

PLEDGES & INVOCATION

Pledges were led by Shaun Massey.

Invocation was given by Attorney Stevenson.

CITIZENS WISHING TO ADDRESS

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

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

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

1. Deliberation regarding the purchase, exchange, lease or value of real property pursuant to Section 551.072 of the Texas Government Code.
2. Deliberation regarding economic development negotiations- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect, pursuant to Section 551.087 of the Texas Government Code (1), (2).

OPEN SESSION

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

SWEENEY ECONOMIC DEVELOPMENT CORPORATION - 4B

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

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

4. Action, if any, pursuant to Executive Session Item 2; Deliberation regarding economic development negotiations- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect, pursuant to Section 551.087 of the Texas Government Code, (1), (2).

No action.

CITY COUNCIL

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

No action.

6. Action, if any, pursuant to Executive Session Item 2; Deliberation regarding economic development negotiations- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect, pursuant to Section 551.087 of the Texas Government Code, (1), (2).

No action.

REGULAR AGENDA- SWEENEY ECONOMIC DEVELOPMENT CORPORATION – 4B

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

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

8. Discussion and possible action regarding proposed budget amendments.

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

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

REGULAR AGENDA- CITY COUNCIL

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

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

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

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

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

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

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

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

No action, reading only.

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

ITEMS OF COMMUNITY INTEREST- CITY COUNCIL

Jake Berry noted the upcoming Little League All-Stars games.

Shaun Massey mentioned the upcoming Farmers Market and July 4th celebrations.

ADJOURN REGULAR SESSION

Mayor adjourned the meeting at 7:07 PM.

Staff and Boards Present

City Manager, David Jordan

City Secretary, Kaydi Smith

SEDC Executive Director, Michelle Medina

Passed and approved this _____ day of _____, 2026.

Kaydi Smith -- City Secretary