

Marcus Vajdos, Mayor  
Steve Bass  
David Dominy

Allen Carpenter, Mayor Pro Tem  
John Lisenby  
Joy McCormack



**Notice is Hereby Given of a Special Meeting of the City Council City of Spring Valley Village, Texas, 1025 Campbell Road, Spring Valley Village, Texas, in the Council Chambers, September 30, 2025, beginning at 6:00 PM. For the Purpose of Considering and Acting upon the Following Items of Business:**

A quorum of the Mayor and Council Members will be physically present. Some Council Members may participate by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code.

The meeting agenda and agenda packet are posted online at [www.springvalleytx.com](http://www.springvalleytx.com). In accordance with Texas Government Code, Sec. 551.127, on a regular, non-emergency basis, Councilmember may attend and participate in a meeting remotely by video conference. Should such attendance transpire, a quorum of the Council will be physically present at the location noted above on this agenda.

The video link to this meeting is: <https://us02web.zoom.us/j/83548286858>

The public toll-free dial-in numbers to participate in the telephonic meeting are 1-346-248-7799 (Houston), 1-253-215-8782 (US), and 1-301-715-8592 (US); enter the Meeting ID: 835 4828 6858 and #.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

**1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**

**2. NEW BUSINESS**

**2.1 CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Setting A Maintenance and Operations Tax Rate of \$0.34482 Per \$100 of Assessed Valuation for the Fiscal Year beginning October 1, 2025 through September 30, 2026.

**2.2 CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Setting A Debt Service Tax Rate of \$0.05018 Per \$100 of Assessed Valuation for the Fiscal Year beginning October 1, 2025 through September 30, 2026

**3. ADJOURNMENT**

Agenda items may not necessarily be considered in the order that they appear. With regard to any item, Council may take various actions, including but not limited to rescheduling an item in its entirety or for particular action at a future date or time.

The City Council reserves the right to convene in executive session from time to time as deemed necessary during this meeting to discuss any of the matters listed in the agenda, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts & Donations), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices) or 551.087 (Deliberations Regarding Economic Development Negotiations).

I certify that a copy of the September 30, 2025, agenda of items to be considered by City Council was posted on or before the 23rd day of September 2025, at 6:00 p.m. pursuant to the Open Meetings Act, Chapter 551 of the Texas Government Code.

Attest:

  
\_\_\_\_\_  
Jasmin Torres  
City Secretary



In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. To better serve attendees, requests for accommodations or interpretive services should be made 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308, Fax 713-461-7969, or [Email Jasmin Torres](mailto:Jasmin.Torres@springvalleyvillage.com) for further information.



## Spring Valley Village City Council Agenda Item Data Sheet

**MEETING DATE:** September 30, 2025  
**SUBMITTING STAFF:** Jasmin Torres, City Secretary  
**SUBJECT:** **CONSIDERATION AND POSSIBLE ACTION**  
**CONCERNING:** Setting A Maintenance and Operations Tax Rate of \$0.34482 Per \$100 of Assessed Valuation for the Fiscal Year beginning October 1, 2025 through September 30, 2026.

**BACKGROUND:** Pursuant to Tax Code 26.05(a), the Council must adopt the maintenance and operations tax rate by official action, and the rate must equal the calculated and described maintenance and operations tax rate outlined in Section 26.04(e)(3)(c) of the Texas Tax Code.

Below is a comparison of property tax bills, total Spring Valley Village property tax which includes maintenance and operations and debt service property tax rates, on a median valued homestead:

Tax Year 2024 Property Tax Bill on Median Valued Homestead for Current Fiscal Year - FY 2024-2025:  
\$3,783.67

Estimated Tax Year 2025 Property Tax Bill for the Upcoming Fiscal Year - 2025-2026 if the City of Spring Valley Village Adopts the Proposed Budget and Tax Rate: \$4,079.95

Estimated Tax Year 2025 Property Tax Bill for the Upcoming Fiscal Year - 2025-2026 if the City of Spring Valley Village Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate: \$4,316.55

The Tax Year 2025 maintenance and operations tax rate calculated by the City's Tax Assessor/Collector is \$0.34482 per \$100 of assessed valuation. Therefore, staff recommends that Council set a maintenance and operations tax rate of \$0.34482 per \$100 of assessed valuation of all

taxable property within the corporate limits of the City for Tax Year 2025.

**ATTACHMENTS:** Ord No. 2025-XX - Tax Rate Adoption FY 2025-2026, Notice of Meeting, Property Tax Analysis FY26

**FUNDING:**

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description
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**RECOMMENDATION:** Staff recommends that the Council set a maintenance and operations tax rate as recommended above with the following motion: **I make a motion to approve setting a Maintenance and Operations Tax Rate of \$0.34482 per \$100 of assessed valuation of all taxable property within the corporate limits of the City for Tax Year 2025.**

**ORDINANCE NO. 2025-XX**

**AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE 2025 AD VALOREM TAX (DEBT) RATE AND LEVY OF \$0.050180 PER HUNDRED DOLLARS OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AND APPROVING THE 2025 AD VALOREM TAX (MAINTENANCE AND OPERATION) RATE AND LEVY OF \$0.344820 PER HUNDRED DOLLARS OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY; PROVIDING FOR THE ASSESSMENT, LEVY AND COLLECTION OF AD VALOREM TAXES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, FOR THE TAX YEAR 2025 AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, Section 26.05 of the Texas Tax Code provides that before the later of September 30<sup>th</sup>, or the 60<sup>th</sup> day after the date the certified appraisal roll is received by the taxing unit, the governing body of each taxing unit shall adopt a tax rate for the current tax year; and

**WHEREAS**, such Section further provides that where the tax rate consists of two components (one which will impose the amount of taxes needed to pay the unit’s debt service and the other which will impose the amount of taxes needed to fund maintenance and operation expenditures of the unit for the next year), each of the components must be approved separately; and

**WHEREAS**, the proposed tax rate for the current tax year of the City of Spring Valley Village, Texas, consists of two components, a tax rate of \$0.050180 for the purpose of paying the accruing interest and to provide a sinking fund for payment of the indebtedness of the City, and a tax rate of \$0.344820 for the purpose of funding the maintenance and operation expenditures of the City for the next fiscal year; and

**WHEREAS**, the City Council has approved, by separate motions, the tax rate heretofore specified for each of said components;

**WHEREAS**, all notices and hearings required by law as a prerequisite to the passage, approval, and adoption of this Ordinance have been timely and properly given and held;

**WHEREAS**, a budget appropriating revenues generated by the collection of ad valorem taxes for the use and support of the municipal government of the City of Spring Valley Village has been approved and adopted by the Spring Valley Village City Council as required by Title Four (4), Section 102.009 of the Local Government Code; and

**WHEREAS**, it is necessary and appropriate for the City Council to adopt the 2025 Tax Rate for the City of Spring Valley Village, Texas.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:**

**Section 1.** The facts and recitations set forth in the preamble of this Ordinance are found to be true and correct and are hereby adopted, ratified and confirmed.

**Section 2.** There is hereby levied, for the Tax Year 2025, to fund the City's Fiscal Year 2025-2026 municipal budget, an ad valorem tax at the total rate of \$0.395000 on each One Hundred Dollars (\$100) of assessed valuation on all property, real, personal, and mixed, within the corporate limits of the City, upon which an ad valorem tax is authorized by law to be levied by the City of Spring Valley Village, Texas.

**Section 3.** Of such total tax levied in Section 2 hereof, \$0.344820 is levied to fund maintenance and operation expenditures of the City for the fiscal year beginning October 1, 2025. Of the total tax levied in Section 2 hereof, \$0.050180 is levied for the purpose of paying the interest on bonds, warrants, certificates of obligation, and other lawfully authorized evidences of indebtedness issued by the City of Spring Valley Village, Texas, and the various installments of principal due on bonds, warrants, certificates of obligation, and other lawfully authorized evidences of indebtedness issued by the City as such installments shall mature in the fiscal year beginning October 1, 2025.

**Section 4.** Ad valorem taxes levied hereby, in the total amount of \$0.395000 each One Hundred Dollars (\$100.00) of assessed valuation, as reflected by Sections 2 and 3 hereof, shall be due and payable on or before January 31, 2026. All ad valorem taxes due the City of Spring Valley Village, Texas, and not paid before February 1 following the year for which they were levied, shall bear penalty and interest as prescribed by the Texas Tax Code.

All taxes shall become a lien upon the property against which assessed and the Tax Assessor/Collector of the City of Spring Valley Village, Texas, shall, by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, for the payment of said taxes, penalty and interest.

**Section 5.** All ordinances and parts of ordinances inconsistent or in conflict herewith are hereby repealed to the extent of such conflict.

**Section 6.** In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council

of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**DULY PASSED, APPROVED AND ADOPTED** on this the 23<sup>rd</sup> day of September, 2025.

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Marcus Vajdos, Mayor  
City of Spring Valley Village, Texas

ATTEST:

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Jasmin Torres, City Secretary  
City of Spring Valley Village, Texas

# NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of \$0.395000 per \$100 valuation has been proposed by the governing body of City of Spring Valley Village.

PROPOSED TAX RATE	\$0.395000 per \$100
NO-NEW-REVENUE TAX RATE	\$0.417906 per \$100
VOTER-APPROVAL TAX RATE	\$0.485948 per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for City of Spring Valley Village from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that City of Spring Valley Village may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is not greater than the no-new-revenue tax rate. This means that City of Spring Valley Village is not proposing to increase property taxes for the 2025 tax year.

A PUBLIC MEETING TO VOTE ON THE PROPOSED TAX RATE WILL BE HELD ON September 23, 2025 AT 6:00PM AT Spring Valley Village Council Chambers, 1025 Campbell Road, Houston, TX 77055.

The proposed tax rate is also not greater than the voter-approval tax rate. As a result, City of Spring Valley Village 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 the members of the of City of Spring Valley Village at their offices or by attending the public meeting mentioned above.

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

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

**FOR the proposal:** Steve Bass Allen Carpenter  
David Dominy John Lisenby  
Joy McCormack

**AGAINST the proposal:**

**PRESENT** and not voting:

**ABSENT:** and not voting, Mayor Marcus Vajdos

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 Spring Valley Village last year to the taxes proposed to be imposed on the average residence homestead by City of Spring Valley Village this year.

	2024	2025	Change
<b>Total tax rate (per \$100 of value)</b>	\$0.395000	\$0.395000	increase of 0.000000 per \$100, or 0.00%
<b>Average homestead taxable value</b>	\$957,891	\$1,032,899	increase of 7.83%
<b>Tax on average homestead</b>	\$3,783.67	\$4,079.95	increase of 296.28, or 7.83%
<b>Total tax levy on all properties</b>	\$7,665,884	\$7,327,048	decrease of -338,836, or -4.42%

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For assistance with tax calculations, please contact the tax assessor for City of Spring Valley Village at Spring Branch ISD at 713-251-7960 or [taxoffice@springbranchisd.com](mailto:taxoffice@springbranchisd.com), or visit <https://www.springvalleytx.com/> for more information.

**City of Spring Valley Village**  
**FY 25/26 Proposed Property Tax Rate**  
**Comparison Between FY24/25 and FY25/26**

**Property Tax Rate Comparison**

<u>Actual/Proposed</u>	<u>FY24/25</u>	<u>FY25/26</u>	<u>Diff</u>	<u>% Diff</u>
Maintenance & Operations Rate	\$0.342678	\$0.344820	\$0.002142	0.63%
Debt Rate	\$0.052322	\$0.050180	-\$0.002142	-4.09%
Total Property Tax Rate	\$0.395000	\$0.395000	\$0.000000	0.00%

<u>Based on Truth in Taxation Worksheets</u>	<u>FY24/25</u>	<u>FY25/26</u>	<u>Diff</u>	<u>% Diff</u>
M&O Rate based on No New Revenue	\$0.361356	\$0.367726	\$0.006370	1.76%
Debt Rate	\$0.052322	\$0.050180	-\$0.002142	-4.09%
Spring Branch ISD Calculated NNR	\$0.413678	\$0.417906	\$0.004228	1.02%
Spring Branch ISD Calculated VAR	\$0.462493	\$0.485948	\$0.023455	5.07%

Actual Total City Tax Rate/Proposed on average Spring Valley Village home  
Average home value for FY24/25 and FY25/26 provided by Harris County Appraisal District.  
Values noted below are based on homes with homestead exemption.

	<u>FY24/25</u>	<u>FY25/26</u>	<u>Diff</u>	<u>% Diff</u>
Market Value	\$1,190,371.00	\$1,297,523.00	\$107,152.00	9.00%
Taxable Value	\$957,891.00	\$1,032,899.00	\$75,008.00	7.83%
<b>Total City of SVV Property Tax Owed</b>	<b>\$3,783.67</b>	<b>\$4,079.95</b>	<b>\$296.28</b>	<b>7.83%</b>

<b>Total SVV Property Tax Owed if NNR</b>	<b>\$3,962.58</b>	<b>\$4,316.55</b>	<b>\$353.96</b>	<b>8.93%</b>
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## Spring Valley Village City Council Agenda Item Data Sheet

<b>MEETING DATE:</b>	September 30, 2025
<b>SUBMITTING STAFF:</b>	Jasmin Torres, City Secretary
<b>SUBJECT:</b>	<b>CONSIDERATION AND POSSIBLE ACTION</b> <b>CONCERNING:</b> Setting A Debt Service Tax Rate of \$0.05018 Per \$100 of Assessed Valuation for the Fiscal Year beginning October 1, 2025 through September 30, 2026

<b>BACKGROUND:</b>	<p>Pursuant to Tax Code 26.05(a), the Council must adopt the debt service tax rate by official action, and the rate must equal the calculated and described debt service tax rate outlined in Section 26.04(e)(3)(c) of the Texas Tax Code.</p> <p>Below is a comparison of property tax bills, total Spring Valley Village property tax which includes maintenance and operations and debt service property tax rates, on a median valued homestead:</p> <p style="margin-left: 40px;">Tax Year 2024 Property Tax Bill on Median Valued Homestead for Current Fiscal Year - FY 2024-2025: \$3,783.67</p> <p style="margin-left: 40px;">Estimated Tax Year 2025 Property Tax Bill for the Upcoming Fiscal Year - 2025-2026 if the City of Spring Valley Village Adopts the Proposed Budget and Tax Rate: \$4,079.95</p> <p style="margin-left: 40px;">Estimated Tax Year 2025 Property Tax Bill for the Upcoming Fiscal Year - 2025-2026 if the City of Spring Valley Village Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate: \$4,316.55</p> <p>The Tax Year 2025 debt service tax rate calculated by the City's Tax Assessor/Collector is \$0.05018 per \$100 of assessed valuation. Therefore, staff recommends that Council set a debt service tax rate of \$0.05018 per \$100 of assessed valuation of all taxable property within the corporate limits of the City for Tax Year 2025.</p>
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**ATTACHMENTS:** None

<b>FUNDING:</b>					
Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

**RECOMMENDATION:** Staff recommends that the Council set a debt service tax rate as recommended above with the following motion: **I make a motion to approve setting a Debt Service Tax Rate of \$0.05018 per \$100 of assessed valuation of all taxable property within the corporate limits of the City for Tax Year 2025.**