

## CITY COUNCIL MEETING SPECIAL SESSION

Tuesday, September 10, 2024 at 4:00 PM

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

### MINUTES

BE IT KNOWN that the City Council of the City of Sweeny met in **Special Session** on **Tuesday, September 10, 2024 at 4:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda.

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#### CALL TO ORDER/ROLL CALL

Mayor called the meeting to order at 4:01 PM.

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

#### PLEDGES & INVOCATION

Pledges were led by Brian Brooks. Invocation was given by Reese Cook.

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

No comments.

#### PUBLIC HEARINGS AND ACTION ITEMS

Mayor Hopkins opened the Public Hearing at 4:02 PM.; announcing Public Hearing Item No.1. of the Annual Budget for the Fiscal Year 2024/2025.

1. Public Hearing on the annual budget for the Fiscal Year 2024-2025  
**This budget will raise more revenue from property taxes than last year's budget by an amount of \$141,821, which is a 9.17% increase from last year's budget, and of that amount, \$29,109 is tax revenue to be raised from new property added to the tax roll this year.**

No public comment.

Mayor Hopkins announced Public Hearing Item No. 2; reading the below in full of the Proposed Tax Rate for the 2024/2025 Fiscal Year.

2. Public Hearing on proposed property tax rate for the Fiscal Year 2024-2025

A tax rate of \$0.635481 per \$100 valuation has been proposed by the governing body of CITY OF SWEENY.

PROPOSED TAX RATE \$0.635481 per \$100

NO-NEW-REVENUE TAX RATE \$0.590401 per \$100

VOTER-APPROVAL TAX RATE \$0.612235 per \$100

DE MINIMIS RATE \$0.782310 per \$100

The no-new-revenue tax rate is the tax rate for the 2024 tax year that will raise the same amount of property tax revenue for CITY OF SWEENY from the same properties in both the 2023 tax year and the 2024 tax year.

The voter-approval rate is the highest tax rate that CITY OF SWEENY may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for CITY OF SWEENY exceeds the voter-approval rate for CITY OF SWEENY.

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for CITY OF SWEENY, the rate that will raise \$500,000, and the current debt rate for CITY OF SWEENY.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that CITY OF SWEENY is proposing to increase property taxes for the 2024 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 10, 2024 AT 4:00PM AT Sweeny City Hall, 102 W. Ashley Wilson Road, Sweeny, Texas 77480.

The proposed tax rate is greater than the voter-approval tax rate but not greater than the de minimis rate and does not exceed the rate that allows voters to petition for an election under Section 26.075, Tax Code. If CITY OF SWEENY adopts the proposed tax rate, the CITY OF SWEENY is not required to hold an election so that voters may accept or reject the proposed tax rate and the qualified voters of the CITY OF SWEENY may not petition the CITY OF SWEENY to require an election to be held to determine whether to reduce the proposed tax rate.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

**FOR the proposal:** Neal Bess Jr., Reese Cook, Brian Brooks, John Rambo

**AGAINST the proposal:** Caniel "Shaun" Massey

**PRESENT and not voting:** Mayor Dusty Hopkins

**ABSENT:** None

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by CITY OF SWEENY last year to the taxes proposed to be imposed on the average residence homestead by CITY OF SWEENY this year.

	2023	2024	Change
Total tax rate (per \$100 of value) or 4.66%	\$0.607158	\$0.635481	increase of 0.028323 per \$100,
Average homestead taxable value	\$151,363	\$164,938	increase of 8.97%
Tax on average homestead	\$919.01	\$1,048.15	increase of 129.14, or 14.05%

Total tax levy on all properties        \$1,546,902    \$1,688,723    increase of 141,821, or 9.17%

For assistance with tax calculations, please contact the tax assessor for CITY OF SWEENEY at (979) 864-1320 or [taxoffice@brazoriacountytx.gov](mailto:taxoffice@brazoriacountytx.gov), or visit <https://www.brazoriacountytx.gov/departments/tax-office> for more information.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THIS TAX RATE WILL EFFECTIVELY BE RAISED BY 8.00 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000.00 HOME BY APPROXIMATELY \$28.41.

No public comment.

Mayor Hopkins closed the Public Hearing at 4:09PM.

## REGULAR AGENDA

3. Discussion and possible action to adopt the proposed annual Budget by Ordinance for the 2024 / 2025 Fiscal Year, LGC §102.007; *MUST BE A RECORD VOTE*, Motion must be: **To approve the Fiscal Year 2024/2025 Proposed Budget and approving the City Ordinance, 24-106, adopting the municipal budget for the 2024/2025 Fiscal Year.**

Mayor read the ordinance aloud and requested a motion to approve the Fiscal Year 24/25 proposed budget and approving the City Ordinance, 24-106, adopting the municipal budget for the 24/25 Fiscal Year.

Neal Bess Jr. motioned to approve. John Rambo seconded.

Neal Bess Jr.	YEA
Reese Cook	YEA
Brian Brooks	YEA
John Rambo	YEA
Caniel "Shaun" Massey	YEA

Motion carried.

4. Discussion and possible action to adopt the Tax Rate and Ordinance adopting the Tax Rate for the 2024 / 2025 Fiscal Year. *MUST BE A RECORD VOTE*. Motion must be: **I move that the property tax rate be increased by the adoption of a tax rate of \$0.635481, which is effectively an 7.64% percent increase in the tax rate, and approving Ordinance 24-107, adopting the tax rate of \$0.635481 per \$100 valuation for the 2024/2025 Fiscal Year.**

Mayor Hopkins read the tax rate ordinance aloud.

John Rambo motioned to approve the property tax rate be increased by the adoption of a tax rate of \$0.635481, which is effectively an 7.64% percent increase in the tax rate, and approving Ordinance 24-107, adopting the tax rate of \$0.635481 per \$100 valuation for the 2024/2025 Fiscal Year. Neal Bess Jr. seconded.

Neal Bess Jr.	YEA
Reese Cook	YEA
Brian Brooks	YEA
John Rambo	YEA
Caniel "Shaun" Massey	NAY

Motion carried.

5. Discussion and possible action to First State Bank Authorized Signers  
John Rambo motioned we remove Lindsay Koskiniemi and move forward with David Jordan as an authorized check singer on all First State Bank accounts that currently authorize Lindsay Koskiniemi as a signer. Shaun Massey seconded.  
Discussion: The current signers on the accounts were discussed. Checks are currently being signed by two of those signers.  
All in favor. Motion carried.

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

*The City Council convened into executive session pursuant to the provision of Chapter 551 Texas Government Code, in accordance with the authority contained therein at 4:16 PM.*

- 6. Deliberation of 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; Interim City Manager

**OPEN SESSION**

*The City Council adjourned Executive Session, reconvening into Open Session at 4:27 PM., pursuant to the Provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.*

- 7. Action, if any, on item discussed during Closed Executive Session pursuant to Section 551.074 of the Texas Government Code; Deliberations of personnel matters

Shaun Massey motioned to accept David Jordan's contract with the City of Sweeny. Neal Bess Jr. seconded. All in favor. Motion carried.

**ITEMS OF COMMUNITY INTEREST**

Neal Bess Jr. stated there is a Hurricane expected to hit tomorrow and four in the Atlantic. Mayor stated they are working hard to get generators ready.  
Brian Brooks told Tex that he appreciates the hard work in town.  
Shaun Massey stated that later this month is the softball game between the Fire Department and Police Department.

**ADJOURN REGULAR SESSION**

Mayor adjourned the meeting at 4:30 PM.

*Staff Present:*

David Jordan, Interim City Manager  
Karla Wilson, Finance Director/ Personnel Services  
Terrence "Tex" Bell, Director of Public Works  
Brad Caudle, Police Chief  
Kaydi Smith, City Secretary

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Kaydi Smith, City Secretary