



CITY OF OLMOS PARK

120 WEST EL PRADO DRIVE
OLMOS PARK, TEXAS 78212
(210) 824-3281

Members:

Erin Harrison, Mayor
Chris Pal-Freeman, Place 1
Juliana Decamps, Place 2
Sharon Plant, Place 3
James Griffin, Place 4
Will Brooks, Place 5

Staff:

Ashley Maus, City Manager
Irma Duran, City Secretary
Fidel Villegas, Police Chief
Michael Goodreau, Fire Chief
Gilbert DeLeon, Public Works Director

REGULAR CITY COUNCIL MEETING AGENDA

Notice is hereby given that the City Council for the City of Olmos Park, Texas will hold a meeting, open to the public, at Olmos Park City Hall at 120 W. El Prado Drive in Olmos Park, Texas on Tuesday, August 4, 2026 at 5:00 PM where the following items will be discussed:

CALL MEETING TO ORDER

1. Roll Call

PLEDGE OF ALLEGIANCE

CITIZENS TO BE HEARD

Citizens wishing to address the City Council for items not on the agenda will be received at this time. All members of the public wishing to speak during Citizens to be Heard must sign-up to speak prior to the start of the meeting. In accordance with the Texas Open Meetings Act, no action can or will be taken on issues raised under this portion of the meeting. Please state your name and address for the record and limit your remarks to a period not to exceed three minutes. All remarks shall be addressed to the City Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the City Council may be requested to leave the meeting.

REGULAR AGENDA

2. Discussion and possible action to set a proposed Ad Valorem Tax Rate
3. Discussion and possible action to set a public hearing on the FY 2026-2027 Budget for Monday, September 14, 2026
4. Discussion and possible action to set a public hearing on the proposed Ad Valorem Tax Rate for Monday, September 14, 2026

ANNOUNCEMENTS FROM COUNCIL MEMBERS

ADJOURN

CERTIFICATE OF NOTICE

I hereby certify that the above Notice of Meeting was posted on the bulletin board at Olmos Park City Hall and to the City website at www.olmospark.org at 5:00 PM on July 29, 2026.



Irma Duran
City Secretary

The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, Consultation with Attorney, §551.072, Deliberations about Real Property, §551.073, Deliberations about Gifts and Donations, §551.074, Personnel Matters, §551.076, Deliberations about Security Devices. Action, if any, will be taken in open session.

City Council Meeting

Agenda Item 2

Date: August 4, 2026

Submitted By:	Staff
Agenda Items:	Discussion and possible action to set a proposed Ad Valorem Tax Rate
Description:	The purpose of this agenda item is to set the proposed Ad Valorem Tax Rate for Fiscal Year 2026-2027, beginning on October 1, 2026. The rate that is adopted at this meeting is not the final tax rate for the year, but rather is a ceiling, meaning that you can adopt a rate at or below that rate but cannot exceed it. The tax rate options, calculated based on the city's property values, are the No New Revenue Rate and the Voter Approval Rate. The No New Revenue Rate is the rate that would produce the same amount of revenues received in the previous year, if applied to the same properties taxed in both years. The Voter Approval Rate is the rate that would produce about 3.5% more revenue than the year before. It is called the Voter Approval Rate because, if exceeded, the voters can petition for an election on the tax rate increase. There are other rate options, including the De Minimis Rate and the 8% De Minimis Rate, but these include an accelerated budget and tax rate timeline. The current tax rate for Fiscal Year 2025-2026 is \$0.511411 per \$100 valuation. For the upcoming Fiscal Year (2026-2027), the new tax rate calculations based on property values are as follows: No New Revenue Rate: \$0.531886 per \$100 valuation. The No New Revenue Rate would produce \$4,124,662 in M&O Revenue (not including debt service). Voter Approval Rate: \$0.555624 per \$100 valuation. The Voter Approval Rate would produce \$4,282,800 in M&O Revenue (not including debt service). The M&O difference between the No New Revenue Rate and the Voter Approval Rate is \$158,138.
Action Requested:	Staff recommendation is to act to set the proposed Ad Valorem Tax Rate at the Voter Approval Rate. This rate preserves Council's optionality during future tax rate and budget discussions as the Council can choose to set a rate at this rate or lower but cannot go above the amount proposed today. Proposed Motion Language: I move to set the proposed Ad Valorem Tax Rate for Fiscal year 2026-2027 at \$0.555624 per \$100 valuation, which is the Voter Approval Tax Rate. (Record Vote)
Attachments:	• Certified Tax Roll • Updated Budget Calendar

2026 CERTIFIED TOTALS

Property Count: 1,096

34 - CITY OF OLMOS PARK
ARB Approved Totals

7/18/2026 10:13:57AM

Land		Value			
Homesite:		388,641,163			
Non Homesite:		73,720,024			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	462,361,187
Improvement		Value			
Homesite:		522,361,081			
Non Homesite:		31,479,709	Total Improvements	(+)	553,840,790
Non Real		Count	Value		
Personal Property:	170		12,135,266		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	12,135,266
					1,028,337,243
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 1,028,337,243
Productivity Loss:	0		0	Homestead Cap	(-) 614,192
				23.231 Cap	(-) 3,107,183
				Assessed Value	= 1,024,615,868
				Total Exemptions Amount	(-) 51,181,761
				(Breakdown on Next Page)	
				Net Taxable	= 973,434,107

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	332,992,904	326,908,724	1,127,994.55	1,128,192.68	286		
Total	332,992,904	326,908,724	1,127,994.55	1,128,192.68	286	Freeze Taxable	(-) 326,908,724
Tax Rate	0.5114110						
						Freeze Adjusted Taxable	= 646,525,383

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,434,396.48 = 646,525,383 * (0.5114110 / 100) + 1,127,994.55

Calculated Estimate of Market Value: 1,028,337,243
 Calculated Estimate of Taxable Value: 973,434,107

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2026 CERTIFIED TOTALS

Property Count: 1,096

34 - CITY OF OLMOS PARK
ARB Approved Totals

7/18/2026

10:15:05AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	154	0	6,317,909	6,317,909
145D	8	0	420,840	420,840
145D1	6	0	172,620	172,620
145F	2	0	125,000	125,000
DV1	1	0	5,000	5,000
DV2	1	0	7,500	7,500
DV3S	1	0	10,000	10,000
DV4	16	0	156,000	156,000
DV4S	2	0	12,000	12,000
DVHS	11	0	11,377,960	11,377,960
DVHSS	1	0	1,005,370	1,005,370
EX-XV	13	0	26,524,366	26,524,366
LVE	19	2,107,720	0	2,107,720
OV65	299	2,929,476	0	2,929,476
OV65S	1	10,000	0	10,000
PPV	1	0	0	0
Totals		5,047,196	46,134,565	51,181,761

2026 CERTIFIED TOTALS

Property Count: 43

34 - CITY OF OLMOS PARK
Under ARB Review Totals

7/18/2026 10:13:57AM

Land		Value			
Homesite:		8,248,572			
Non Homesite:		1,078,310			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	9,326,882
Improvement		Value			
Homesite:		13,755,051			
Non Homesite:		133,889	Total Improvements	(+)	13,888,940
Non Real		Count	Value		
Personal Property:	1		258		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 258
			Market Value	=	23,216,080
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	23,216,080
Productivity Loss:	0	0	Homestead Cap	(-)	117,230
			23.231 Cap	(-)	0
			Assessed Value	=	23,098,850
			Total Exemptions Amount (Breakdown on Next Page)	(-)	152,258
			Net Taxable	=	22,946,592

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,155,550	1,155,550	4,778.36	4,778.36	1		
OV65	6,917,170	6,775,170	25,331.07	25,331.07	13		
Total	8,072,720	7,930,720	30,109.43	30,109.43	14	Freeze Taxable	(-) 7,930,720
Tax Rate	0.5114110						
						Freeze Adjusted Taxable	= 15,015,872

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
106,902.25 = 15,015,872 * (0.5114110 / 100) + 30,109.43

Calculated Estimate of Market Value:	22,235,232
Calculated Estimate of Taxable Value:	21,834,214
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2026 CERTIFIED TOTALS

Property Count: 43

34 - CITY OF OLMOS PARK
Under ARB Review Totals

7/18/2026

10:15:05AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1	0	258	258
DP	1	0	0	0
DV3	1	0	10,000	10,000
DV4	1	0	12,000	12,000
OV65	13	130,000	0	130,000
Totals		130,000	22,258	152,258

2026 CERTIFIED TOTALS

Property Count: 1,139

34 - CITY OF OLMOS PARK
Grand Totals

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Land		Value			
Homesite:		396,889,735			
Non Homesite:		74,798,334			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	471,688,069
Improvement		Value			
Homesite:		536,116,132			
Non Homesite:		31,613,598	Total Improvements	(+)	567,729,730
Non Real		Count	Value		
Personal Property:	171		12,135,524		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 12,135,524
			Market Value	=	1,051,553,323
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	1,051,553,323
Productivity Loss:	0	0	Homestead Cap	(-)	731,422
			23.231 Cap	(-)	3,107,183
			Assessed Value	=	1,047,714,718
			Total Exemptions Amount (Breakdown on Next Page)	(-)	51,334,019
			Net Taxable	=	996,380,699

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,155,550	1,155,550	4,778.36	4,778.36	1		
OV65	339,910,074	333,683,894	1,153,325.62	1,153,523.75	299		
Total	341,065,624	334,839,444	1,158,103.98	1,158,302.11	300	Freeze Taxable	(-) 334,839,444
Tax Rate	0.5114110						
						Freeze Adjusted Taxable	= 661,541,255

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,541,298.73 = 661,541,255 * (0.5114110 / 100) + 1,158,103.98

Calculated Estimate of Market Value: 1,050,572,475
 Calculated Estimate of Taxable Value: 995,268,321

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2026 CERTIFIED TOTALS

Property Count: 1,139

34 - CITY OF OLMOS PARK
Grand Totals

7/18/2026

10:15:05AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	155	0	6,318,167	6,318,167
145D	8	0	420,840	420,840
145D1	6	0	172,620	172,620
145F	2	0	125,000	125,000
DP	1	0	0	0
DV1	1	0	5,000	5,000
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV3S	1	0	10,000	10,000
DV4	17	0	168,000	168,000
DV4S	2	0	12,000	12,000
DVHS	11	0	11,377,960	11,377,960
DVHSS	1	0	1,005,370	1,005,370
EX-XV	13	0	26,524,366	26,524,366
LVE	19	2,107,720	0	2,107,720
OV65	312	3,059,476	0	3,059,476
OV65S	1	10,000	0	10,000
PPV	1	0	0	0
Totals		5,177,196	46,156,823	51,334,019

2026 CERTIFIED TOTALS

Property Count: 1,096

34 - CITY OF OLMOS PARK
ARB Approved Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	817	270.2207	\$7,692,940	\$911,379,489	\$892,280,144
B	MULTIFAMILY RESIDENCE	30	6.3770	\$0	\$19,383,952	\$19,371,952
C1	VACANT LOTS AND LAND TRACTS	15	5.7648	\$0	\$6,991,309	\$6,991,309
F1	COMMERCIAL REAL PROPERTY	54	17.0808	\$0	\$51,965,398	\$51,842,062
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$169,282	\$7,022
J7	CABLE TELEVISION COMPANY	3		\$0	\$571,650	\$439,120
L1	COMMERCIAL PERSONAL PROPE	154		\$0	\$8,878,494	\$2,502,498
L2	INDUSTRIAL AND MANUFACTURIN	10		\$0	\$365,583	\$0
X	TOTALLY EXEMPT PROPERTY	19	14.5539	\$0	\$28,632,086	\$0
Totals			313.9972	\$7,692,940	\$1,028,337,243	\$973,434,107

2026 CERTIFIED TOTALS

Property Count: 43

34 - CITY OF OLMOS PARK
Under ARB Review Totals

7/18/2026 10:15:05AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	41	3.9587	\$724,260	\$22,058,522	\$21,789,292
B	MULTIFAMILY RESIDENCE	1	0.6629	\$0	\$1,157,300	\$1,157,300
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$258	\$0
Totals			4.6216	\$724,260	\$23,216,080	\$22,946,592

2026 CERTIFIED TOTALS

Property Count: 1,139

34 - CITY OF OLMOS PARK
Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	858	274.1794	\$8,417,200	\$933,438,011	\$914,069,436
B	MULTIFAMILY RESIDENCE	31	7.0399	\$0	\$20,541,252	\$20,529,252
C1	VACANT LOTS AND LAND TRACTS	15	5.7648	\$0	\$6,991,309	\$6,991,309
F1	COMMERCIAL REAL PROPERTY	54	17.0808	\$0	\$51,965,398	\$51,842,062
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$169,282	\$7,022
J7	CABLE TELEVISION COMPANY	3		\$0	\$571,650	\$439,120
L1	COMMERCIAL PERSONAL PROPE	155		\$0	\$8,878,752	\$2,502,498
L2	INDUSTRIAL AND MANUFACTURIN	10		\$0	\$365,583	\$0
X	TOTALLY EXEMPT PROPERTY	19	14.5539	\$0	\$28,632,086	\$0
Totals			318.6188	\$8,417,200	\$1,051,553,323	\$996,380,699

2026 CERTIFIED TOTALS

Property Count: 1,139

34 - CITY OF OLMOS PARK
Effective Rate Assumption

7/18/2026 10:15:05AM

New Value

TOTAL NEW VALUE MARKET:	\$8,417,200
TOTAL NEW VALUE TAXABLE:	\$8,417,200

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	155	\$6,318,167
145D	11.145 (d) Multiple Situs, Leases	8	\$420,840
145D1	11.145 (d-1) Multiple Situs, Consignment	6	\$172,620
145F	11.145 (f) Single Situs, Related Business Entity	2	\$125,000
DV4	Disabled Veterans 70% - 100%	1	\$12,000
OV65	OVER 65	10	\$87,866
PARTIAL EXEMPTIONS VALUE LOSS		182	\$7,136,493
NEW EXEMPTIONS VALUE LOSS			\$7,136,493

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$7,136,493
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New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
659	\$1,153,852	\$1,110	\$1,152,742

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
659	\$1,153,852	\$1,110	\$1,152,742

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
659	\$990,000	\$0	\$990,000

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
659	\$990,000	\$0	\$990,000

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
43	\$23,216,080	\$21,834,214

2026 CERTIFIED TOTALS
34 - CITY OF OLMOS PARK
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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City of Olmos Park
Budget and Tax Rate Calendar
Fiscal Year 2026-2027

Date	Activity	Assigned to	Notes
April 1, 2026 - May 6, 2026	Work with department heads on base budgets	Mayor & Staff	
Wednesday, April 15, 2026 Regular City Council Meeting	Approve Budget and Tax Rate Calendar	City Council	
Wednesday, May 20, 2026 Regular City Council Meeting	Present Budget Structure Overview Present Preliminary "Base" Budget Present Preliminary Revenue Estimates Discuss Possible Exceptional Items/Capital Expenditures	City Council	
Wednesday, June 17, 2026 Regular City Council Meeting	Updated Base Budgets Discuss Possible Exceptional Items/Capital Expenditures and preliminary Cost of Living Adjustments	City Council	
June 22, 2026 - June 26, 2026	Council One-on-one Budget Review Meetings	City Council & Staff	
Wednesday, July 15, 2026 Regular City Council Meeting	Present Preliminary Budget and Review Process of Adopting the Budget and Ad Valorem Tax Rate	City Council	
Budget and Tax Rate Adoption			
Saturday July 25, 2026	Certified Appraisal Rolls due to City from Bexar County Appraisal District (BCAD)	BCAD/ Staff	Per Texas Tax Code Chapter 26
Friday, July 31, 2026	Calculation of No-New-Revenue and Voter-Approval Tax Rates (By August 20)	Bexar County	Per Texas Tax Code Chapter 26
Once Calculations Approved	Post the approved Notice of Calculated Tax Rates on the home page of the website.	Staff	Texas Property Tax Code 26.04 e.
Tuesday, August 4, 2026 Special City Council Meeting	Discuss Tax Rates Vote on Proposed Ad Valorem Tax rate or Proposal for Tax Increase (Record vote). Vote to schedule Public Hearing on the Ad Valorem Tax Rate for Monday, September 14, 2026. (A public hearing on the tax rate is required if the proposed tax rate exceeds the lower of the no-new-revenue or voter-approval tax rate.) Vote to schedule Public Hearing on the Proposed Budget for Monday, September 14, 2026.	City Council	Per Texas Tax Code Chapter 26 MUST have at least 4 Council Members present.
Thursday, August 6, 2026	Deliver Proposed Budget to City Council; File proposed budget with City Secretary (Before 30th day before the tax levy is approved) and post to City Website	Staff	Per Local Government Code Title 4, Subtitle A, Chapter 102

Date	Activity	Assigned to	Notes
Thursday, August 6, 2026	Or as soon after as practicable, submit the certified tax rate calculation forms to the county assessor-collector.	Staff	Per Texas Tax Code Chapter 26
Thursday, August 6, 2026	Or as soon after as practicable, prepare the Notice of Tax Rates form (Website Notice 50-212, Notice about 2026 Tax Rates) and post on the home page of the website.	Staff	Per Texas Tax Code Chapter 26
Wednesday, August 19, 2026 Regular City Council Meeting	Discuss Tax Rates Staff to submit Appraisal Roll, Tax Rate Calculation to the City Council.	City Council	Per Texas Tax Code Chapter 26
Wednesday, August 26, 2026	Publish Notice of Public Hearing on Proposed Budget. (Must be published at least 10 days prior to Public Hearing adopting the budget.)	Staff	Per Local Government Code Title 4, Subtitle A, Chapter 102
Wednesday, September 2, 2026	Publish Notice of Public Hearing on Tax Increase (Must be published at least five days before public hearing. Must be posted on the home page of the website from the date published and must remain on the website until the public hearing is concluded.)	Staff	Per Texas Tax Code Chapter 26
Monday, September 14, 2026 Special City Council Meeting	Hold <u>Public Hearing on the Proposed Budget</u> (Budget Hearing shall be before the date of the tax levy per Tex. Loc. Gov't Code § 102.006(b).) Hold <u>Public Hearing on the Ad Valorem Tax Rate</u> (Public Hearing on the tax rate may not be earlier than 5 days after publishing notice of public hearing. The tax rate can be adopted at the conclusion of the public hearing but no more than 7 days after the public hearing.) Vote to postpone the final vote on the Ad Valorem Tax Rate until Wednesday, September 16, 2026.	City Council	Per Texas Tax Code Chapter 26 Meeting MUST be held between 9th and the 15th. If this day does not work, we will need to reschedule before notice is published. MUST have at least 4 Council Members present.
Wednesday, September 16, 2026 Regular City Council Meeting	Vote to <u>adopt Budget</u> . Vote to <u>ratify tax increase in budget (only if revenue increased)</u> . Vote to <u>adopt Ad Valorem Tax Rate</u> . Per the Tax Code, if adopting a tax rate that exceeds the no-new-revenue rate, there is special wording that must be used in the ordinance and in the motion to adopt.	City Council	MUST have at least 4 Council Members present.
Thursday, September 17, 2026	File Adopted Budget with City Secretary and post on City website.	Staff	Per Local Government Code Title 4, Subtitle A, Chapter 102
Thursday, September 17, 2026	If the City adopts a tax rate that exceeds the no-new-revenue tax rate, a statement must be posted on the home page of the website. If the City adopts a tax rate that exceeds the no-new-revenue M&O rate, then an additional statement must be posted on the home page of the website. The notice must remain on the home page of the website until tax statements are mailed.	Staff	Per Texas Tax Code Chapter 26

City Council Meeting
Agenda Item 3

Date: August 4, 2026

Submitted By:	Staff
Agenda Items:	Discussion and possible action to set a public hearing on the FY 2026-2027 Budget for Monday, September 14, 2026
Description:	The purpose of this item is to set the required hearing on the FY 2026-2027 Budget for the September 14, 2026 Special City Council Meeting at 6:00 p.m.
Action Requested:	To set a public hearing on the FY 2026-2027 Budget for Monday, September 14, 2026
Attachments:	None

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ACTION TAKEN BY COUNCIL

City Council Meeting
Agenda Item 4

Date: August 4, 2026

Submitted By:	Staff
Agenda Items:	Discussion and possible action to set a public hearing on the proposed Ad Valorem Tax Rate for Monday, September 14, 2026
Description:	The purpose of this item is to set the required hearing on the proposed Ad valorem tax rate for the September 14, 2026 Special City Council Meeting at 6:00 PM
Action Requested:	To set a public hearing on the proposed Ad Valorem Tax Rate for Monday, September 14, 2026 at 6:00 PM
Attachments:	None

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ACTION TAKEN BY COUNCIL