



**NOTICE OF WORK SESSION MEETING  
(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)**

NOTICE is hereby given that the City of Jersey Village City Council of the City of Jersey Village, Texas will conduct a work session meeting at 6:30 p.m. on January 14, 2019, in the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas.

ITEM(S) to be discussed and acted upon at this meeting is/are listed on the attached agenda.

**AGENDA**

- A. Call to Order and Announcement of Quorum. *Justin Ray, Mayor*
- B. Discuss increasing the residential homestead exemption. *City Council*
- C. Adjourn

**CERTIFICATION**

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: January 7, 2019 at 4:00 p.m. and remained so posted until said meeting was convened.

\_\_\_\_\_  
Lorri Coody, City Secretary

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending public meetings. Request for accommodations must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at [www.jerseyvillagetx.com](http://www.jerseyvillagetx.com).



**CITY COUNCIL  
CITY OF JERSEY VILLAGE, TEXAS  
AGENDA REQUEST**

**AGENDA DATE:** January 14, 2019

**AGENDA ITEM:** B

**AGENDA SUBJECT:** Discuss increasing the residential homestead exemption.

**Department:** Administration

**Prepared By:** Austin Bless, City Manager

**Date Submitted:** January 7, 2019

**EXHIBITS:** [10 Year Financial Projections](#)  
[10 Year CIP](#)  
[Street Replacement List](#)  
[Comparative Cities](#)

**BUDGETARY IMPACT:**

Required Expenditure:		\$
Amount Budgeted:		\$
Appropriation Required:		\$

**CITY MANAGER APPROVAL: AB**

**Background Information**

The City Council has requested to look at what an increased homestead exemption would look like and how it would influence the municipal budget moving forward. Currently our homestead exemption is at 8%. The maximum allowed by the state is 20%.

Here is some historical information about single-family residential property values in Jersey Village from 2012 – 2018.

	2018	2017	2016	2015	2014	2013	2012
Market Value	\$ 650,438,472	\$ 614,701,278	\$ 598,214,465	\$ 554,607,554	\$ 469,998,254	\$ 440,608,793	\$ 424,879,345
Appraised Value	\$ 615,422,067	\$ 597,767,846	\$ 557,089,723	\$ 513,513,542	\$ 463,228,611	\$ 438,393,402	\$ 424,424,973
Exemptions	\$ 84,590,228	\$ 84,197,290	\$ 79,828,548	\$ 74,414,976	\$ 69,532,319	\$ 66,314,371	\$ 63,514,225
Taxable Value	\$ 530,831,839	\$ 513,570,556	\$ 477,261,175	\$ 439,098,566	\$ 393,696,292	\$ 372,079,031	\$ 360,910,748
Taxable Value Increase	3%	8%	9%	12%	6%	3%	
Units	2,182	2,159	2,124	2,108	2,105	2,096	2,082
	Data as of 12/7/18 for just Residential, Single Family						
	Source: <a href="http://hcad.org/hcad-resources/hcad-reports/jurisdiction-recap-report/">http://hcad.org/hcad-resources/hcad-reports/jurisdiction-recap-report/</a>						
	HCAD Certified Roll To Date						

Based upon data downloaded from HCAD there are current 1,890 homes that are receiving the homestead exemption. The average homestead exemption in Jersey Village is \$43,742.

Based upon the appraised values of the 1,890 homes that are currently receiving the homestead exemption I've done calculations as to what the average home value to be exempted would be, and what that total additional valuation to be exempted would be.

Increase Homestead Exemption by	Average Value to be exempted	Total Value To Be Exempted
1%	\$ 2,877.47	\$ 5,438,422.12
2%	\$ 5,754.94	\$ 10,876,844.24
3%	\$ 8,632.42	\$ 16,315,266.36
4%	\$ 11,509.89	\$ 21,753,688.48
5%	\$ 14,387.36	\$ 27,192,110.60
6%	\$ 17,264.83	\$ 32,630,532.72
7%	\$ 20,142.30	\$ 38,068,954.84
8%	\$ 23,019.78	\$ 43,507,376.96
9%	\$ 25,897.25	\$ 48,945,799.08
10%	\$ 28,774.72	\$ 54,384,221.20
11%	\$ 31,652.19	\$ 59,822,643.32
12%	\$ 34,529.66	\$ 65,261,065.44

If you take those exemption values and apply our current tax rate of \$0.7425 to the exemption values, you can see what the average property tax savings for the homeowner would be, and what the loss of city revenue would be for each percentage increase in the exemption.

Increase Homestead Exemption by	Average Property Tax Savings for Homeowner	Total Loss of City Revenue
1%	\$ 21.37	\$ 40,380.28
2%	\$ 42.73	\$ 80,760.57
3%	\$ 64.10	\$ 121,140.85
4%	\$ 85.46	\$ 161,521.14
5%	\$ 106.83	\$ 201,901.42
6%	\$ 128.19	\$ 242,281.71
7%	\$ 149.56	\$ 282,661.99
8%	\$ 170.92	\$ 323,042.27
9%	\$ 192.29	\$ 363,422.56
10%	\$ 213.65	\$ 403,802.84
11%	\$ 235.02	\$ 444,183.13
12%	\$ 256.38	\$ 484,563.41

For comparative purposes, I looked at what the other cities in Harris County have for a homestead exemption. The average homestead exemption is 10.3%.

A full comparison, including exemption amounts for over 65 and disabled exemptions, and the tax rates for 2015-2018 are included in this packet.

## Budgetary Implications

Working with the department heads, we have tried our best to forecast out 10 years. I have tried to be conservative on the revenue projections, and we have tried to look at everything we can think of for expenditures. For the sake of this discussion, I have put many things into the CIP plan for future years. Some of these things would normally be handled in the supplementals, rather than the CIP. However, for discussion purposes it seemed easier to lay it all out in the CIP.

I have laid out the revenues first, and then the expenditures with some notes on each of the major lines. I've expanded upon the normal 5 year Financial Projection spreadsheet the Council is familiar with from the budget process, to be a 10 year projection. I have also put in 5 years of prior actual numbers for comparisons. The CIP spreadsheet, which council will be familiar with from the budgeting process, is also included in here.

### Revenues

Property taxes factor in a 3 % annual increase going forward. Average increase over the past 5 fiscal years has been 6.9%. As Jersey Crossing is in a TIRZ, the general fund will see no increase in property tax revenue from that. Currently we are scheduled to pay off our debt in Fiscal Year 2027; as such, I have added \$1,624,000 in new property taxes to the General Fund for Fiscal Year 2028 as that amount would go to the General Fund rather than the debt service fund.

Sales Taxes are projected to grow by 3%. I do factor in an increase in the next Fiscal Year due to Argos locating in Jersey Village. I am taking a conservative approach and only factoring in a percentage of what we believe we will receive. I am not adding any projections for growth in the Jersey Crossing area at this time.

Sales Tax – Property Tax Reduction is projected to grow by 3%. I do factor in an increase in the next Fiscal Year due to Argos locating in Jersey Village. I am taking a conservative approach and only factoring in a percentage of what we believe we will receive. I am not adding any projections for growth in the Jersey Crossing area at this time.

Other Taxes – I am factoring in a 0.5% growth in this line. That is based upon the previous 5-year average.

Fines and Warrants – I am factoring in a 1% increased, based upon the previous 5 year average.

Fees – I am projecting a 3% increase each year in this line. Ambulance fees can vary wildly from year to year, which makes trying to nail down an accurate figure on this line difficult.

Interest – I am factoring a 1.6% interest rate on the beginning fund balance of each year.

CCPD Reimbursement is slated for a 3% increase each year.

Court Security and Technology – I am factoring a 3% increase each year.

Transfer from Motel Tax Fund – I am factoring a 3% increase each year. Starting in FY20 I am adding \$150,000 to repay the general fund for the convention center at the golf course.

Transfer from Utility Funds – I am factoring a 3% increase each year.

Misc. Revenues – I am factoring a 1% increase each year. Sale of assets is recorded in this line, which can vary wildly from year to year, which makes trying to nail down an accurate figure on this line difficult. For the current year, this line also includes the sale of the Jones Road Property. (The expense of buying the Jones Road Property is also shown in the current year budget.)

Other Agency Revenues – I am factoring in a 1% increase each year. This is the reimbursement funds from the state for Ambulance runs. As the number of runs can vary, so will this line item.

### Expenditures

For Administration, I am factoring a 3% increase each year.

For Legal /Other services, I am factoring a 3% increase each year. It is possible that at some point over the next 10 years we would want to look at the cost/benefit of moving to an in house city attorney.

For Information technology I am factoring in a 6% annual increase, with a new position being added in Fiscal Year 2026. As we continue to make huge leaps forward in technology, we feel that an additional staff person will be needed. Based upon the historical increases in IT, from licensing requirements to increased costs of equipment or cloud-based services, 6% is our best estimate.

For all remaining departments we are factoring a 3% cost increase each year.

### CIP Projects

The Department Heads have provided information on the future items they feel they may need, and we have put them in the CIP plan. As noted earlier, some of these items may be handled in future years as a supplemental rather than in the CIP, but we are placing them here for easier discussion purposes. It should also be noted that there might be things not on this list that will pop up over the next 10 years.

The Utility Fund CIPs are included in the spreadsheet, but as the utility fund is not impacted by the homestead rate I am not adding any discussion points for those funds.

Jersey Meadow Street Construction has been on the CIP for years, and is currently slated for FY22. You will see that the fiscal projections in FY22, the same year this project is slated for, represent the low point for fund balance over the 10-year projection.

The Long Term Flood Recovery Plan calls for the following projects with estimated costs:

- Wall Street/Berm - \$6 million
  - We have applied for grants for the Wall Street/Berm project. We have received \$523,000 in grant funds. It is possibly, but no final award has been given yet, that we could get the remaining \$5.5 million in grant funds for that.
- Home Elevations/Buyouts/Mitigation Reconstruction - \$4.5 million
  - This is the city cost share after federal grant funding.
- E127 Project - \$1.5 million

- This was in the HCFCB Bond Election with a local cost share of \$1.5 million That totals \$11.5 million that is still needed. It is proposed to fund this at \$2 million a year through FY22, with \$500,000 a year from FY23-25. The amount could be reduced by grants that we may get.

The Entrance, Gateway, and Marquee signs are budgeted at \$1,000,000 for next year. That should allow us to do the remaining entrances and gateway signs that are not able to be completed this fiscal year.

Street panels replacement is listed to repair panels as needed. At \$7,000 per panel this would allow for 15 panels each year.

Following this on the CIP is the list of streets that we are projecting to need to be done in the next 10 years. Back in 2002 the city utilized a consultant and had a comprehensive review of all the streets completed. We have reviewed that information, and have also looked at the current ages of the streets. We have used that information in forming this list. The list of streets for the next 10 years were all originally built in the 1970s. That would put these streets at 50 years old when they are replaced.

The CIP also shows \$10.3 million for streets 10+ years out. Those streets were all built between 1982-1992. So those streets would all be approximately 50 years old when they are replaced.

A full listing of the streets, along with the length of them and the cost for a complete reconstruction of the street in 2019 dollars is attached after the CIP sheet.

The City Hall engineering/architect work has been budgeted for this fiscal year, and the construction is budgeted for Fiscal Years 2020 and 2021.

We are proposing to continue the practice of putting \$50,000 a year aside for facility improvements and park improvements.

In FY20 we would like to purchase a movable A/V system to do events such as movies in the park. When we rent the system (projector, screen, etc.) it costs about \$1,000 per event. There has been a good response to these events and we are looking to increase the frequency of them.

Painting the EMS Bay floor and walls at the fire station is listed for \$22,000.

We need to update the Parks Master Plan, and that is recommended to be updated every 8 years. That is factored in at \$60,000 in FY20, and \$75,000 in FY28.

For FY21 the Fire Department would like to repaint and re-carpet in the administration area, which was last done in 2002. They are looking to add a few walls as well to create a bit more office space, rather than have it in cubicles. The total cost for these two items is \$23,000.

In FY21 Parks and Rec is looking to redo the roof at the pool house and to also refurbish/texture the pool decking. That is a total estimated cost of \$108,750.

As the needs at the pool have changed over the years a remodeling of the pool office area in FY22 is being projected at \$35,000.

We anticipate needing to replace the roof at the fire station in FY22 as well, at an estimated cost of \$140,000. There are a number of areas where we have had to do maintenance on the roof in the last few years, and the roof will be about 20 years old at this time.

As we look to upgrade technology at the parks/pool we are looking at possibly putting wifi in at the pool and parks at a current estimated cost of \$20,000 in FY23. Of course as technology is ever changing this item will change with it.

The police doors will likely need replacing in FY23 as well, at an estimated cost of \$21,000.

Looking at the age and condition of the play structure at Clark Henry we are anticipating to add a new structure to that location in FY23 at a cost of \$175,000. We are also looking at adding a shade structure for a playscape in Clark Henry at the same time for \$40,000.

In 2023 the fire station building will be 21 years old. As NFPA standards have changed over the years for many things such as sleeping quarters, training requirements, etc. we feel FY23 will be a good time to look at a remodel of the kitchen/dayroom/training area at an estimated cost of \$30,000.

In FY24 we are looking at another shade structure and a new playground structure in Carol Fox Park for a total of \$190,000.

Also in FY24 we will likely need to replace the bay doors at the Fire Station, and that cost is estimated at \$130,000.

For FY25 we are looking to replace the generators at both the Fire Station and Police Station. Having them both done at the same time should provide some cost savings. The estimated cost is \$99,600 and \$77,600 respectively.

We have several pocket parks and green spaces throughout the city. We are proposing to make improvements to them in FY25 by replacing current structures, adding water fountains, or similar type things.

In FY25 the roof at the Police Station will likely need to be replaced, at an estimated cost of \$115,000.

The current A/C Units at the police station will likely need to be replaced in FY26. That is estimated to be \$152,000.

In FY26 our City Comprehensive Plan will also be 10 years old, and will need to be updated as we continue to plan for the future. The estimated cost for that is \$200,000.

In FY26 we also want to look at putting restrooms in at Carol Fox Park, at an estimated cost of \$400,000.

For FY27 we are looking at replacement of the Clark Henry Park Pavilion roof at an estimated cost of \$42,000.

For FY28 we are looking at replacement of the A/C Units at the Fire Station for \$90,000.

For FY29 we are looking at A/C Units at Public Works as the current units will be 10 years old.

## Budgetary Unknowns

There are several things that are not taken into consideration for future fiscal years, that are concerns but nothing that we can pinpoint as to if we will need or when we would need them.

As our city continues to grow it is possible that over the next ten years we will need to add staff. From our vantage point today I cannot say how many or in what areas additional staff may be needed, if any is needed at all.

As planning for Jersey Crossing is developed and the area in our ETJ grows and is potentially annexed we will certainly need more police and fire fighters to provide essential services. We would likely need additional staff in public works to handle the increased infrastructure, in parks and rec to handle the upkeep of medians, parks facilities, and green spaces. We may need more administrative staff to handle all of the services that we provide for records keeping, finance, and municipal courts.

If we do annex areas of the ETJ we would need to build out roads, water, and sewer infrastructure to support that. Some of those costs would be taken on by the utilities fund, and some could come from the TIRZ fund as well. But it is hard to predict at this point what all of those costs will be, and when those costs could be incurred.

Some of these things might come in to better focus as we get further into discussions and development of the area across 290. How that larger area in our ETJ takes off for development over the next 10 years is difficult to project.

In the current legislative cycle there are several proposals to cap the limit of property tax growth. At this juncture we do not know what will gain traction at the legislature and what would be left the same. In FY15 the city saw a 28% increase in property taxes. Since then property taxes collected has stayed relatively flat, with the city taking in only \$40,000 more in property taxes in FY18 than we did in FY15.

## Next Steps Moving Forward

There are a few things that the Council needs to consider as we move forward with this discussion.

What is our financial reserve policy? Currently we have a policy of having 3 months worth of normal recurring operating costs in our unreserved fund balance. Staff does not recommend decreasing that amount.

Do we want to move towards a Pay as you go method for major projects, like street repair? In FY27 we will be debt free. In looking at our current projections we could conceivable be in a position to pay for projects as we go, rather than going into debt for them. Of course, the budgetary unknowns discussed above could change the projections.

Do we look at incurring more debt for projects? And if we look to incur debt, how does the fund balance impact our credit rating? Right now we have a good credit rating for a city our size. That is in part due to the high levels of reserves we currently have. The ability to pay is something that is looked at greatly when the credit rating companies issue their ratings.

## Recommended Action

It is not anticipated the City Council take any official action here tonight as this meeting was posted only as discussion. If the Council wishes to make changes to the homestead exemption rate that needs to be done by July to be effective for the upcoming tax year. As budget discussions usually begin in May there is plenty of time for Council to make this decision as part of those discussions if the Council chooses to wait that long. Or we can prepare an agenda item for the Council to consider at a meeting between now and then.

**TEN YEAR FINANCIAL PROJECTION: GENERAL FUND**

CITY OF JERSEY VILLAGE, TEXAS

8% Homestead Exemption Rate

	PRIOR YEAR ACTUAL 2017-2018	CURRENT Budgeted 2018-2019	YEAR 1 PROJECTED 2019-2020	YEAR 2 PROJECTED 2020-2021	YEAR 3 PROJECTED 2021-2022	YEAR 4 PROJECTED 2022-2023	YEAR 5 PROJECTED 2023-2024	YEAR 6 PROJECTED 2024-2025	YEAR 7 PROJECTED 2025-2026	YEAR 8 PROJECTED 2026-2027	YEAR 9 PROJECTED 2027-2028	YEAR 10 PROJECTED 2028-2029
<b>BEGINNING FUND BALANCE</b>	\$ 17,264,243	\$ 16,703,843	\$ 13,677,223	\$ 6,852,729	\$ 3,247,278	\$ 740,348	\$ 2,273,404	\$ 3,547,956	\$ 3,593,058	\$ 4,639,031	\$ 5,850,853	\$ 7,965,394
<b>REVENUES:</b>												
PROPERTY TAXES	\$ 5,470,579	\$ 6,650,000	6,716,500	6,783,665	6,851,502	6,920,017	6,989,217	7,059,109	7,129,700	7,200,997	8,897,007	8,985,977
SALES TAXES	3,141,494	3,000,000	3,465,000	3,665,000	3,774,950	4,004,844	4,248,739	4,124,990	4,248,739	4,376,202	4,642,712	4,781,994
SALES TX-PTY TX REDUCTION	1,570,449	1,500,000	1,832,000	1,886,960	1,943,569	2,001,876	2,061,932	2,123,790	2,187,504	2,253,129	2,320,723	2,390,344
OTHER TAXES	642,554	647,000	650,235	653,486	656,754	660,037	663,338	666,654	669,988	673,337	676,704	680,088
FINES & WARRANTS	1,009,765	968,700	978,387	988,171	998,053	1,008,033	1,018,113	1,028,295	1,038,578	1,048,963	1,059,453	1,070,047
FEES	401,693	390,350	402,061	414,122	426,546	439,342	452,523	466,098	480,081	494,484	509,318	524,598
LICENSES & PERMITS	126,064	164,100	165,741	167,398	169,072	170,763	172,471	174,195	175,937	177,697	179,474	181,268
INTEREST EARNED	336,639	250,000	218,836	109,644	51,956	11,846	36,374	56,767	57,489	74,224	93,614	127,446
CRIME CONTROL DISTRICT REIMBURSEMENT	1,104,782	1,228,786	1,265,650	1,303,619	1,342,728	1,383,009	1,424,500	1,467,235	1,511,252	1,556,589	1,603,287	1,651,386
COURT SECURITY AND TECHNOLOGY	44,400	46,000	47,380	48,801	50,265	51,773	53,327	54,926	56,574	58,271	60,020	61,820
TRANSFER FROM MOTEL TAX	17,000	17,500	160,000	164,800	169,744	174,836	180,081	185,484	191,048	196,780	202,683	208,764
TRANSFER FROM JONES ROAD												
TRANSFERS FROM UTILITY FUND	550,000	560,000	576,800	594,104	611,927	630,285	649,193	668,669	688,729	709,391	730,673	752,593
MISCELLANEOUS REVENUES	76,915	5,419,000	174,070	175,811	177,569	179,344	181,138	182,949	184,779	186,627	188,493	190,378
OTHER AGENCY REVENUES	191,442	\$ 500,000	\$ 505,000	\$ 510,050	\$ 515,151	\$ 520,302	\$ 525,505	\$ 530,760	\$ 536,068	\$ 541,428	\$ 546,843	\$ 552,311
<b>TOTAL ANNUAL REVENUES</b>	\$ 14,683,776	\$ 21,341,436	\$ 17,357,659	\$ 17,575,582	\$ 17,853,033	\$ 18,156,309	\$ 18,532,702	\$ 18,913,672	\$ 19,283,928	\$ 19,679,406	\$ 21,711,003	\$ 22,159,015
<b>TOTAL AVAILABLE FUNDS</b>	\$ 31,948,019	\$ 38,045,279	\$ 31,034,882	\$ 24,428,311	\$ 21,100,312	\$ 18,896,657	\$ 20,806,106	\$ 22,461,628	\$ 22,876,986	\$ 24,318,437	\$ 27,561,856	\$ 30,124,409
<b>EXPENDITURES:</b>												
ADMINISTRATIVE SERVICES	\$ 531,295	\$ 597,095	\$ 615,008	\$ 633,458	\$ 652,462	\$ 672,036	\$ 692,197	\$ 712,963	\$ 734,352	\$ 756,382	\$ 779,074	\$ 802,446
LEGAL/OTHER SERVICES	1,560,859	\$ 6,880,842	1,748,053	1,800,495	1,854,510	1,910,145	1,967,449	2,026,473	2,087,267	2,149,885	2,214,381	2,280,813
INFORMATION TECHNOLOGY	474,450	640,553	678,986	719,725	762,909	808,683	857,204	908,637	1,058,555	1,122,068	1,189,392	1,260,756
PURCHASING	20,344	21,600	22,248	22,915	23,603	24,311	25,040	25,792	26,565	27,362	28,183	29,029
ACCOUNTING	305,882	327,343	337,163	347,278	357,697	368,427	379,480	390,865	402,591	414,668	427,108	439,922
CUSTOMER SERVICES	125,289	142,085	146,348	150,738	155,260	159,918	164,715	169,657	174,747	179,989	185,389	190,950
MUNICIPAL COURT	353,171	407,663	419,893	432,490	445,464	458,828	472,593	486,771	501,374	516,415	531,908	547,865
POLICE	2,492,734	2,902,171	2,989,236	3,078,913	3,171,281	3,266,419	3,364,412	3,465,344	3,569,304	3,676,383	3,786,675	3,900,275
COMMUNICATIONS	668,845	774,911	798,158	822,103	846,766	872,169	898,334	925,284	953,043	981,634	1,011,083	1,041,416
FIRE DEPARTMENT	1,173,206	1,370,262	1,411,370	1,453,711	1,497,322	1,542,242	1,588,509	1,636,164	1,685,249	1,735,807	1,787,881	1,841,518
PUBLIC WORKS	218,064	232,681	239,661	246,851	254,257	261,885	269,741	277,833	286,168	294,753	303,596	312,704
COMMUNITY DEVELOPMENT	406,890	469,219	483,296	497,794	512,728	528,110	543,953	560,272	577,080	594,393	612,224	630,591
STREETS	534,518	660,950	680,779	701,202	722,238	743,905	766,222	789,209	812,885	837,272	862,390	888,262
BUILDING MAINTENANCE	336,553	289,361	298,042	306,983	316,193	325,678	335,449	345,512	355,878	366,554	377,550	388,877
SOLID WASTE	410,544	436,568	449,665	463,155	477,050	491,361	506,102	521,285	536,924	553,031	569,622	586,711
FLEET SERVICES	402,169	433,973	446,992	460,402	474,214	488,440	503,094	518,186	533,732	549,744	566,236	583,223
PARKS AND RECREATION	767,876	965,178	994,133	1,023,957	1,054,676	1,086,316	1,118,906	1,152,473	1,187,047	1,222,659	1,259,338	1,297,119
<b>TOTAL EXPENDITURES</b>	\$ 10,782,689	\$ 17,552,455	\$ 12,759,031	\$ 13,162,172	\$ 13,578,629	\$ 14,008,875	\$ 14,453,401	\$ 15,002,720	\$ 15,482,760	\$ 15,979,000	\$ 16,492,032	\$ 17,022,475
<b>FUND BALANCE</b>	\$ 21,165,330	\$ 20,492,824	\$ 18,275,851	\$ 11,266,139	\$ 7,521,683	\$ 4,887,783	\$ 6,352,705	\$ 7,458,909	\$ 7,394,226	\$ 8,339,438	\$ 11,069,824	\$ 13,101,934
<b>INTERFUND ACTIVITY</b>												
TRANSFER TO GOLF COURSE FUND	\$ 110,090	\$ 634,067	472,221	-	-	-	-	-	-	-	-	-
TRANSFER TO RLC FUND												
TRANSFER TO COMPUTER CAPITAL USER FEE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
TRANSFER TO CAPITAL IMPROVEMENTS FUND	\$ 3,750,000	\$ 5,455,000	\$ 10,361,900	\$ 7,422,750	\$ 6,177,900	\$ 2,003,400	\$ 2,186,000	\$ 3,239,100	\$ 2,120,200	\$ 1,845,100	\$ 2,452,200	\$ 2,635,100
TRANSFER TO EQUIPMENT PURCHASE CONT	\$ 19,600	\$ 175,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER TO EQUIPMENT USER FEE	\$ 287,682	\$ 268,349	\$ 301,982	\$ 301,982	\$ 301,982	\$ 301,982	\$ 301,982	\$ 301,982	\$ 301,982	\$ 301,982	\$ 301,982	\$ 301,982
TRANSFER TO TECHNOLOGY PURCHASE CONT	\$ 15,975	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER TO TECHNOLOGY USER FEE	\$ 228,140	\$ 230,115	\$ 237,018	\$ 244,129	\$ 251,543	\$ 258,996	\$ 266,766	\$ 274,769	\$ 283,012	\$ 291,503	\$ 300,248	\$ 309,255
<b>TOTAL INTERFUND TRANSFERS</b>	\$ 4,461,487	\$ 6,815,601	\$ 11,423,121	\$ 8,018,861	\$ 6,781,335	\$ 2,614,378	\$ 2,804,748	\$ 3,865,851	\$ 2,755,194	\$ 2,488,585	\$ 3,104,430	\$ 3,296,337
<b>FUND BALANCE AFTER TRANSFERS</b>	\$ 16,703,843	\$ 13,677,223	\$ 6,852,729	\$ 3,247,278	\$ 740,348	\$ 2,273,404	\$ 3,547,956	\$ 3,593,058	\$ 4,639,031	\$ 5,850,853	\$ 7,965,394	\$ 9,805,597
90-DAY OPERATING RESERVE	\$ 2,695,672	\$ 4,388,114	\$ 3,189,757.79	\$ 3,290,543	\$ 3,394,657.15	\$ 3,502,219	\$ 3,613,350	\$ 3,750,680	\$ 3,870,690	\$ 3,994,750	\$ 4,123,008	\$ 4,255,619
<b>AVAILABLE FUNDS AFTER 90 DAY RESERVE</b>	\$ 14,008,171	\$ 9,289,110	\$ 3,662,972	\$ (43,265)	\$ (2,654,309)	\$ (1,228,814)	\$ (65,394)	\$ (157,622)	\$ 768,341	\$ 1,856,103	\$ 3,842,386	\$ 5,549,978

Debt Service Payments \$ 1,515,400.00 \$ 1,517,025.00 \$ 1,518,325.00 \$ 1,526,850.00 \$ 1,522,625.00 \$ 1,527,200.00 \$ 1,525,500.00 \$ 1,616,175.00 \$ 1,624,000.00 \$ - \$ -



Item No.	Projects by Type	Current 2018 - 2019	Year 1 Proposed 2019 - 2020	Year 2 Proposed 2020 - 2021	Year 3 Proposed 2021 - 2022	Year 4 Proposed 2022 - 2023	Year 5 Proposed 2023 - 2024	Year 6 Proposed 2024 - 2025	Year 7 Proposed 2025 - 2026	Year 8 Proposed 2026 - 2027	Year 9 Proposed 2027 - 2028	Year 10 Proposed 2028 - 2029	10 Years Or Greater	Total
<b>STREET AND DRAINAGE IMPROVEMENTS</b>														
1	Jersey Meadows Street Construction				2,500,000									2,500,000
2	Long Term Flood Recovery Program	2,000,000	2,000,000	2,000,000	2,000,000	500,000	500,000	500,000						9,500,000
3	Entrance, Gateway and Marquee Signs	1,000,000	1,000,000											2,000,000
4	Street Panels Replacement (2)	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	1,260,000
5	Seattle Street Project (Senate West to dead end)		1,038,000											1,038,000
6	Singapore Street Project			1,086,000										1,086,000
7	Australia				630,100									630,100
8	Seattle (Solomon to Senate)				667,800									667,800
9	Solomon					1,012,400								1,012,400
10	Colwyn						392,500							392,500
11	Ashburton						626,700							626,700
12	Hamilton Circle						141,800							141,800
13	Rio Grande (Wyndham Parkway to Village)							2,141,900						2,141,900
14	St. John Court								201,700					201,700
15	Cornwall								731,300					731,300
16	St. Helier									1,598,100				1,598,100
17	Country Club Court								230,200					230,200
18	Zilonis Court										284,600			284,600
19	Delozier											2,380,100		2,380,100
20	Rauch Court										100,700			100,700
21	Clevedon										710,800			710,800
22	Sierra										377,000			377,000
23	Tenbury										609,100			609,100
24	Wall		2,024,900											2,024,900
25	Village Green												1,463,800	1,463,800
26	Village												1,904,500	1,904,500
27	Hanley												575,300	575,300
28	Koester												1,446,100	1,446,100
29	Smith												1,118,500	1,118,500
30	Lewis												571,100	571,100
31	Achgil												631,600	631,600
32	Kari Ct												442,100	442,100
33	Kube Ct												469,100	469,100
34	Kevindale Ct												598,600	598,600
35	Ginger												784,200	784,200
36	Epernay Pl												328,400	328,400
<b>Total for Street Improvements</b>		<b>\$ 3,105,000</b>	<b>\$ 6,167,900</b>	<b>\$ 3,191,000</b>	<b>\$ 5,902,900</b>	<b>\$ 1,617,400</b>	<b>\$ 1,766,000</b>	<b>\$ 2,746,900</b>	<b>\$ 1,268,200</b>	<b>\$ 1,703,100</b>	<b>\$ 2,187,200</b>	<b>\$ 2,485,100</b>	<b>\$ 10,438,300</b>	<b>\$ 15,260,000</b>

Note: (1) Berm / Wall Street  
(2) Panel Based Upon \$7000 / Panel  
(3) Seattle (2019) Singapore (2020)

Item No.	Projects by Type	Current 2018 - 2019	Year 1 Proposed 2019 - 2020	Year 2 Proposed 2020 - 2021	Year 3 Proposed 2021 - 2022	Year 4 Proposed 2022 - 2023	Year 5 Proposed 2023 - 2024	Year 6 Proposed 2024 - 2025	Year 7 Proposed 2025 - 2026	Year 8 Proposed 2026 - 2027	Year 9 Proposed 2027 - 2028	Year 10 Proposed 2028 - 2029	10 Years Or Greater	Total
<b>GENERAL COMMUNITY IMPROVEMENTS</b>														
1	New City Hall (Moved to 2020 & 2021)		4,000,000	4,000,000										8,000,000
2	City Hall Engineering / Architect (Moved to 2018/19)	450,000												450,000
3	Taylor Road Facilities	200,000												200,000
4	Facility Improvements	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000
5	Park Improvements	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000
6	Splash Pad													-
7	Golf Course Irrigation Project *	700,000												700,000
8	Golf Course Convention Center	2,420,000												2,420,000
9	A/V System		12,000											12,000
10	Paint EMS Bay floor and walls		22,000											22,000
11	Parks Master Plan		60,000								75,000			135,000
12	Fire station new walls			3,000										3,000
13	Fire Station paint/carpet in Admin area			20,000										20,000
14	Pool House Roof Repair			8,750										8,750
15	Pool decking refurbish/texture			100,000										100,000
16	Pool Office Remodel				35,000									35,000
17	Replace Roof at Fire Department				140,000									140,000
18	Wifi for pool and parks					20,000								20,000
19	Police Bay Door Replacement					21,000								21,000
20	Fire station remodel kitchen/dayroom/training room					30,000								30,000
21	Shade Structures for two playscapes					40,000	40,000							80,000
22	New Playground Structure for Clark Henry					175,000								175,000
23	Bay door replacement at Fire Department						130,000							130,000
24	New Playground Structure for Carol Fox Park						150,000							150,000
25	100kw Generator at Police Station							77,600						77,600
26	200kw Generator at Fire Station							99,600						99,600
27	Improvements to pocket parks/green space throughout city							100,000						100,000
28	New Roof at Police Department							115,000						115,000
29	AC Units at Police Station								152,000					152,000
30	City Comprehensive Plan								200,000					200,000
31	Restrooms at Carol Fox Park								400,000					400,000
32	Clark Henry Park Pavilion roof									42,000				42,000
33	AC Units at Fire Department										90,000			90,000
34	AC Units at Public Works Facility											50,000		50,000
	<b>Total General Community Improvements</b>	<b>\$ 3,870,000</b>	<b>\$ 4,194,000</b>	<b>\$ 4,231,750</b>	<b>\$ 275,000</b>	<b>\$ 386,000</b>	<b>\$ 420,000</b>	<b>\$ 492,200</b>	<b>\$ 852,000</b>	<b>\$ 142,000</b>	<b>\$ 265,000</b>	<b>\$ 150,000</b>	<b>\$ 100,000</b>	<b>\$ 15,377,950</b>
	<b>Total General Obligation Fund Improvements</b>	<b>\$ 6,975,000</b>	<b>\$ 10,361,900</b>	<b>\$ 7,422,750</b>	<b>\$ 6,177,900</b>	<b>\$ 2,003,400</b>	<b>\$ 2,186,000</b>	<b>\$ 3,239,100</b>	<b>\$ 2,120,200</b>	<b>\$ 1,845,100</b>	<b>\$ 2,452,200</b>	<b>\$ 2,635,100</b>	<b>\$ 10,538,300</b>	<b>30,637,950</b>
	<b>Grand Total All Funds</b>	<b>\$ 8,600,000</b>	<b>\$ 11,996,900</b>	<b>\$ 8,422,750</b>	<b>\$ 7,417,900</b>	<b>\$ 2,593,400</b>	<b>\$ 3,426,000</b>	<b>\$ 3,369,100</b>	<b>\$ 3,370,200</b>	<b>\$ 1,895,100</b>	<b>\$ 3,152,200</b>	<b>\$ 2,685,100</b>	<b>\$ 16,889,300</b>	<b>\$ 48,618,474</b>

\* Denotes FY Move

Average Rating	Street Name	Length (Feet)	Per Foot	Estimated Cost	Year Built or rebuilt
58	Seattle (Senate to Dead End)	2,046.76	\$520.00	\$1,064,315.20	1975
68	Seattle (Solomon to Senate)	1,178.08	\$520.00	\$612,601.60	1971
62	Australia	1,111.66	\$520.00	\$578,063.20	1972
65	Solomon	1,738.30	\$520.00	\$903,916.00	1971
70	Colwyn	656.21	\$520.00	\$341,229.20	1972
70	Ashburton	1,047.93	\$520.00	\$544,923.60	1973
60	Wall	2,995.38	\$520.00	\$1,557,597.60	1976
62	Delozier	3,520.76	\$520.00	\$1,830,795.20	1976
57	Clevedon	1,076.22	\$520.00	\$559,634.40	1977
76	Hamilton Circle	237.03	\$520.00	\$123,255.60	1977
66	Zilonis Court	430.95	\$520.00	\$224,094.00	1977
57	Sierra	570.84	\$520.00	\$296,836.80	1978
70	St. Helier	2,478.29	\$520.00	\$1,288,710.80	1978
64	Country Club Court	365.79	\$520.00	\$190,210.80	1978
70	St. John Court	320.47	\$520.00	\$166,644.40	1978
70	Rio Grande (Wyndham Parkway to Village)	3,490.68	\$520.00	\$1,815,153.60	1978
62	Rauch Court	152.38	\$520.00	\$79,237.60	1979
70	Cornwall	1,162.24	\$520.00	\$604,364.80	1979
57	Tenbury	922.21	\$520.00	\$479,549.20	1979
62	Village Green	2,116.41	\$520.00	\$1,100,533.20	1982
65	Smith	1,617.21	\$520.00	\$840,949.20	1983
65	Village	2,753.69	\$520.00	\$1,431,918.80	1983
66	Hanley	831.75	\$520.00	\$432,510.00	1983
67	Koester	2,090.84	\$520.00	\$1,087,236.80	1983
68	Lewis	825.68	\$520.00	\$429,353.60	1983
70	Achgil	913.15	\$520.00	\$474,838.00	1983
69	Ginger	1,133.76	\$520.00	\$589,555.20	1989
69	Kube Ct	678.25	\$520.00	\$352,690.00	1990
72	Kari Ct	639.11	\$520.00	\$332,337.20	1990
75	Kevindale Ct	865.47	\$520.00	\$450,044.40	1990
80	Jersey Hollow	999.93	\$520.00	\$519,963.60	1990-03
80	Wyndham Village	2,524.13	\$520.00	\$1,312,547.60	1990-03
80	Ivy Falls	860.23	\$520.00	\$447,319.60	1990-03
80	Wyndham	286.99	\$520.00	\$149,234.80	1990-03
80	Meadow View	236.21	\$520.00	\$122,829.20	1990-03
80	Wyndham Parkway	238.92	\$520.00	\$124,238.40	1990-03
83	Red Pheasant	224.09	\$520.00	\$116,526.80	1990-03
80	Epernay Pl	474.80	\$520.00	\$246,896.00	1992
43	Equador (Congo to Dead End)	976.58	\$520.00	\$507,821.60	2007 - 1
48	Equador (Dead End to Phillippine)	299.52	\$520.00	\$155,750.40	2007 - 1
50	Shanghai	1,749.38	\$520.00	\$909,677.60	2007 - 1
52	Glamorgan	1,161.30	\$520.00	\$603,876.00	2007 - 1
56	Argentina	3,232.24	\$520.00	\$1,680,764.80	2007 - 1
57	Tahoe	1,347.18	\$520.00	\$700,533.60	2007 - 1
63	Chichester	1,842.04	\$520.00	\$957,860.80	2007 - 1
70	Leeds	1,126.30	\$520.00	\$585,676.00	2007 - 1
55	North Tahoe*	2,147.58	\$520.00	\$1,116,741.60	2009 - 2
57	Honolulu	2,392.95	\$520.00	\$1,244,334.00	2009 - 2

Average Rating	Street Name	Length (Feet)	Per Foot	Estimated Cost	Year Built or rebuilt
70	Crawford	2,610.16	\$520.00	\$1,357,283.20	2009 - 2
63	Juneau (Jersey to Senate)	1,560.62	\$520.00	\$811,522.40	2011
50	Yampa	330.37	\$520.00	\$171,792.40	2011 - 3
52	Capri (Tahoe to Senate)	637.91	\$520.00	\$331,713.20	2011 - 3
55	Singapore (Senate to Carlsbad)	1,114.01	\$520.00	\$579,285.20	2011 - 3
59	Congo (Equador to Solomon)	1,173.92	\$520.00	\$610,438.40	2011 - 3
59	Carlsbad (Lakeview to Jersey)	814.99	\$520.00	\$423,794.80	2011 - 3
59	Acapulco (Jersey to Senate)	1,328.64	\$520.00	\$690,892.80	2011 - 3
60	Congo (Senate to Solomon)	1,688.71	\$520.00	\$878,129.20	2011 - 3
60	Juneau (Senate to Acapulco)	404.52	\$520.00	\$210,350.40	2011 - 3
60	Mauna Loa	1,874.02	\$520.00	\$974,490.40	2011 - 3
61	Carlsbad (Jersey to St. Heller)	377.78	\$520.00	\$196,445.60	2011 - 3
61	Acapulco (Lakeview to Senate)	2,538.20	\$520.00	\$1,319,864.00	2011 - 3
62	Singapore (Solomon to Senate)	1,270.05	\$520.00	\$660,426.00	2011 - 3
62	Congo (Dead End to Senate)	2,125.78	\$520.00	\$1,105,405.60	2011 - 3
63	Capri (Tahoe to Circle)	1,787.05	\$520.00	\$929,266.00	2011 - 3
65	Singapore (Carlsbad to Congo)	1,049.32	\$520.00	\$545,646.40	2011 - 3
65	Carlsbad (Seattle to Lakeview)	1,167.19	\$520.00	\$606,938.80	2011 - 3
65	Welwyn	1,611.72	\$520.00	\$838,094.40	2011 - 3
65	Tahoe (Crawford to Circle)	2,086.54	\$520.00	\$1,085,000.80	2011 - 3
70	Carlsbad (Wall to Crawford)	1,123.66	\$520.00	\$584,303.20	2011 - 3
50	Sue Lane	245.21	\$520.00	\$127,509.20	2016 - 3A
53	Elwood	2,454.80	\$520.00	\$1,276,496.00	2016 - 3A
20	Hillcrest (Hempstead to East-bound US 290)	833.06	\$520.00	\$433,191.20	?
40	Meadow Lane	473.16	\$520.00	\$246,043.20	
53	Lakeview (Honolulu to Jersey) <b>completed</b>	3,701.59	\$520.00	\$1,924,826.80	
55	Hawaii*	1,720.69	\$520.00	\$894,758.80	
56	Lakeview (Jersey to Senate) <b>completed</b>	1,909.14	\$520.00	\$992,752.80	
59	Hillcrest (West-bound US 290 to Dead End)	1,415.69	\$520.00	\$736,158.80	?
62	Lakeview (Senate to New Const) <b>completed</b>	2,332.43	\$520.00	\$1,212,863.60	
97	Lakeview (New Construction) <b>completed</b>	639.60	\$520.00	\$332,592.00	

Jurisdiction Name	Homstead Percentage	Over 65 Amount	Disabled Amount	2015 Rate	2016 Rate	2017 Rate	2018 Rate
BAYTOWN	20	\$ 50,000	\$ 50,000	0.82203	0.82203	0.82203	0.81203
BELLAIRE	20	\$ 135,000	\$ 135,000	0.3805	0.3874	0.4159	0.4313
BUNKER HILL VILLAGE	0	\$ 15,000		0.277855	0.277	0.277	0.277
DEER PARK	20	\$ 50,000	\$ 50,000	0.714352	0.72	0.72	0.72
EL LAGO	8	\$ 10,000	\$ -	0.58029	0.57589	0.52807	0.51703
FRIENDSWOOD	20	\$ 25,000	\$ 25,000	0.5687	0.546	0.527349	0.532391
GALENA PARK	0	\$ 30,000	\$ 30,000	1.03745	1.03745	1.03745	1.17339
HEDWIG VILLAGE	20	\$ 20,000	\$ -	0.210311	0.2225	0.234281	0.306654
HILSHIRE VILLAGE	20	\$ 40,000	\$ 40,000	0.48808	0.482302	0.502159	0.568407
HOUSTON	20	\$ 160,000	\$ 160,000	0.60112	0.58642	0.58421	0.58831
HUMBLE	0	\$ 160,000	\$ 160,000	0.2	0.21	0.225471	0.248572
HUNTERS CREEK VILLAGE	0	\$ 10,000	\$ -	0.184082	0.184082	0.184082	0.184082
JACINTO CITY	0	\$ 40,000	\$ 40,000	0.783554	0.783554	0.783554	0.783554
JERSEY VILLAGE	8	\$ 50,000	\$ 20,000	0.7425	0.7425	0.7425	0.7425
KATY	20	\$ 100,000	\$ 100,000	0.52672	0.50672	0.48672	0.48672
LA PORTE	20	\$ 60,000	\$ 60,000	0.71	0.71	0.71	0.71
LEAGUE CITY	20	\$ 45,000	\$ 45,000	0.5735	0.57	0.565	0.5638
MISSOURI CITY	0	\$ 15,000	\$ 10,000	0.54468	0.5601	0.6	0.63
MORGAN'S POINT	20	\$ 1,000,000	\$ 1,000,000	0.819121	0.911772	0.891143	0.888275
NASSAU BAY	1	\$ 20,000	\$ 20,000	0.74212	0.74212	0.74212	0.74212
PASADENA	15	\$ 50,000	\$ 50,000	0.575388	0.575388	0.575388	0.615446
PEARLAND	2	\$ 40,000	\$ 40,000	0.7053	0.6812	0.685059	0.709158
PINEY POINT VILLAGE	0	\$ 21,000	\$ 21,000	0.25514	0.25514	0.25514	0.25514
SEABROOK	20	\$ 25,000	\$ 25,000	0.612611	0.565177	0.574911	0.551983
SHOREACRES	20	\$ 40,000	\$ 60,000	0.765505	0.765505	0.765505	0.899995
SOUTH HOUSTON	0	\$ 40,000	\$ 40,000	0.699539	0.632211	0.643297	0.650501
SOUTHSIDE PLACE	0	\$ 185,000	\$ -	0.324	0.324	0.32	
SPRING VALLEY	20	\$ 20,000	\$ 20,000	0.45	0.4335	0.4335	0.43
TAYLOR LAKE VILLAGE	0	\$ 10,000	\$ 10,000	0.3074	0.284	0.2696	0.2626
TOMBALL	0	\$ 90,000	\$ 90,000	0.341455	0.341455	0.341455	0.341455
W UNIVERSITY PLACE	0	\$ 185,000	\$ 185,000	0.33179	0.3168	0.3168	0.3168
WALLER	5	\$ 20,000	\$ 20,000	0.5211	0.5211	0.4703	0.4975
WEBSTER	20	\$ 65,000	\$ 65,000	0.23447	0.2845	0.31725	0.34794

Averages 10.3 \$ 85,636 \$ 80,344 0.534262515 0.53205503 0.531734667 0.555770406

JERSEY VILLAGE 8 \$ 50,000 \$ 20,000 0.7425 0.7425 0.7425 0.7425

Stafford not included as the do not levy a property tax.