

ALLEN OWEN

Mayor

JERRY WYATT

Councilmember at Large Position 1

CHRIS PRESTON

Councilmember at Large Position 2



YOLANDA FORD

Councilmember District A

DON SMITH

Councilmember District B

ANTHONY G. MAROULIS

Councilmember District C

FLOYD EMERY

Mayor Pro Tem

Councilmember District D

CITY COUNCIL SPECIAL MEETING AGENDA

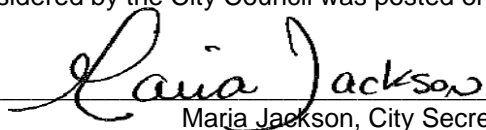
Notice is hereby given of a Special City Council Meeting to be held on **Tuesday, September 5, 2017, at 6:00 p.m.** at: **City Hall, Council Conference Room, 2nd Floor, behind the Council Chamber**, 1522 Texas Parkway, Missouri City, Texas, 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

1. **CALL TO ORDER**
2. **DISCUSSION/POSSIBLE ACTION**
 - (a) Discuss the tax rate proposal and supplemental requests.
 - (b) Consider and discuss the City of Missouri City operations and response related to Hurricane Harvey.
3. **CLOSED EXECUTIVE SESSION**
The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.
4. **RECONVENE** into Special Session and Consider Action, if any, on items discussed in Executive Session.
5. **ADJOURN**

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8686.

CERTIFICATION

I certify that a copy of the September 5, 2017, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on September 1, 2017, at 7:30 p.m.



 Maria Jackson, City Secretary

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____, 2017.

Signed: _____ Title: _____

**TAX YEAR 2017
FY2018
PROPERTY TAX
UPDATE**

Edena Atmore
Director of Financial Services
August 2017

Agenda

- I. Where We've Been
- II. Where We Are
- III. Where We're Going
- IV. Next Steps

Where We've Been

- ❖ The city's budget is partially funded by property tax revenue based on the taxable value of applicable properties.
- ❖ As fiscal agents, we analyze past trends in order to help us plan for the future.

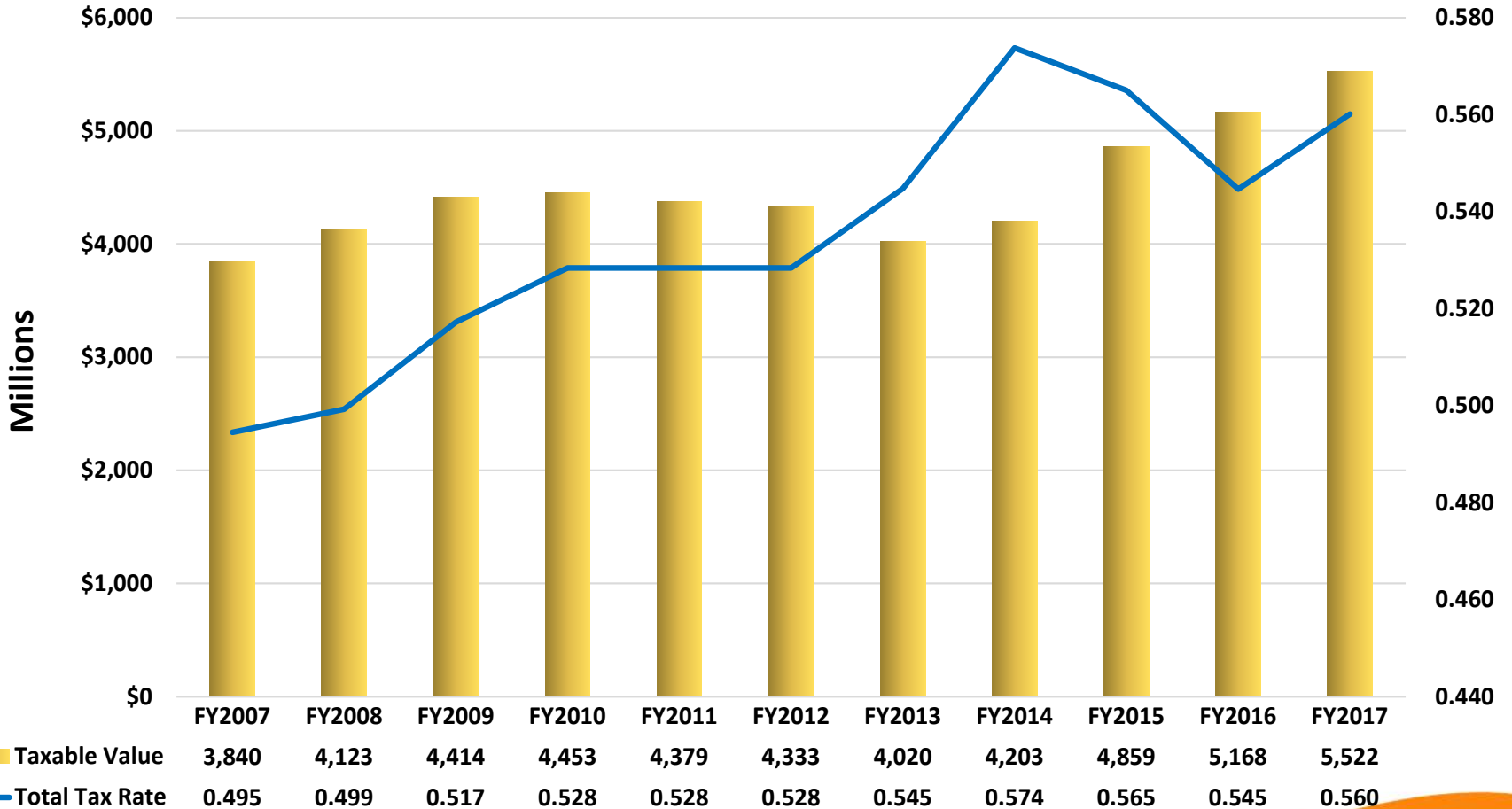
Where We've Been cont'd

❖ The tax rate in effect for the 2016 tax year (FY2017) was \$.56010 per \$100 of assessed property value.

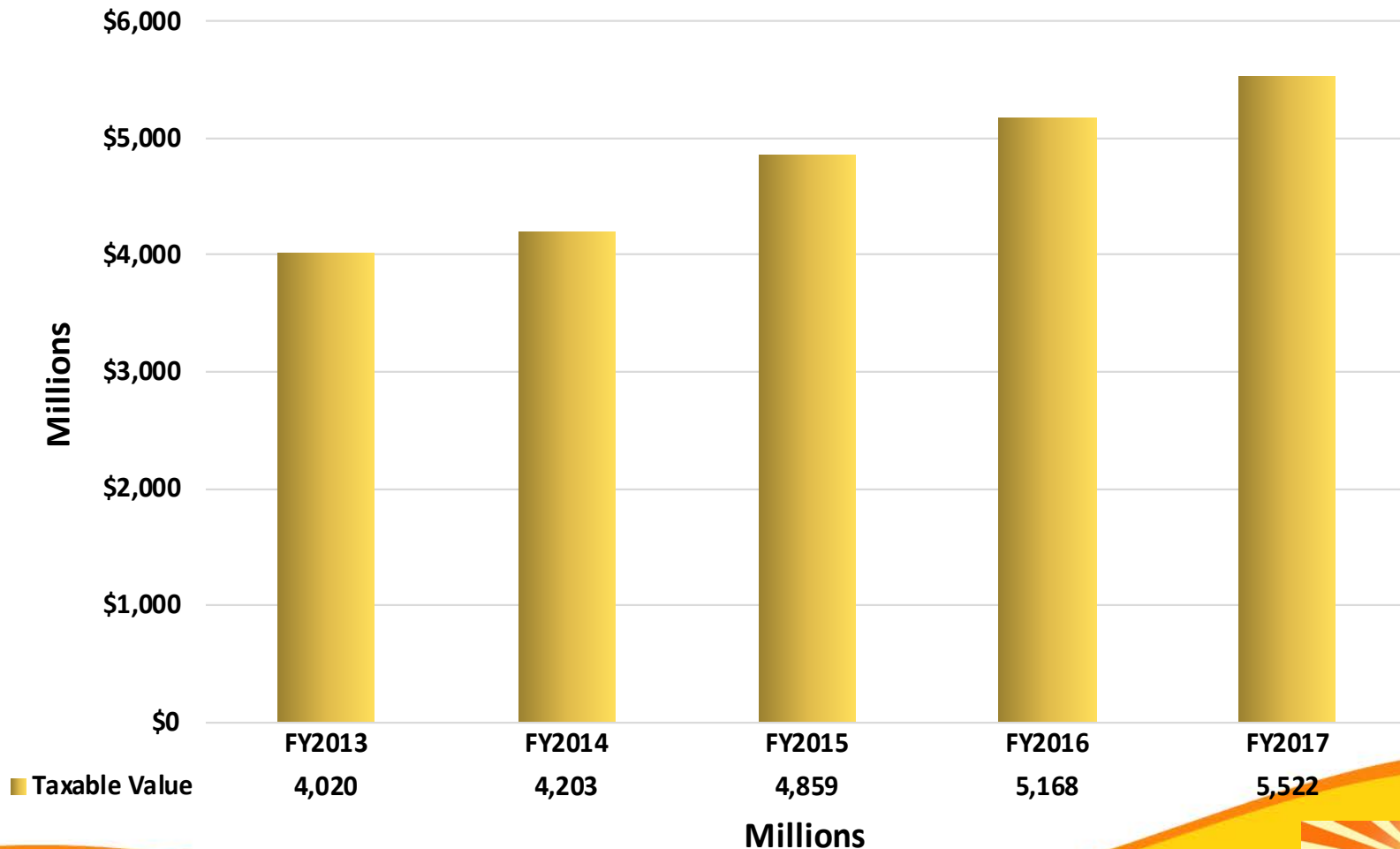
❖ 2016 Tax Rate was comprised of:

Maintenance & Operations(M&O)	\$.42170
Interest & Sinking (I&O)	<u>\$.13840</u>
Total Rate	\$.56010

Tax Rate History



Assessed Value History



Where We Are

❖ The rate of **\$.60** is being proposed as the 2017 tax rate for the FY 2018 budget year. This rate is just below the rollback rate of \$.60062.

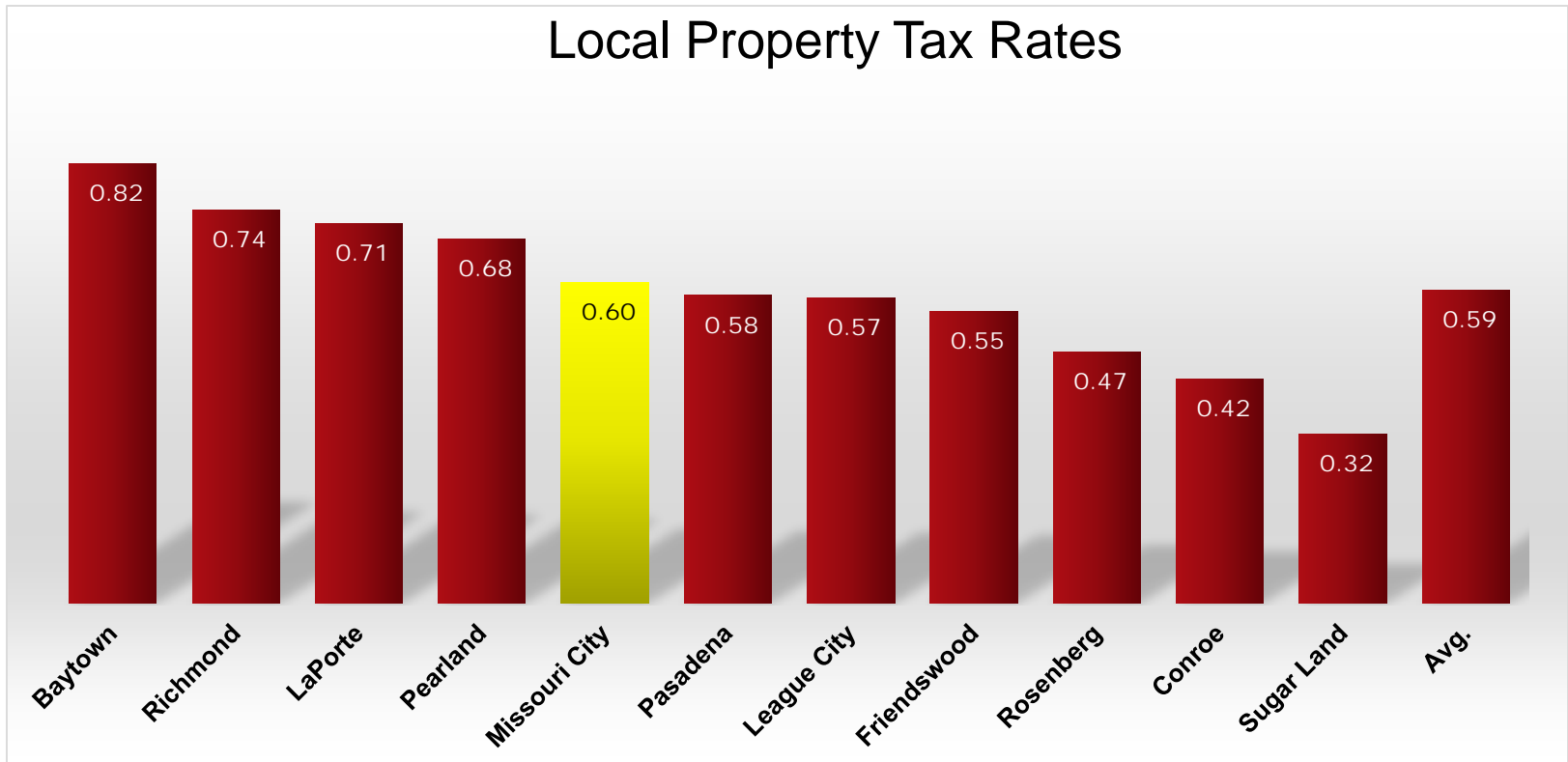
❖ 2017 Tax Rate is comprised of:

Maintenance & Operations (M&O)	\$.44023
Debt Service (I&S)	<u>\$.15977</u>
Total Rate	\$.60000

❖ The proposed rate will result in a total estimated **\$37,815,438** in tax revenue for the year. Of this amount **\$25,482,635** will be allocated to revenue for the General Fund, **\$3,084,545.00** will be transferred to TIRZ funds, and the remaining will be allocated to debt service payments.

Where We Are cont'd

Local Property Tax Rates



The proposed rate for Missouri City is within the average range of property tax rates in the region. Other cities are considering tax increases for upcoming fiscal year.

Average Values and the Proposed/Adopted Rates

HOME VALUES AND PROPERTY TAX RATE SCENARIOS

Budget FY18	Tax Year 2017	Estimated Home Value	Proposed/Adopted Tax Rate	City Tax Amount	PY Tax Rate	PY City Tax Amount	Annual INC (DEC)
7/1/2017 - 6/30/2018	1/1/17 - 12/31/2017	\$ 50,000	0.60000	\$ 300.00	0.56010	\$ 280.05	19.95
7/1/2017 - 6/30/2018	1/1/17 - 12/31/2017	\$ 100,000	0.60000	\$ 600.00	0.56010	\$ 560.10	39.90
7/1/2017 - 6/30/2018	1/1/17 - 12/31/2017	\$ 200,000	0.60000	\$ 1,200.00	0.56010	\$ 1,120.20	79.80
7/1/2017 - 6/30/2018	1/1/17 - 12/31/2017	\$ 300,000	0.60000	\$ 1,800.00	0.56010	\$ 1,680.30	119.70

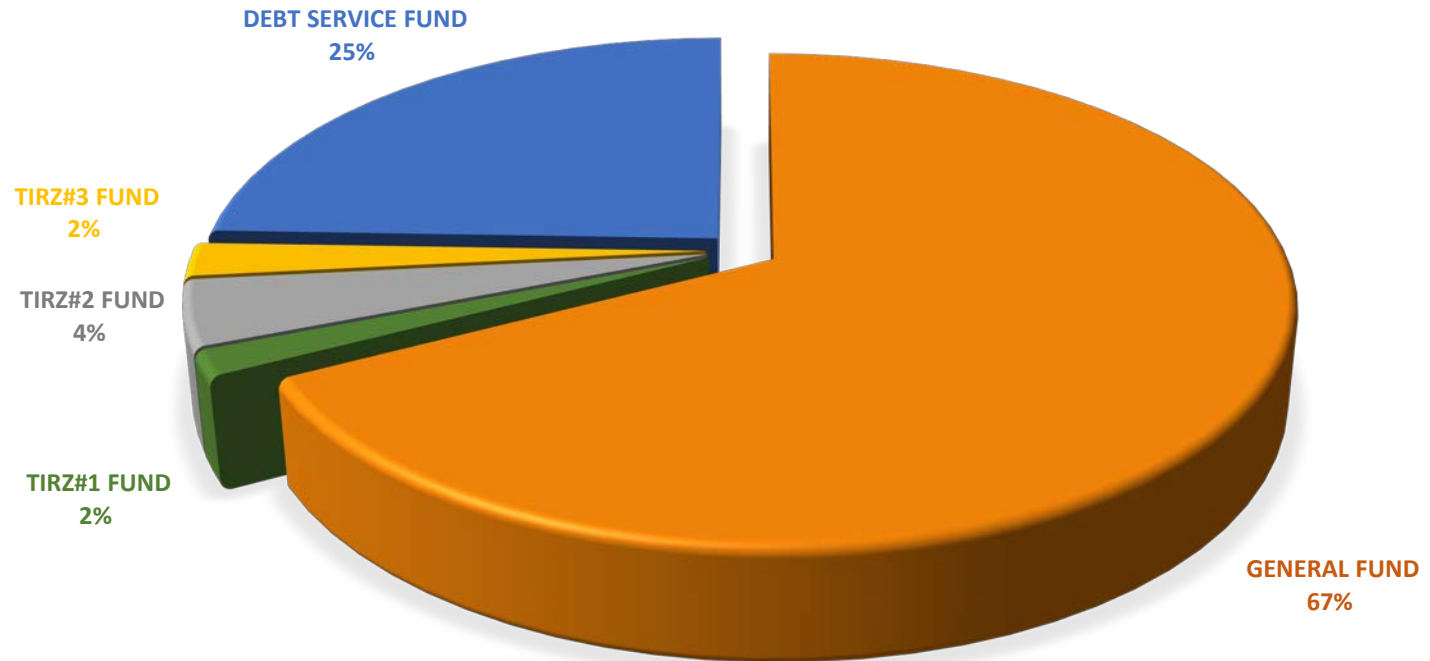
*In comparing the taxes on a home using the above home values , taxes would range from a \$19.95 increase in taxes on a \$50,000 home value to \$119.70 more in taxes on a home value of \$300,000 in FY 2018 than in FY 2017. The average home value in Missouri City according to Fort Bend County is **\$217,767**.*

VALUE OF INCREMENT

Taxable Value	RATE M&O	RATE I&S	RATE TOTAL	Increment Value Of \$0.01	Increment Value Of TIRZ \$0.01	TIRZ % of TAV
6,302,573,038	0.44023	0.15977	\$ 0.60000	\$630,257	\$63,388	10.06%

Where We're Going

ESTIMATED TAX REVENUE ALLOCATION



Where We're Going cont'd

❖ With the proposed tax rate, the city will be able to focus on high priority projects such as:

- ❖ Funding for Fire Dept. Standard of Care Coverage Project
- ❖ Funding for key positions such as:
 - ❖ Police Officer
 - ❖ Fire Admin Assistant
 - ❖ Planner Tech.
 - ❖ Fleet EVT
- ❖ The MUD Consolidation Study
- ❖ City Hall Renovations
- ❖ Outside Lighting Upgrade
- ❖ Painting & Washing City Hall
- ❖ Community Center Phase II Community Center Electrical Upgrade
- ❖ City Hall Bathroom Renovations
- ❖ Community Center Stove
- ❖ IT and Fleet Equipment Replacements
- ❖ City Drainage, maintenance, infrastructure
- ❖ Sidewalks
- ❖ Mobile radios for Police (End of Life)
- ❖ Fire Equipment and Contractual Services
- ❖ Park Maintenance equipment and infrastructure

Next Steps

- ❖ The adoption of **\$.60** as the 2017 Tax Year rate will sustain the approved FY2018 budget.
- ❖ We move that this rate be adopted.