



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
SPECIAL MEETING
SEPTEMBER 5, 2023
6:00 P.M.

NOTICE is hereby given of a SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on SEPTEMBER 5, 2023, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Public Hearing on Proposed Budget for Fiscal Year October 1, 2023, to September 30, 2024
5. Possible Action on Proposed Budget for Fiscal Year October 1, 2023, to September 30, 2024, including but not limited to setting a Date, Time, and Place of Meeting for final approval of the budget.
6. Public Hearing on Proposed Ad Valorem Tax Revenue Increase
7. Possible Action on Proposed Ad Valorem Tax Rate including (a) adoption of a resolution setting an Ad Valorem tax rate for Fiscal Year October 1, 2023, to September 30, 2024, or (b) setting a Date, Time and Place of Meeting to Vote on the Ad Valorem Tax Rate
8. Comprehensive Plan Update - Edgar Sada, GrantWorks Planner
9. Executive Session: Pursuant to the Following Section of the Texas Government Code: Sections 551.071 and 551.074 To Consider the Reappointment, Employment, Evaluation, or Duties of the Town Administrator and to Consider a New Proposed Contract for The Town Administrator
10. Executive Session: Pursuant to the Following Section of the Texas Government Code: Section 551.074 To Consider the Reappointment, Employment, Evaluation, or Duties of the Police Chief
11. Possible action on matters discussed in Executive Session
12. Adjourn

Fred Blanco, Town Administrator



NOTE: Pursuant to Section 551.127, Texas Government Code, one or more Alderman may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Board of Aldermen of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the Window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on September 1, 2023 at 5:00 P.M. and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST:
Fred Blanco, Town Administrator

1. Call to Order

by Mayor Guerrero

2. Roll Call

by Isabel Perales

Alderman Alfredo Hernandez

Alderman Mark Johnson

Alderwoman Laura Kaechele

Alderman Marcos Ricoy

Alderman Javier Vera

Legal Counsel, David Irwin

Town Administrator, Fred Blanco

3. Invocation and Pledge

The pledge of allegiance to the United States Flag:

"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all."

AND the pledge of allegiance to the Texas State Flag:

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

4. Public Hearing on Proposed Budget for Fiscal Year October 1, 2023, to September 30, 2024

Town of Rancho Viejo, Texas
Notice of Public Hearing
Fiscal Year 2023-2024 Budget

This budget will raise more revenue from property taxes than last year's budget by \$333,837 or 25.964608%, and of that amount, \$21,112 is tax revenue to be raised from new property added to the roll this year.

The Board of Aldermen of the Town of Rancho Viejo, Texas, will hold a public hearing on the Fiscal Year 2023 – 2024 Proposed Budget on Tuesday, September 5, 2023, at 6:00 p.m. at 3301 Carmen Ave., Rancho Viejo, Texas 78575.

A copy of the proposed budget in its entirety is available for public inspection during normal business hours at the Town Municipal Office, 3301 Carmen Ave. Rancho Viejo, Texas 78575 and on the Town's web site at www.ranchoviejotexas.com.

Fred Blanco, MBA, TRMC
Town Administrator

5. Possible Action on Proposed Budget for Fiscal Year October 1, 2023, to September 30, 2024, including but not limited to setting a Date, Time, and Place of Meeting for final approval of the budget.

6. Public Hearing on Proposed Ad Valorem Tax Revenue Increase

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.450000 per \$100 valuation has been proposed by the governing body of TOWN OF RANCHO VIEJO.

| | |
|-------------------------|----------------------|
| PROPOSED TAX RATE | \$0.450000 per \$100 |
| NO-NEW-REVENUE TAX RATE | \$0.362027 per \$100 |
| VOTER-APPROVAL TAX RATE | \$0.409001 per \$100 |
| DE MINIMIS RATE | \$0.500026 per \$100 |

The no-new-revenue tax rate is the tax rate for the 2023 tax year that will raise the same amount of property tax revenue for TOWN OF RANCHO VIEJO from the same properties in both the 2022 tax year and the 2023 tax year.

The voter-approval rate is the highest tax rate that TOWN OF RANCHO VIEJO may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for TOWN OF RANCHO VIEJO exceeds the voter-approval rate for TOWN OF RANCHO VIEJO.

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for TOWN OF RANCHO VIEJO, the rate that will raise \$500,000, and the current debt rate for TOWN OF RANCHO VIEJO.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that TOWN OF RANCHO VIEJO is proposing to increase property taxes for the 2023 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 5, 2023 AT 6:00pm AT Town Hall, 3301 Carmen Ave. Rancho Viejo, TX 78575.

The proposed tax rate is greater than the voter-approval tax rate but not greater than the de minimis rate. However, the proposed tax rate exceeds the rate that allows voters to petition for an election under Section 26.075, Tax Code. If TOWN OF RANCHO VIEJO adopts the proposed tax rate, the qualified voters of the TOWN OF RANCHO VIEJO may petition the TOWN OF RANCHO VIEJO to require an election to be held to determine whether to reduce the proposed tax rate. If a majority of the voters reject the proposed tax rate, the tax rate of the TOWN OF RANCHO VIEJO will be the voter-approval tax rate of the TOWN OF RANCHO VIEJO.

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:

Javier Vera
Alfredo G. Hernandez
Mark A. Johnson

Laura G. Kaechele
Marcos Ricoy

AGAINST the proposal:

PRESENT and not voting: Maribel B. Guerrero

ABSENT:

Visit 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 TOWN OF RANCHO VIEJO last year to the taxes proposed to be imposed on the average residence homestead by TOWN OF RANCHO VIEJO this year.

| | 2022 | 2023 | Change |
|--|-------------|-------------|--------------------------------|
| Total tax rate (per \$100 of value) | \$0.450000 | \$0.450000 | increase of 0.000000, or 0.00% |
| Average homestead taxable value | \$223,634 | \$256,797 | increase of 33,163, or 14.83% |
| Tax on average homestead | \$1,006.35 | \$1,155.59 | increase of 149.24, or 14.83% |
| Total tax levy on all properties | \$1,286,304 | \$1,619,575 | increase of 333,271, or 25.91% |

For assistance with tax calculations, please contact the tax assessor for TOWN OF RANCHO VIEJO at (956) 350-4093 or fblanco@ranchoviejotexas.com, or visit www.ranchoviejotexas.com for more information.

7. Possible Action on Proposed Ad Valorem Tax Rate including (a) adoption of a resolution setting an Ad Valorem tax rate for Fiscal Year October 1, 2023, to September 30, 2024, or (b) setting a Date, Time, and Place of Meeting to Vote on the Ad Valorem Tax Rate

8. Comprehensive Plan Update - Edgar Sada, GrantWorks Planner

9. Executive Session: Pursuant to the Following Section of the Texas Government Code: Sections 551.071 and 551.074 To Consider the Reappointment, Employment, Evaluation, or Duties of the Town Administrator and to Consider a New Proposed Contract for The Town Administrator

10. Executive Session: Pursuant to the Following Section of the Texas Government Code: Section 551.074 To Consider the Reappointment, Employment, Evaluation, or Duties of the Police Chief

11. Possible action on matters discussed in Executive Session

12. Adjourn