

Denton County, Texas

Public Hearings on Proposed Tax Rate

August 24, 2010 at 10:00 a.m.

and

August 31, 2010 at 7:00 p.m.

Denton Central Appraisal District

Contact Information:

Chief Appraiser Joe Rogers

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Public Hearing Notices for Proposed Tax Rate

- The two public hearings on the proposed tax rate have been advertised and posted according to the provisions detailed in the Property Tax Code as follows:
- ¼ page notice appeared in the Denton Record Chronicle on Sunday, August 15th.
- Notice was posted on the main page of the Denton County web site on Thursday, August 12th and will remain posted through August 31st.
- Notice was provided to the local free-access cable station on Thursday, August 12th to run for 60 second periods at least 5 times per day between the hours of 7:00am and 9:00pm through August 31st.

Summary of Current and Proposed County Tax Rate

- Current Tax Rate = \$0.249800
- Effective Tax Rate = \$0.263934
- Proposed Tax Rate = \$0.273900
- Variance (Current vs. Proposed) = \$0.024100
- Variance (Effective vs. Proposed) = \$0.009966

The Proposed Tax Rate is 3.78% above the effective tax rate.

Effective Tax Rate

- The effective tax rate will provide the taxing unit with approximately the same amount of revenue it had the year before on properties taxed in both years.

EXHIBIT 1: Calculating the Effective Tax Rate

$$\left[\begin{array}{c} \text{Prior Year's Taxes} \\ \text{Less} \\ \text{Taxes on Property Lost This Year} \\ \hline \text{(divided by)} \\ \hline \text{Current Value of Property} \\ \text{Taxed in the Prior Year} \end{array} \right] \times \$100$$

Denton County, Texas

Current Rate vs. Proposed Rate

Sample Home Value	Current County Taxes	Proposed County Taxes	Annual Variance	Monthly Variance
Tax Rate per \$100 Value:	0.2498	0.2739		
\$100,000	\$249.80	\$273.90	\$24.10	\$2.01
\$125,000	\$312.25	\$342.38	\$30.13	\$2.51
\$150,000	\$374.70	\$410.85	\$36.15	\$3.01
\$175,000	\$437.15	\$479.33	\$42.18	\$3.52
\$200,000	\$499.60	\$547.80	\$48.20	\$4.02
\$211,379 (Avg. home value)	\$528.02	\$578.97	\$50.95	\$4.25

•This chart assumes no increase in valuation. Changes in an individual taxpayer’s county taxes depend on the specific change in property valuation.

Denton County, Texas

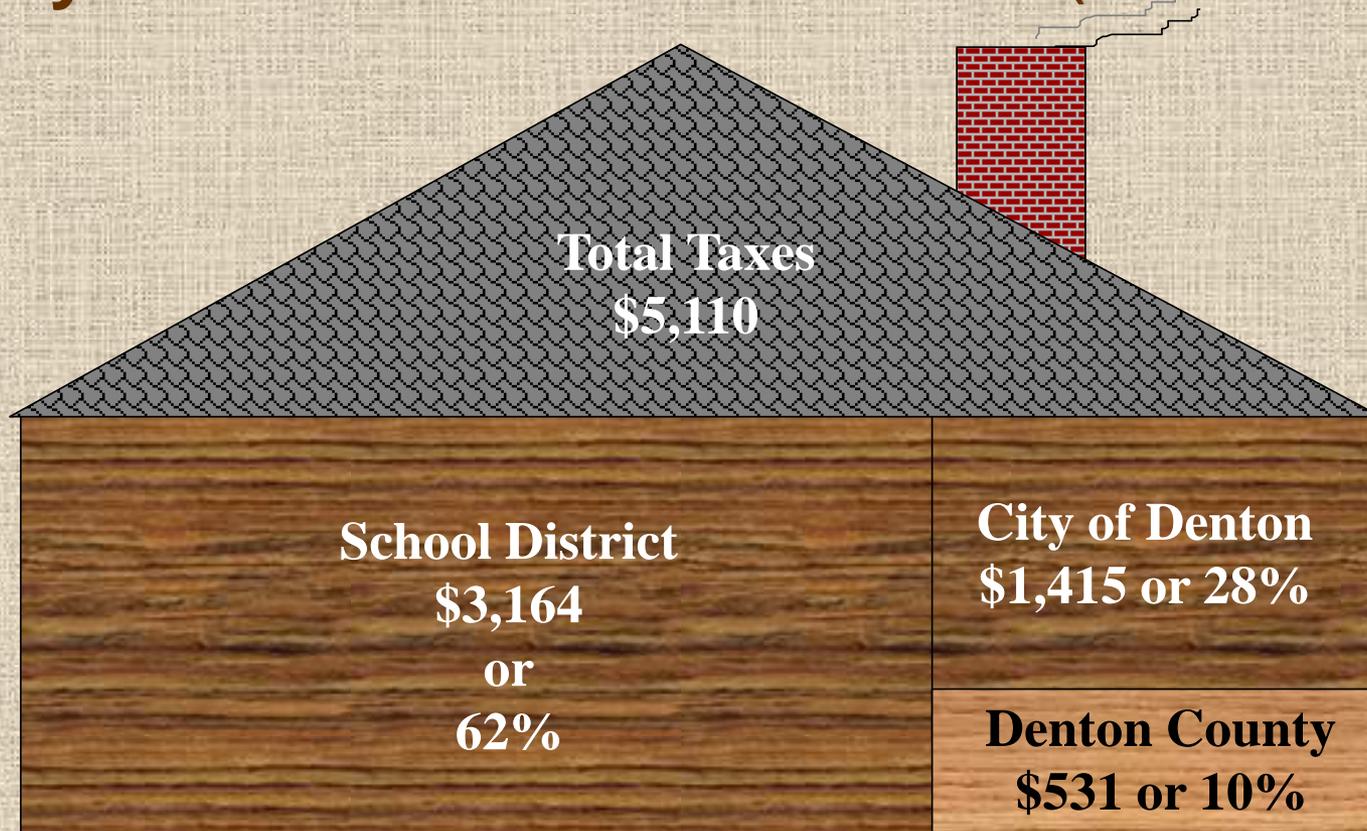
Effective Rate vs. Proposed Rate

Sample Home Value	Effective Rate County Taxes	Proposed Rate County Taxes	Annual Variance	Monthly Variance
Tax Rate per \$100 Value:	0.263934	0.2739		
\$100,000	\$263.93	\$273.90	\$9.97	\$0.83
\$125,000	\$329.92	\$342.38	\$12.46	\$1.04
\$150,000	\$395.90	\$410.85	\$14.95	\$1.25
\$175,000	\$461.88	\$479.33	\$17.45	\$1.45
\$200,000	\$527.87	\$547.80	\$19.93	\$1.66
\$211,379 (Avg. home value)	\$557.90	\$578.97	\$21.07	\$1.76

•This chart assumes no increase in valuation. Changes in an individual taxpayer's county taxes depend on the specific change in property valuation.

Denton County, Texas

Property Taxes for Average Home Owner City of Denton – Previous Year (Tax Year 2009)



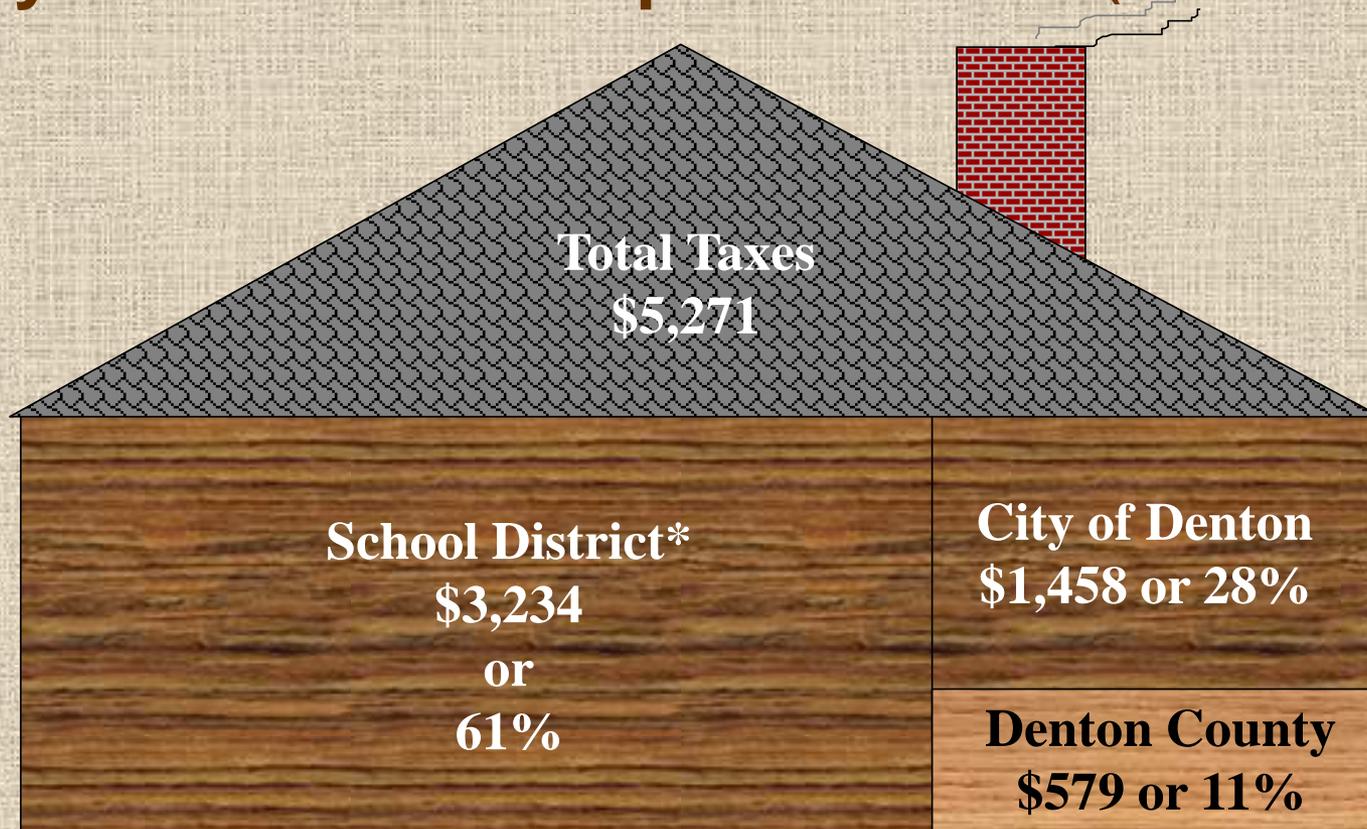
Based on the Average \$212,370 Denton County Home Value

Tax Rates: Denton County \$0.2498 / Denton ISD \$1.490 / City of Denton \$0.66652

Denton County, Texas

Property Taxes for Average Home Owner

City of Denton – Proposed Rates (Tax Year 2010)



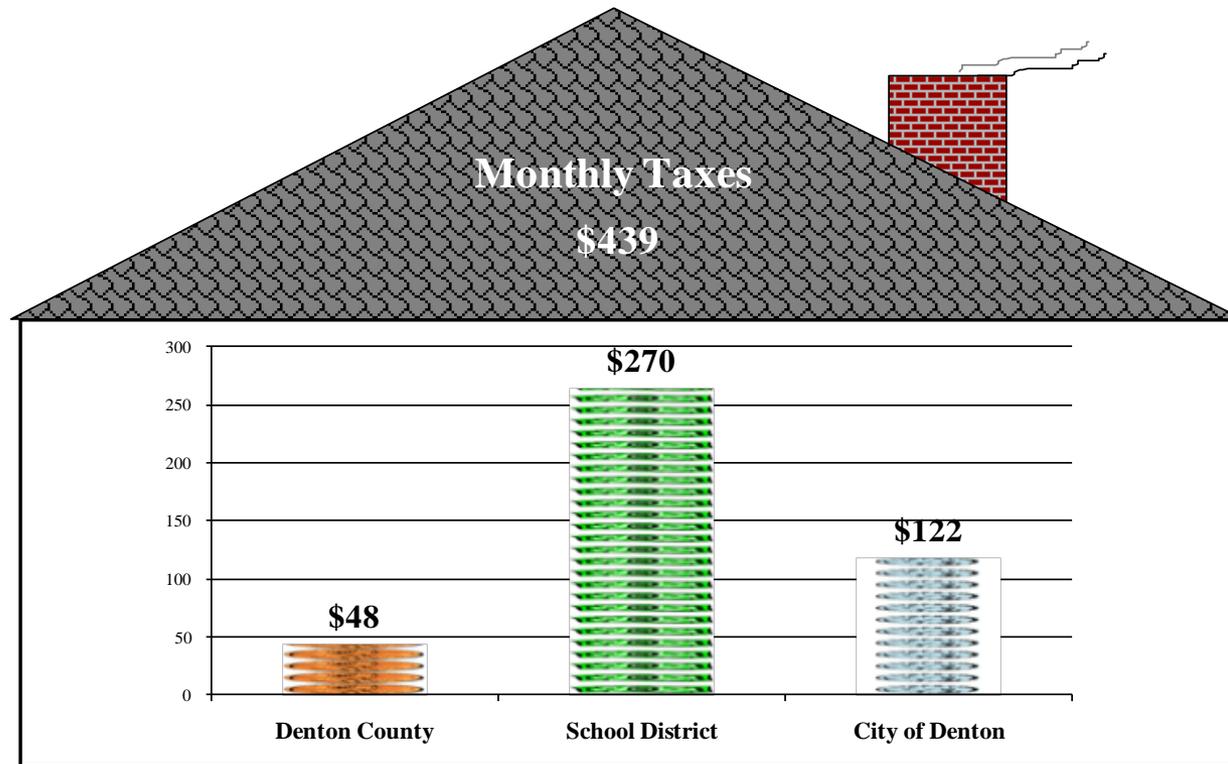
Based on the Average \$211,379 Denton County Home Value

* Proposed Tax Rates: Denton County \$0.2739 / Denton ISD \$1.53 / City of Denton \$0.689758

Denton County, Texas

Average Home Value/Monthly Taxes

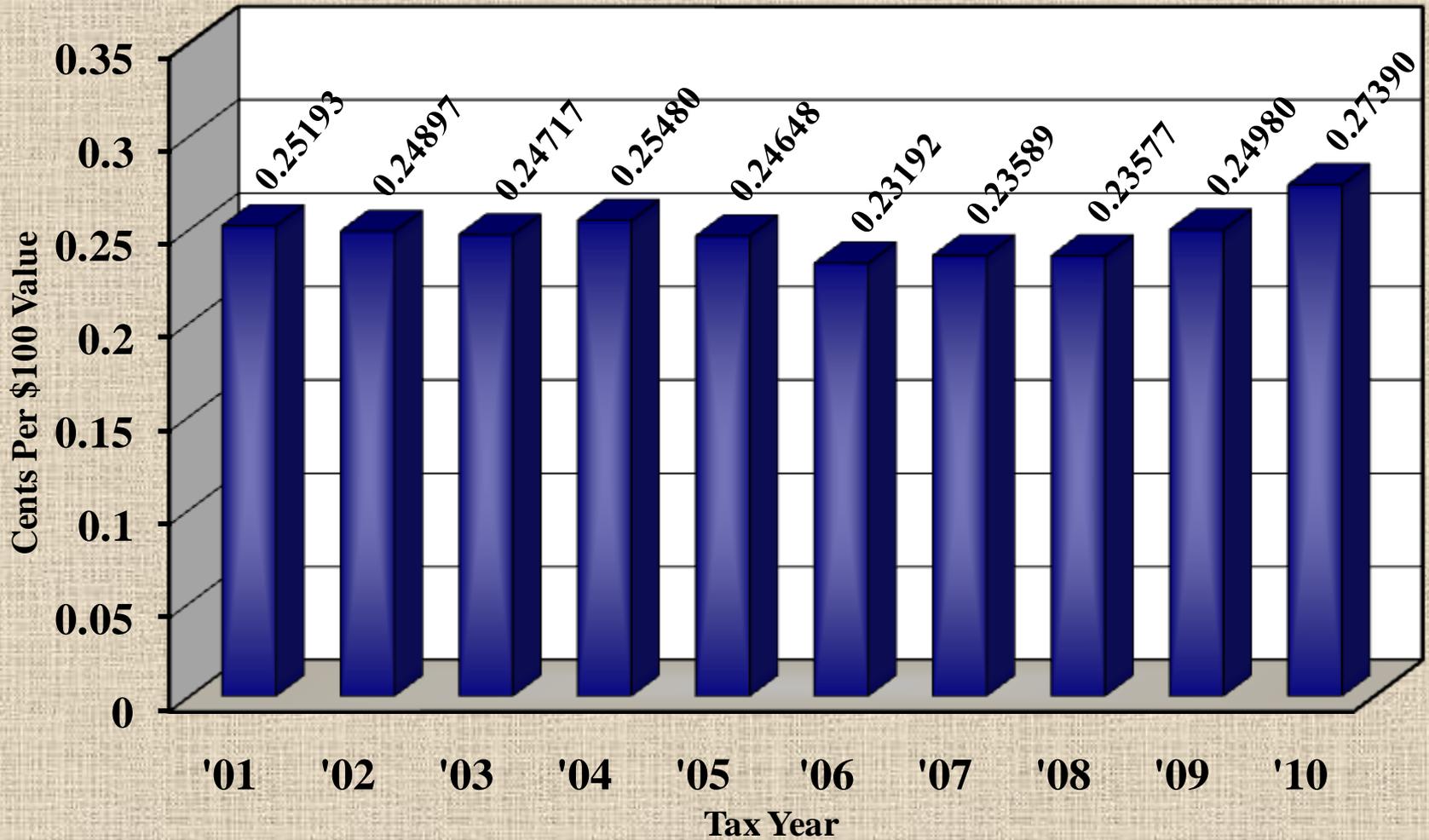
Based on the average Denton County Home Value of \$211,379



Based on proposed tax rates for each entity

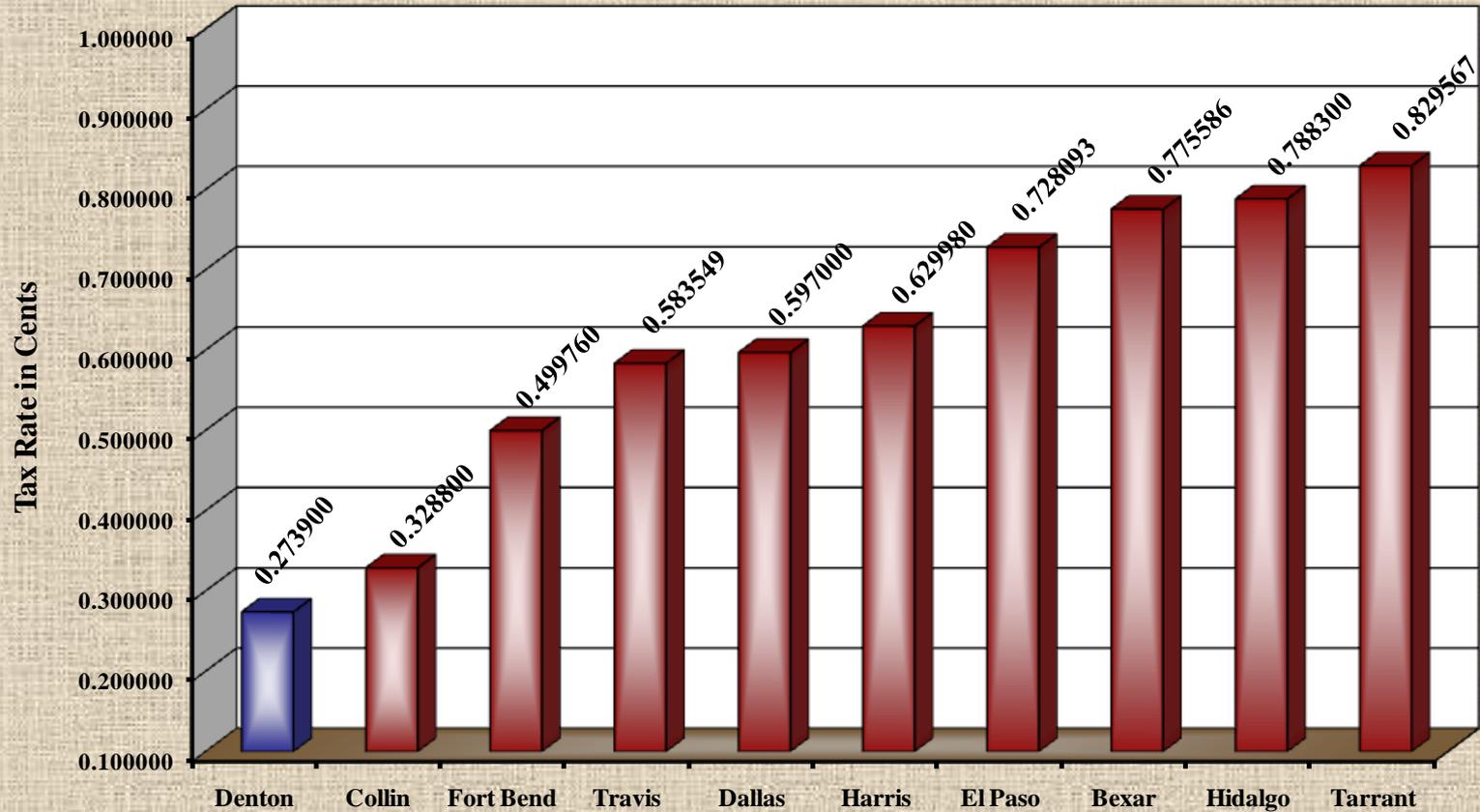
Denton County, Texas

Ten-Year Tax Rate History



Denton County, Texas

Comparison of Top 10 Texas Counties County-Wide Tax Rates

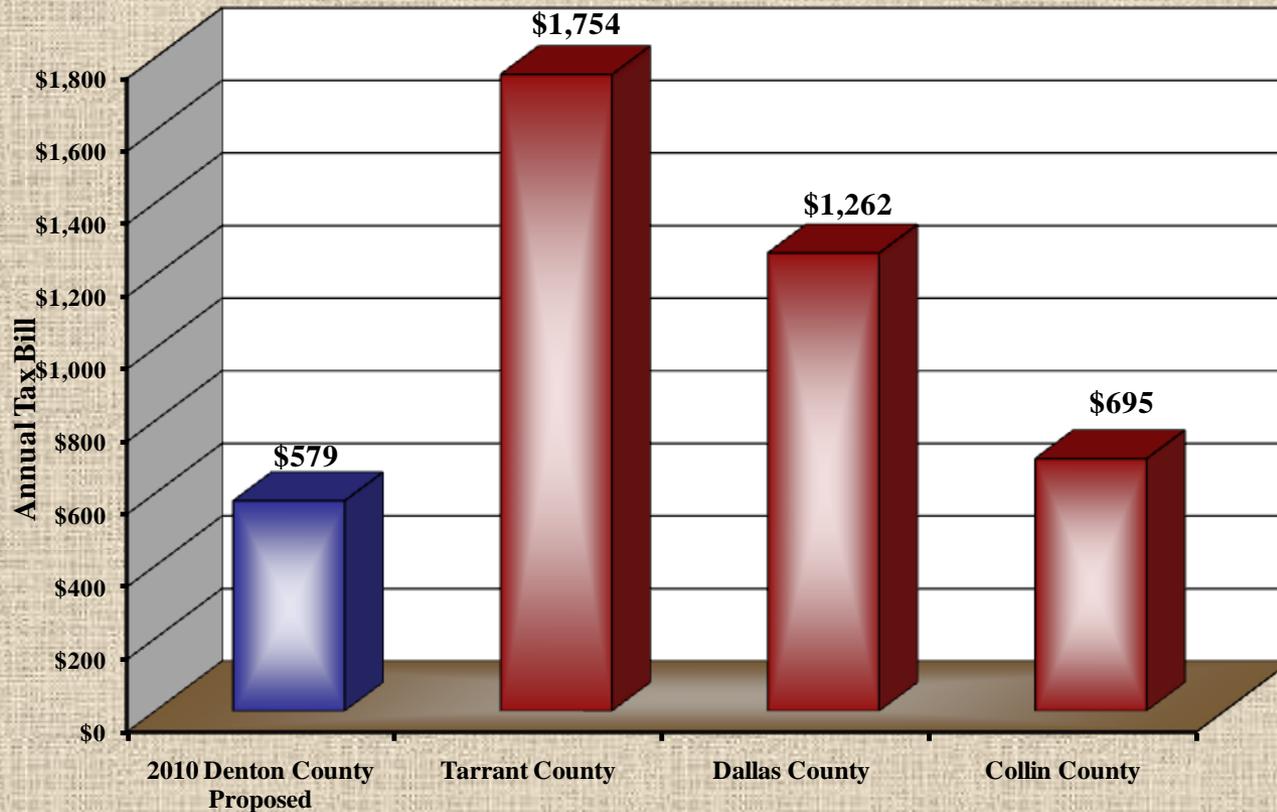


Denton County tax rate is the proposed rate for FY11. Other counties tax rates are the existing rates.

Includes tax rates assessed county-wide for the county including: Hospital District, Community College, Flood Control, Port Authority, etc.

Denton County, Texas Tax Bill Comparison

Based on Denton County's average home value of \$211,379



This chart reflects Denton County's proposed tax rate compared to the current tax rate of the other counties.

Top 10 Counties Tax Rate and Employees per Capita Comparison

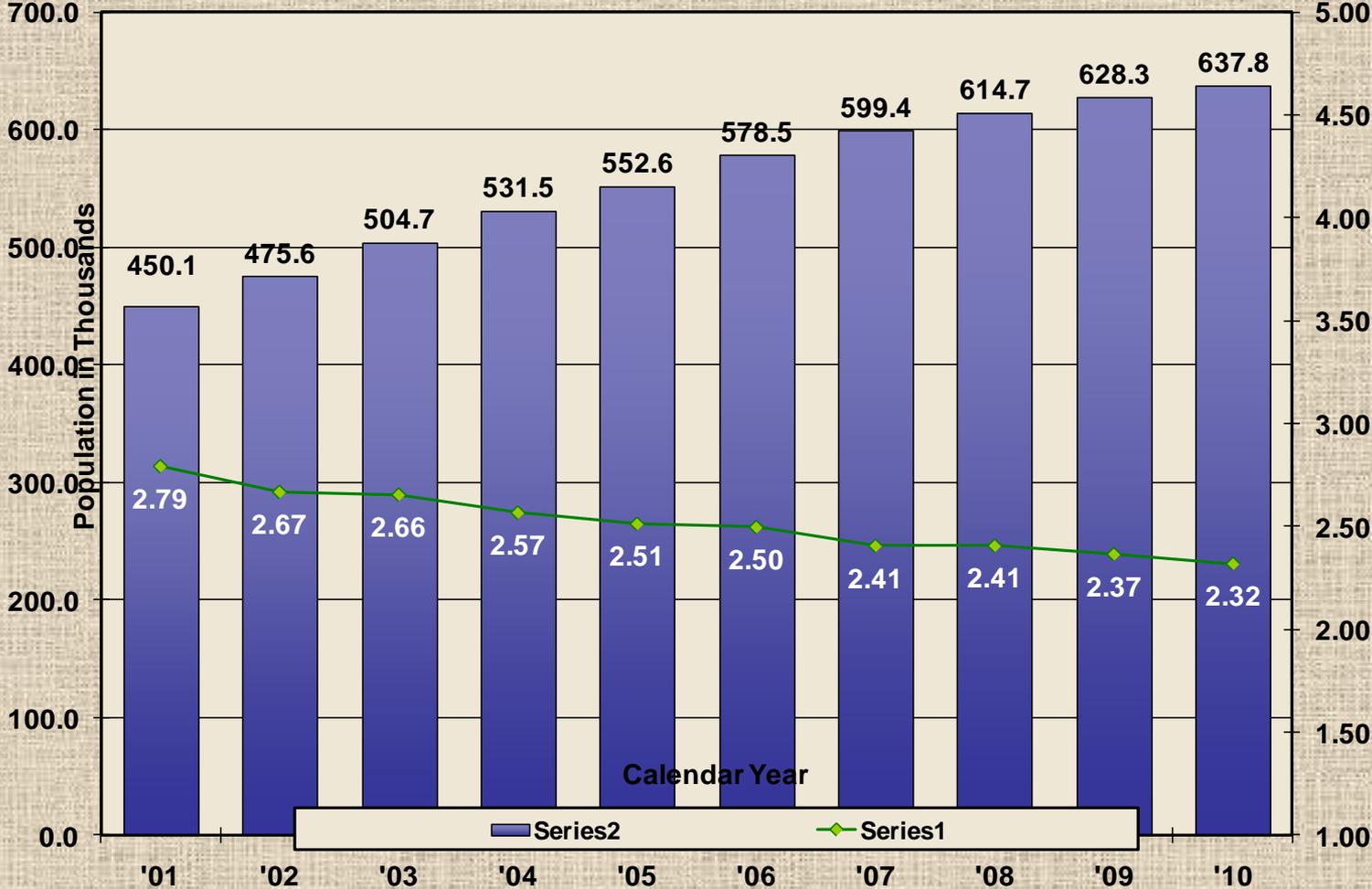
County	Total County-Wide Tax Rates per \$100 Valuation	Total # Emp. Per 1,000 Cty Residents
Denton	0.273900	2.32
Collin	0.328800	2.35
Fort Bend	0.499760	3.66
Travis	0.583549	4.50
Dallas	0.597000	2.68
Harris	0.629980	4.34
El Paso	0.728093	3.71
Bexar	0.775586	2.92
Hidalgo	0.788300	4.10
Tarrant	0.829567	2.55

Denton County information is based on the proposed tax rate, current population data and proposed number of employees. Information for other counties is based on FY10 data.

Includes tax rates assessed county-wide for the county including: Hospital District, Community College, Flood Control, Port Authority, etc.

Denton County, Texas

Number of Employees per Capita



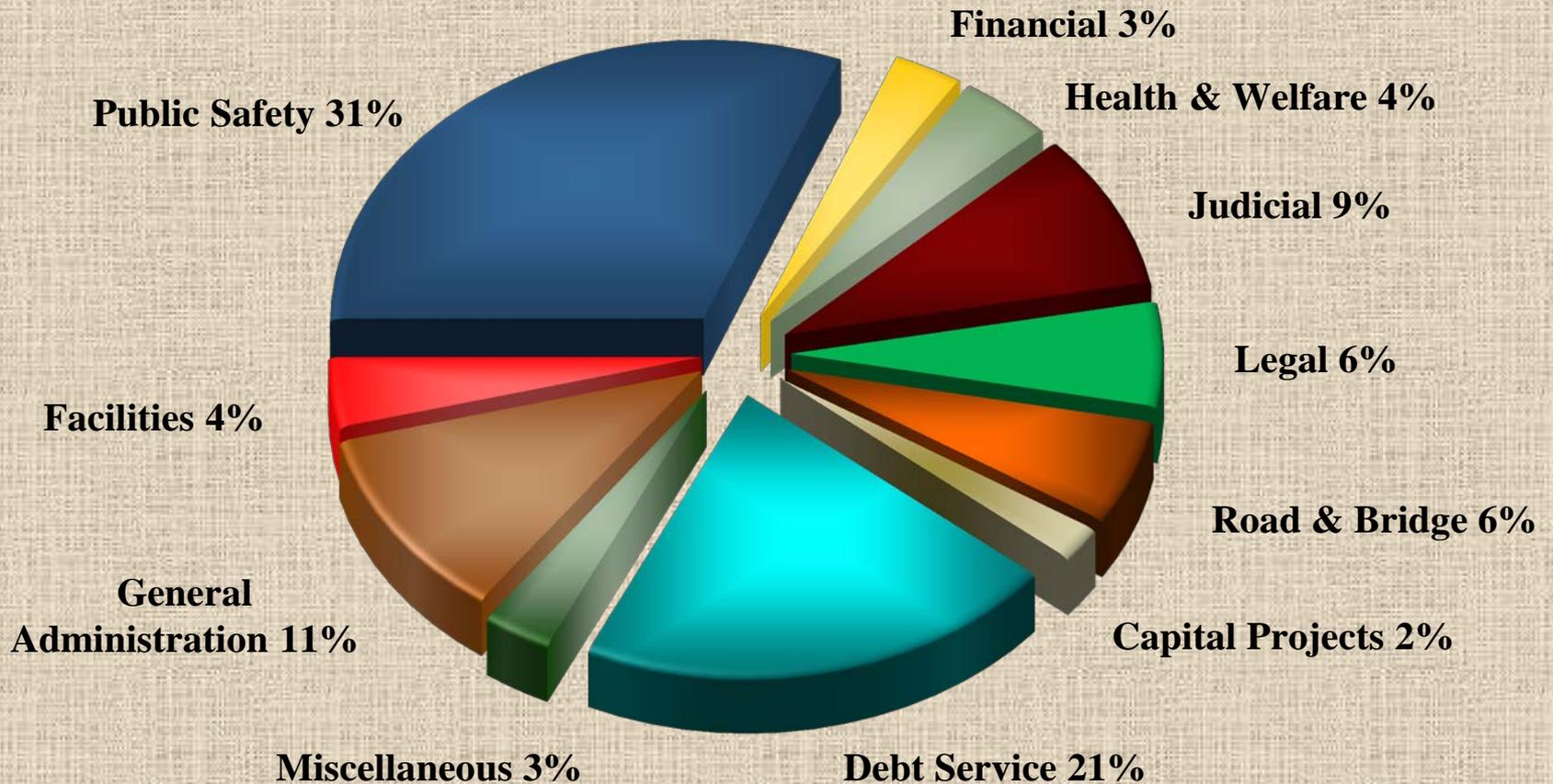
Functions of Denton County

- **Public Safety**
 - County Jail and Jail Health
 - Sheriff's Department
 - Adult and Juvenile Probation
 - (6) Constables
 - Fire and Ambulance Services
 - Emergency Management/Homeland Security
- **County Roads and Bridges**
- **Judicial/Legal** - Criminal Justice System
 - (21) District, County, & Justice of the Peace Courts
 - Criminal District Attorney
 - District Clerk and Jury Services
 - Medical Examiner Services
 - Security Services
- **Debt Service** – Long Term Debt
 - Roads and Bridges
 - County Facilities
- **Capital Projects**
- **Miscellaneous**
- **Health and Welfare**
 - Health Dept-Clinical & Environmental
 - Child Protective Services
 - Indigent Health Care
- **Financial**
 - County Auditor
 - County Treasurer
 - Tax Assessor/Collector
 - Motor Vehicle Registration/Property Taxes
 - Budget Office
- **General Administration**
 - County Clerk
 - Commissioners Court
 - Human Resources
 - Purchasing
 - Information Services
 - Elections
 - Veterans Service
- **Facilities Management**

Denton County, Texas

Expense Summary by Function

\$196,785,911



Denton County, Texas

Proposed Budget FY 2011 – Major Changes

- **Increased Debt Service Payments-Voter Approved Projects**
- **No Raises for Employees**
- **Employee Health Insurance and Retirement Rate Increases**
- **New Employees: 18 Requested – 9 Proposed**
 - Includes 6 for a New District Court effective January 1, 2011 and 3 others
- **Deleted 3 Positions**
- **Repairs and Maintenance Expenses**
- **Juvenile Grant Funding**
- **Indigent Care**
- **Prisoner Medical Care**
- **Out of County Prisoner Housing Contingency**
- **Capital Replacement Fund Transfer**
- **Reductions in Various Departmental Operating Budgets**

Denton County, Texas

- **Increased Debt Service Payments-Voter Approved Road Projects**

– TRIP ‘08 Roads, County Judge	\$ 9,120,000
– County Roads, Pct #1	9,942,943
– TRIP ‘08 Roads, Pct #1	<u>8,647,000</u>
– Sub-Total, Roads, Pct #1	\$ 18,589,943
– TRIP ‘08 Roads, Pct #2	\$ 6,245,000
– TRIP ‘08 Roads, Pct #3	\$ 6,458,534
– County Roads, Pct #4	6,408,400
– TRIP ‘08 Roads, Pct #4	<u>12,893,600</u>
– Sub-Total, Roads, Pct #4	\$ 19,302,000
– Miscellaneous TRIP ‘08 Roads	\$ 244,666
– TRIP ‘04 Road Projects	\$ 44,860,000
– <i>TOTAL ROAD PROJECTS</i>	<u>\$104,820,143</u>

Denton County, Texas

- **Increased Debt Service Payments-Voter Approved Building Projects**

– Fiber Optic Construction	\$ 877,880
– New Lewisville Government Center	\$ 8,528,469
– Juvenile Probation Multipurpose Facility	\$ 11,614,749
– Juvenile Detention Expansion	\$ 7,171,113
– Lee Walker Government Ctr. Renovations	<u>\$ 6,307,646</u>
– <i>GRAND TOTAL BUILDING PROJECTS</i>	<u>\$ 34,499,857</u>

Denton County, Texas

- **Summary of Voter Approved Projects Included in Debt Service Payments for FY2011:**

– County Roads	\$ 16,351,343
– TRIP ‘08 Roads	\$ 43,608,800
– TRIP ‘04 Roads	\$ 44,860,000
– Building/Technology Projects	<u>\$ 34,499,857</u>
– <i>TOTAL VOTER APPROVED PROJECTS</i>	<u><i>\$ 139,320,000</i></u>

Denton County, Texas

November 4, 2008 Bond Election Results

Proposition #1

Road Projects @ \$310 million received 68.22% voter approval

Proposition #2

Building Projects @ \$185 million received 52.25% voter approval

Total Projects approved by the voters totaled \$495 million

Denton County, Texas

- **The entire tax rate increase above the calculated effective tax rate is for voter approved debt projects.**

Total Taxable Value in Denton County = \$ 51,721,875,628

Total Tax Levy on Effective Tax Rate = \$ 136,511,615

Total Tax Levy on Proposed Tax Rate = \$ 141,666,217

Actual Variance = \$ 5,154,602

Property Tax Increase for Debt Service = \$ 5,200,000

Variance = \$ (45,398) *

*** (less than actual increase for voter approved projects)**

Questions / Comments

Public Participation

- Questions or comments
- Invite public input on the proposed tax rate

At the Conclusion of the Public Hearing

Announce the date, time and place that the proposed tax rate will be adopted.

Recommend scheduling adoption of the tax rate for Tuesday, September 7, 2010 at 10:15am at the Courthouse on the Square, in the Commissioners Courtroom, 110 West Hickory, Denton, Texas.

An additional ¼ page notice will be posted in the Denton Record Chronicle, on our web site, and on the Charter Communication free access cable television channel.

Additional Information

Proposed budget will be on file in the Budget Office, County Clerk and County Auditor's Office and will be posted on the main page of the web site by Wednesday, September 1, 2010.

Public Hearing on the Proposed Budget - 10:00am on Tuesday September 7, 2010 at the Courthouse-on-the-Square in the Commissioners Courtroom.

Adoption of the budget is scheduled immediately following the public hearing.

Adoption of the tax rate will follow adoption of the budget and the rate is scheduled for adoption at 10:15am on September 7, 2010.