



## CITY COUNCIL MEETING SPECIAL SESSION

Monday, June 26, 2023 at 5:30 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 **Special Session** on **Monday, June 26, 2023 at 5:30 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.

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#### CALL TO ORDER/ROLL CALL

#### PLEDGES & INVOCATION

#### 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.*

#### REGULAR AGENDA

1. Discussion/ Possible Action to Amend Chapter 113 City Ordinance; Alcohol Sales
2. Discussion/ Possible Action to Adopt an Ordinance on a Local Homestead Exemption of 10% in the City of Sweeny
3. Discussion/ Possible Action on Water and Wastewater Maintenance and Operations

#### 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, 26, 2023** was posted on the City Hall bulletin board on June 23, 2023, at approximately \_\_\_\_\_ AM/PM.

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Kaydi Smith, City Secretary

I hereby certify that this Public Notice was removed from the City Hall bulletin board on \_\_\_\_\_, 2023 at approximately \_\_\_\_\_AM/PM.

\_\_\_\_\_  
Kaydi Smith, City Secretary



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

<b>Meeting Date</b>	06/26/203	<b>Agenda Item</b>	
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	Kaydi Smith
<b>Reviewed by City Attorney</b>		<b>Department</b>	City Secretary; Ordinances
<b>Subject</b>	Ordinance Amendment to Chapter 113 Alcohol Sales		
<b>Attachments</b>	Current Ordinance, Amendment Proposal, Supporting Information, Canvass Report		
<b>Financial Information</b>	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 a commercial zone in accordance with the City's zoning ordinance if such location is within 15 feet of a church, public hospital, public or private school or child care facility, except as provided in the Alcoholic Beverage Code.
- (b) 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 of portion of this ordinance shall be determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair any remaining portions or provisions of this ordinance

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
\_\_\_\_\_, Mayor

ATTEST:

\_\_\_\_\_  
KAYDI SMITH, City Secretary



**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%

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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
<b>Totals:</b>	<b>1,646</b>	<b>417</b>	<b>2,063</b>	<b>3,285</b>		<b>1,191</b>	<b>702</b>	<b>1,893</b>

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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
<b>Totals:</b>	<b>1,646</b>	<b>417</b>	<b>2,063</b>	<b>3,285</b>		<b>1,227</b>	<b>669</b>	<b>1,896</b>

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**Brazoria County — Joint Elections — November 04, 2008**

11/12/2008 06:55 PM  
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**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
<b>Totals:</b>	<b>1,646</b>	<b>417</b>	<b>2,063</b>	<b>3,285</b>		<b>1,143</b>	<b>763</b>	<b>1,906</b>



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

<b>Meeting Date</b>	06.26.2023	<b>Agenda Item</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	Lindsay Koskiniemi, City Manager
<b>Reviewed by City Attorney</b>	No	<b>Department</b>	Budget & Strategy
<b>Subject</b>	Discussion and possible action on adopting an ordinance for a local homestead exemption of 10% in the City of Sweeny.		
<b>Attachments</b>	1) 2022 Tax Rate Chart from Brazoria County Appraisal District 2) Email between City Manager and Brazoria County Tax Assessor-Collector		
<b>Financial Information</b>	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. 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 the ordinance drafted per councils requested amount of 10%

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, PROVIDING FOR A RESIDENTIAL HOMESTEAD TAX EXEMPTION; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS.

WHEREAS, Section 11.13(n) of the Texas Tax Code provides that the City Council as the governing body of the City may adopt an exemption from taxation of a portion of the appraised value of a resident’s homestead: and

WHEREAS, the City Council desires to adopt a residential homestead exemption pursuant to that provision of the Texas Tax Code for the tax year 2023 and all future years unless revised.

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

Section 1. HOMESTEAD EXEMPTION ESTABLISHMENT. In addition to any other exemptions provided by State law or City ordinance, the owner of a residential homestead who makes application for said exemption, shall be entitled to an exemption for the 2023 tax year and all future tax years, unless revised by subsequent ordinance, from City ad valorem taxation of an amount equal to ten (10) percent of the appraised value of the homestead.

Section 2. REPEALER CLAUSE. The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that which is covered herein, however, all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This ordinance shall be construed to require or allow any act which is prohibited by any other ordinance.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
DUSTY HOPKINS, Mayor of the City of Sweeny

ATTEST:

\_\_\_\_\_  
KAYDI SMITH, City Secretary

**THE BRAZORIA COUNTY APPRAISAL DISTRICT**

Marcel Pierek III  
Chief Appraiser

500 N Chenango St  
Angleton TX 77515-4650

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(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 its 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			0.064348							
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			1.302790	\$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			0.268096		\$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			*

Item 2.

CODE	CD	TAX ENTITY	TAX ASSESSOR	PHONE	2022 TAX RATE	HS	OV65	HS/OV65	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							
<b>BRAZORIA COUNTY TAXING ENTITIES 2022 EXEMPTION ALLOWANCES</b>												
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							
M11		Brazoria / Fort Bend County MUD #01			0.520000		\$50,000		\$50,000		*20%	
M12		Brazoria / Fort Bend County MUD #03	Utility Tax Service	713-688-3855	1.000000							
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

## Document Download Center



[2022\\_tax\\_rates\\_v1.2.xlsx](#)  
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[2022\\_tax\\_rates\\_v1.2.pdf](#)  
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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**

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**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



Tax Office

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**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



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**From:** Kristin Bulanek <[KBulanek@brazoriacountytx.gov](mailto:KBulanek@brazoriacountytx.gov)>  
**Sent:** Monday, June 5, 2023 9:51 AM  
**To:** Lindsay Koskiniemi <[citymanager@sweenytx.gov](mailto:citymanager@sweenytx.gov)>  
**Cc:** Melisa Hudman <[MHudman@brazoriacountytx.gov](mailto: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](mailto: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](mailto:KBulanek@brazoriacountytx.gov)>  
**Sent:** Thursday, May 25, 2023 2:59:13 PM  
**To:** Lindsay Koskiniemi <[citymanager@sweenytx.gov](mailto:citymanager@sweenytx.gov)>  
**Cc:** Melisa Hudman <[MHudman@brazoriacountytx.gov](mailto: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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# AGENDA MEMO

Business of the City Council  
City of Sweeny, Texas

Item 3.

<b>Meeting Date</b>	06.26.2023	<b>Agenda Item</b>	
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	Administration
<b>Reviewed by City Attorney</b>		<b>Department</b>	Water/Wastewater
<b>Subject</b>	Discussion/ Possible Action on Water and Wastewater Maintenance and Operations		
<b>Attachments</b>	-		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

**Executive Summary**

Discussion on the Water and Wastewater System to include Maintenance and Operations

**Recommended Action**