

NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of \$0.294066 per \$100 valuation has been proposed by the governing body of City of West University Place.

PROPOSED TAX RATE	\$0.294066 per \$100
NO-NEW REVENUE TAX RATE	\$0.302944 per \$100
VOTER-APPROVAL TAX RATE	\$0.294066 per \$100
DE MINIMIS RATE	\$0.295015 per \$100

The no-new-revenue tax rate is the tax rate for the 2020 tax year that will raise the same amount of property tax revenue for City of West University Place from the same properties in both the 2019 tax year and the 2020 tax year.

The voter-approval tax rate is the highest tax rate that City of West University Place may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for City of West University Place exceeds the voter-approval tax rate for City of West University Place.

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

The proposed tax rate is not greater than the no-new-revenue tax rate. This means that City of West University Place is not proposing to increase property taxes for the 2020 tax year.

A public meeting to vote on the proposed tax rate will be held on September 28, 2020 at 6:30 PM via Teleconference. 346-248-7799.

The proposed tax rate is also not greater than the voter-approval tax rate. As a result, City of West University Place is not required to hold an election to seek voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting City Council of City of West University Place at their offices or by attending the public meeting mentioned above.

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

$$\text{property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

The members of the governing body voted on the proposed tax rate as follows:

FOR:

Bob Higley
John P. Barnes
Ed Sobash

Kevin Trautner
Lauri Lankford

AGAINST:

PRESENT and not voting:

ABSENT:

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 West University Place last year to the taxes proposed to be imposed on the average residence homestead by City of West University Place this year:

	2019	2020	Change
Total Tax Rate (per \$100 of value)	\$0.309210	\$0.294066	<i>decrease of</i> -\$0.015144 OR -4.90%
Average homestead taxable value	\$1,196,803	\$1,238,892	<i>increase of</i> 3.51%
Tax on average homestead	\$3,701	\$3,643	<i>decrease of</i> -\$57 OR -1.55%
Total tax levy on all properties	\$20,114,445	\$19,714,089	<i>decrease of</i> -\$400,356 OR -1.99%

For assistance with tax calculations, please contact the tax assessor for City of West University Place at 713-274-8000 or tax.office@hctx.net, or visit www.hctx.net for more information.