



## NOTICE OF A PUBLIC MEETING

NOTICE is hereby given of a **PUBLIC HEARING** of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Monday, September 28, 2026, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

### Call to Order

1. Roll Call
2. Invocation and Pledge

### Public Comment

(The public is allowed 3 minutes per person to address the Board on any topic. There will be no discussion or formal action taken during this agenda item. The speaker must identify themselves before speaking with name and address.)

### Business Items (Discussion & Action)

3. Public Hearing on Proposed Budget for Fiscal Year October 1, 2026, to September 30, 2027.
4. Public Hearing on Proposed Ad Valorem Tax (Revenue) Increase for Fiscal Year October 1, 2026, to September 30, 2027.
5. Consideration/Adoption of Budget Ordinance for Fiscal Year October 1, 2026, to September 30, 2027.
6. Consideration/Ratification of the Property Tax (Revenue) Increase Reflected in the Budget for Fiscal Year October 1, 2026, to September 30, 2027.
7. Consideration/Adoption of Ordinance to Establish Ad Valorem Tax Rate to Provide for Budget Expenses for Fiscal Year 2026-2027.
8. Consideration/Adoption of Resolution Extending the Provisions of Section 33.07 of the Property Tax Code Which Enables the Governing Body to Assess an Additional Collection Penalty.
9. Consideration/ Action to Designate the Town of Rancho Viejo Town Hall as Early Voting and Election Day site for the General Elections. Early Voting October 19, 2026- October 30, 2026 and Election Day, November 3, 2026.
10. Consideration/ Action on Budget Amendment for FY 25-26- Streets Reserve- Cul-de-sac Phase I.

## Adjournment

11. Adjourn

  
Patty Flores, Town Administrator

*Note: Pursuant to Section 551.127, Texas Government Code, any Alderman may attend this meeting remotely using videoconferencing technology. During the portions of the meeting open to the public, the video and audio feed 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 PUBLIC HEARING 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 22, 2026, at 4:30 PM and which will be continuously posted for a period of three (3) business days prior to the date and time said meeting was convened.

ATTEST:

  
Patty Flores, Town Administrator



#3

## 2026-2027 Budget Amendment Request

This budget will raise more revenue from property taxes than last year's budget by \$217,390 or 14.04%, and of that amount \$8,639.87 is tax revenue to be raised from new property added to the roll this year.

|                         | 2027-2026 | 2025-2026 |
|-------------------------|-----------|-----------|
| No New Revenue Tax Rate | 0.403137  | 0.424194  |
| No New Revenue M&O Rate | 0.059443  | 0.385087  |
| Voter-Approval Tax Rate | 0.377079  | 0.440632  |
| Debt Rate               | -0.001435 | 0.064913  |
| De Minimis Rate         | 0.457366  | 0.559060  |
| Adopted Tax Rate        | 0.450000  | 0.450000  |

|                                                     |            |
|-----------------------------------------------------|------------|
| Debt Obligations Secured<br>By Property Tax (2026): | \$ 257,064 |
|-----------------------------------------------------|------------|

### BOARD OF ALDERMEN VOTE

AYES: Marcos Ricoy, Peter Harris, Javier Vera, Abelardo Gonzalez, Vanessa Villareal,

NAYS:

ABSTAINING:

PRESENT AND NOT VOTING: Mayor Todd Day

This budget will raise more revenue from property taxes than last year's budget by \$217,390 or 14.04%, and of that amount \$ 8,639.87 is tax revenue to be raised from new property added to the roll this year.

**Proposed Budget - 08/26/2026**  
**TOWN OF RANCHO VIEJO**  
**BUDGET**  
**2026-2027**

|                                            | BOARD<br>APPROVED<br>2025-2026 | PROPOSED<br>BUDGET<br>2026-2027 | ADOPTED<br>BUDGET<br>2026-2027 |
|--------------------------------------------|--------------------------------|---------------------------------|--------------------------------|
| <b>GENERAL FUND</b>                        |                                |                                 |                                |
| <b>REVENUES:</b>                           |                                |                                 |                                |
| 1820 Adm. Cost Recovered                   | \$ 15,000                      | \$ 67,000                       |                                |
| 1811.202 Ad Val. Tax 2021 and prior        | \$ -                           | \$ -                            |                                |
| 1811.2022 Ad Val. Tax 2022                 | \$ 1,500                       | \$ 200                          |                                |
| 1811.2023 Ad Val. Tax 2023                 | \$ 15,000                      | \$ 500                          |                                |
| 1811.2024 Ad Val. Tax 2024                 | \$ 33,000                      | \$ 8,000                        |                                |
| 1811.2025 Ad Val. Tax 2025 (1)             | \$ 1,548,672                   | \$ 25,000                       |                                |
| 1811.2026 Ad Val. Tax 2026 (3)             | \$ -                           | \$ 1,766,062                    |                                |
| 1811.2026 Ad Val. Tax 2026- 3.5% allowance | \$ (54,204)                    | \$ (61,812)                     |                                |
| 8111.3 Discount on Taxes                   | \$ (30,000)                    | \$ (25,000)                     |                                |
| 8111.3001 P&I on Taxes                     | \$ 17,200                      | \$ 18,000                       |                                |
| 1830 Alcohol & Beverage Tax                | \$ 10,000                      | \$ 10,000                       |                                |
| 1840 Building Permits                      | \$ 75,000                      | \$ 80,000                       |                                |
| 1850 Citations & Fines                     | \$ 80,000                      | \$ 85,000                       |                                |
| 1851 MC Tech Fund                          | \$ 1,500                       | \$ 1,500                        |                                |
| 8114.2009 State Costs & Fees               | \$ (27,000)                    | \$ (35,000)                     |                                |
| 1870 Franchise - Electrical                | \$ 75,000                      | \$ 75,000                       |                                |
| 1880 Franchise - Telephone                 | \$ 1,500                       | \$ 1,500                        |                                |
| 1890 Franchise - Cable TV                  | \$ 40,000                      | \$ 38,000                       |                                |
| 1900 Franchise - Gas                       | \$ 4,500                       | \$ 4,600                        |                                |
| 1905 Franchise - Solid Waste               | \$ 15,000                      | \$ 15,000                       |                                |
| 1910 Interest from Investments             | \$ 100,000                     | \$ 70,000                       |                                |
| 1920 Lien Revenue                          | \$ 1,000                       | \$ 1,500                        |                                |
| 1921 Interest from Liens                   | \$ 150                         | \$ 1,000                        |                                |
| 1930 Sales Tax                             | \$ 202,000                     | \$ 200,000                      |                                |
| 1963 Police Fund Income                    | \$ 200                         | \$ 200                          |                                |
| 1963.5 Seasonal Improvements Donation      | \$ 1,000                       | \$ -                            |                                |
| 9000.0012 Operation Stone Garden grant     | \$ 61,500                      | \$ 180,500                      |                                |
| 9000.0012 OLS Grant                        | \$ -                           | \$ -                            |                                |
| 9000.0012 STEP grant- to remove            | \$ -                           | \$ -                            |                                |
| 9000.0012 Lonestar grant- to remove        | \$ -                           | \$ -                            |                                |
| 9000.0012 PD LEOSE Grant                   | \$ 1,100                       | \$ 1,500                        |                                |
| <b>Total Revenues</b>                      | <b>\$ 2,189,118</b>            | <b>\$ 2,528,250</b>             |                                |

(1) BASED ON TAX RATE OF \$ .385086 for M&O Tax Rate  
\$.064914 Debt Service Tax Rate  
for a TOTAL TAX RATE of \$.450000 per \$100.00 Taxable Value and 96.5% Collections  
RANCHO VIEJO'S TAXABLE VALUE FOR 2025/2026 IS \$402,161,892

(2) AS APPROVED AT 8/25/26 MEETING

(3) BASED ON TAX RATE OF \$ .392300 for M&O Tax Rate  
\$.057700 Debt Service Tax Rate  
for a TOTAL TAX RATE of \$.450000 per \$100.00 Taxable Value and 96.5% Collections  
RANCHO VIEJO'S TAXABLE VALUE FOR 2026/2027 IS \$450,181,513

| <b>EXPENSES:</b>                       | <b>BOARD<br/>APPROVED<br/>2025-2026</b> | <b>PROPOSED<br/>BUDGET<br/>2026-2027</b> | <b>ADOPTED<br/>BUDGET<br/>2026-2027</b> |
|----------------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| <b>Administration:</b>                 |                                         |                                          |                                         |
| 2100 Travel-Admin.                     | \$ 6,400                                | \$ 7,400                                 |                                         |
| 2110 Seminar & Edu. - Admin.           | \$ 7,300                                | \$ 9,550                                 |                                         |
| 2150 Salaries - Admin.                 | \$ 254,636                              | \$ 269,721                               |                                         |
| 2160 Retirement - Admin.               | \$ 23,319                               | \$ 27,456                                |                                         |
| 2161 S.S./Medicare - Admin.            | \$ 19,500                               | \$ 22,081                                |                                         |
| 2162 S.S./Medicare -Part Time- Admin.  | \$ 2,800                                | \$ 3,700                                 |                                         |
| 2170 Insurance Medical/ Dental - Adm.  | \$ 35,500                               | \$ 48,146                                |                                         |
| 2171 Medical/ Dental Dependent         | \$ 7,200                                | \$ 9,618                                 |                                         |
| 2180 Insurance Life - Admin.           | \$ 500                                  | \$ 943                                   |                                         |
| 2190 Ins. Workman's Comp               | \$ 800                                  | \$ 1,000                                 |                                         |
| 2200 Part Time Labor - Admin.          | \$ 28,200                               | \$ 43,800                                |                                         |
| <b>Total Administration:</b>           | <b>\$ 386,155</b>                       | <b>\$ 443,416</b>                        |                                         |
| <b>General:</b>                        |                                         |                                          |                                         |
| 3140 Telephone                         | \$ 7,300                                | \$ 2,100                                 |                                         |
| 3150 Electricity Office                | \$ 8,200                                | \$ 9,200                                 |                                         |
| 3160 Insurance Liability               | \$ 47,245                               | \$ 50,200                                |                                         |
| 3170 Legal Notices                     | \$ 3,600                                | \$ 4,000                                 |                                         |
| 3200 Office Supplies                   | \$ 7,200                                | \$ 7,200                                 |                                         |
| 3220 Postage                           | \$ 2,000                                | \$ 2,400                                 |                                         |
| 3230 Dues & Publications               | \$ 3,730                                | \$ 5,115                                 |                                         |
| 3240 Appraisal & Tax Collection        | \$ 44,000                               | \$ 46,490                                |                                         |
| 3250 Water                             | \$ 3,600                                | \$ 3,600                                 |                                         |
| 3260 Election Costs                    | \$ 6,600                                | \$ 16,700                                |                                         |
| 3270 Building/Yard Maintenance         | \$ 33,065                               | \$ 36,440                                |                                         |
| 3280 Cameron Co. Court Costs           | \$ 600                                  | \$ 600                                   |                                         |
| 3300 Public Relations                  | \$ 2,400                                | \$ 3,000                                 |                                         |
| 3305 Continuing Education              | \$ 1,500                                | \$ 1,500                                 |                                         |
| 3310 Town Events                       | \$ 6,000                                | \$ 3,000                                 |                                         |
| 3320 Office Equip. Maint.              | \$ 13,400                               | \$ 8,500                                 |                                         |
| 3321 Technology/ Town Software         | \$ 28,500                               | \$ 37,222                                |                                         |
| 3400 Employee Relations                | \$ -                                    | \$ 3,000                                 |                                         |
| 3323 Comprehensive Planning            | \$ 50,000                               | \$ 25,000                                |                                         |
| 4220 Municipal Court Supplies          | \$ 12,032                               | \$ 11,100                                |                                         |
| 4292 Bank Charges                      | \$ 2,664                                | \$ 4,200                                 |                                         |
| 4730 Transfer Out (In) to Debt Service | \$ 8,828                                | \$ -                                     |                                         |
| <b>Total General:</b>                  | <b>\$ 292,464</b>                       | <b>\$ 280,567</b>                        |                                         |
| <b>General Service:</b>                |                                         |                                          |                                         |
| 5660 Fire Protection Contract          | \$ 30,000                               | \$ 120,000                               |                                         |
| <b>Total General Service:</b>          | <b>\$ 30,000</b>                        | <b>\$ 120,000</b>                        |                                         |
| <b>Professional:</b>                   |                                         |                                          |                                         |
| 5100 Legal Fees                        | \$ 75,000                               | \$ 75,000                                |                                         |
| 5200 Audit Fees                        | \$ 11,000                               | \$ 11,000                                |                                         |
| 5400 Building Inspection               | \$ 26,500                               | \$ 29,000                                |                                         |
| 5500 Municipal Judge                   | \$ 16,730                               | \$ 16,730                                |                                         |
| <b>Total Professional:</b>             | <b>\$ 129,230</b>                       | <b>\$ 131,730</b>                        |                                         |

|                                           | BOARD<br>APPROVED<br>2025-2026 | PROPOSED<br>BUDGET<br>2026-2027 | ADOPTED<br>BUDGET<br>2026-2027 |
|-------------------------------------------|--------------------------------|---------------------------------|--------------------------------|
| <b>Police General:</b>                    |                                |                                 |                                |
| 4150 Salaries- Police                     | \$ 534,493                     | \$ 564,350                      |                                |
| 4151 Salaries- Police - O.P.S.G. grant    | \$ 61,500                      | \$ 82,000                       |                                |
| 4152 Salaries- Police - O.L.S. grant      | \$ -                           | \$ -                            |                                |
| 4155 Longevity - Police                   | \$ 2,860                       | \$ 2,995                        |                                |
| 4160 Police Ret & Empl. Tax               | \$ 44,800                      | \$ 58,199                       |                                |
| 4161 Medicare & S.S.                      | \$ 36,715                      | \$ 36,683                       |                                |
| 4170 Ins. Medical                         | \$ 67,000                      | \$ 86,664                       |                                |
| 4171 Ins. Medical Dependent               | \$ 13,375                      | \$ 11,991                       |                                |
| 4180 Ins. Life                            | \$ 600                         | \$ 600                          |                                |
| 4190 Ins. Workman's Comp                  | \$ 18,100                      | \$ 14,325                       |                                |
| 4210 Police Supplies                      | \$ 8,300                       | \$ 17,225                       |                                |
| 4240 Seminar & Education - PD             | \$ 7,100                       | \$ 10,600                       |                                |
| 4250 Auto Repairs                         | \$ 9,000                       | \$ 9,000                        |                                |
| 4260 Auto Fuel                            | \$ 24,000                      | \$ 32,500                       |                                |
| 4291.622 Hurricane Preparedness           | \$ 5,000                       | \$ 3,000                        |                                |
| 4330 Dispatch                             | \$ 4,100                       | \$ 8,200                        |                                |
| 4331 Police Investigation                 | \$ 3,000                       | \$ 4,000                        |                                |
| 3321 Technology/Town Software             | \$ 19,000                      | \$ 29,300                       |                                |
| <b>Total Police General:</b>              | <b>\$ 858,943</b>              | <b>\$ 971,632</b>               |                                |
| <b>Public Works:</b>                      |                                |                                 |                                |
| 6300 Signs & Safety Markers               | \$ 18,500                      | \$ 15,500                       |                                |
| 6400 Lighting Expenses                    | \$ 40,000                      | \$ 50,000                       |                                |
| 6401 Light Installation                   | \$ 10,000                      | \$ 13,000                       |                                |
| 6600 Lot Mowing                           | \$ 1,500                       | \$ 1,000                        |                                |
| 6640 Common Area Maint.                   | \$ 73,800                      | \$ 76,500                       |                                |
| 6700 Comm Area Water&Elec.                | \$ 9,500                       | \$ 9,500                        |                                |
| 6660 Beautification Project               | \$ 15,000                      | \$ 15,000                       |                                |
| 6660.0002 Community Alert System          | \$ 3,900                       | \$ -                            |                                |
| 6660.0003 Animal Control                  | \$ 3,850                       | \$ 3,350                        |                                |
| 6660.0004 Security Device Reserve         | \$ 1,350                       | \$ 1,500                        |                                |
| 6705.0001 Security Device Maintnrance     | \$ 8,120                       | \$ 4,500                        |                                |
| 6710 Mosquito Spraying                    | \$ 8,250                       | \$ 8,500                        |                                |
| <b>Total Public Works:</b>                | <b>\$ 193,770</b>              | <b>\$ 198,350</b>               |                                |
| <b>Streets:</b>                           |                                |                                 |                                |
| 6000 St. Rehab.                           | \$ 50,000                      | \$ 38,500                       |                                |
| 6100 St. Rehab. Engineer                  | \$ 20,000                      | \$ 10,000                       |                                |
| 6200 Street Reserve                       | \$ 75,000                      | \$ 75,000                       |                                |
| <b>Total Street Expense:</b>              | <b>\$ 145,000</b>              | <b>\$ 123,500</b>               |                                |
| <b>Capital Outlay:</b>                    |                                |                                 |                                |
| 2513.1 Automobile Capital                 | \$ 21,280                      | \$ 137,840                      |                                |
| 2513.2 Auto Equip. Capital                | \$ 5,000                       | \$ -                            |                                |
| 3210 Office Equipment                     | \$ 15,000                      | \$ 8,000                        |                                |
| 4210 Town Hall Improvements               | \$ 45,000                      | \$ 17,500                       |                                |
| 5210 Parks & Trails                       | \$ 10,000                      | \$ 75,000                       |                                |
| <b>Total Capital:</b>                     | <b>\$ 96,280</b>               | <b>\$ 238,340</b>               |                                |
| <b>Total Operating Expense:</b>           | <b>\$ 2,131,842</b>            | <b>\$ 2,507,534</b>             |                                |
| <b>General Fund Net Excess/(Deficit):</b> | <b>\$ 57,276</b>               | <b>\$ 20,716</b>                |                                |

|                                                                 | BOARD<br>APPROVED<br>2025-2026 | PROPOSED<br>BUDGET<br>2026-2027 | ADOPTED<br>BUDGET<br>2026-2027 |
|-----------------------------------------------------------------|--------------------------------|---------------------------------|--------------------------------|
| <b>DEBT FUND</b>                                                |                                |                                 |                                |
| <b>REVENUES:</b>                                                |                                |                                 |                                |
| 5811.2024 Ad Val. Tax 2024                                      |                                |                                 |                                |
| 5811.2024 Ad Val. Tax 2024- 3.5% allowance                      |                                |                                 |                                |
| 5811.2025 Ad Val. Tax 2025                                      | \$ 261,057                     |                                 |                                |
| 5811.2025 Ad Val. Tax 2025- 3.5% allowance                      | \$ (8,828)                     |                                 |                                |
| 5811.2026 Ad Val. Tax 2026                                      |                                | \$ 259,608                      |                                |
| 5811.2026 Ad Val. Tax 2026- 3.5% allowance                      |                                | \$ (9,086)                      |                                |
| 5811.8704 Discount on Debt Taxes                                | \$ (6,000)                     | \$ (5,887)                      |                                |
| 5811.8703 P&I on Debt Taxes                                     | \$ 3,500                       | \$ 3,395                        |                                |
| 5720.8615 Transfer In (Out) - General Fund                      | \$ 8,828                       |                                 |                                |
| <b>Total Debt Revenues</b>                                      | <b>\$ 258,557</b>              | <b>\$ 248,030</b>               |                                |
| <b>EXPENSES:</b>                                                |                                |                                 |                                |
| <b>Town Hall Debt Service Account:</b>                          |                                |                                 |                                |
| 5820.8715 Interest Payable                                      | \$ 3,136                       | \$ 1,046                        |                                |
| 5820.871 Scheduled Principal                                    | \$ 51,000                      | \$ 51,000                       |                                |
| <b>Total Town Hall Debt Service:</b>                            | <b>\$ 54,136</b>               | <b>\$ 52,046</b>                |                                |
| <b>Streets Debt Service Account:</b>                            |                                |                                 |                                |
| 5820.8725 Interest Payable                                      | \$ 73,093                      | \$ 68,783                       |                                |
| 5820.872 Scheduled Principal                                    | \$ 125,000                     | \$ 130,000                      |                                |
| <b>Total Streets Debt Service:</b>                              | <b>\$ 198,093</b>              | <b>\$ 198,783</b>               |                                |
| <b>Total Debt Service:</b>                                      | <b>\$ 252,229</b>              | <b>\$ 250,829</b>               |                                |
| <b>Debt Fund Net Excess/(Deficit):</b>                          | <b>\$ 6,328</b>                | <b>\$ (2,799)</b>               |                                |
| <b>Capital Projects Fund</b>                                    |                                |                                 |                                |
| <b>Expenses:</b>                                                |                                |                                 |                                |
| Cul-de-sac Phase II Project                                     | \$ -                           | \$ (175,000)                    |                                |
| <b>Transfer-In from General Fund:</b>                           |                                |                                 |                                |
| Restricted fund balance assigned to Cul-de-sac Phase II Project | \$ -                           | \$ 175,000                      |                                |
| <b>Capital Projects Fund Net Excess/(Deficit)</b>               |                                | <b>\$ -</b>                     |                                |
| <b>Total All Expenses:</b>                                      | <b>\$ 2,384,071</b>            | <b>\$ 2,758,363</b>             |                                |
| <b>Total All Revenues:</b>                                      | <b>\$ 2,447,675</b>            | <b>\$ 2,776,280</b>             |                                |
| <b>Total All Net Excess/(Deficit):</b>                          | <b>\$ 63,604</b>               | <b>\$ 17,917</b>                |                                |
| <b>To General Fund:</b>                                         | <b>\$ 63,604</b>               | <b>\$ 17,917</b>                |                                |

## ORDINANCE NO. 265

AN ORDINANCE OF THE BOARD OF ALDERMEN APPROVING AND ADOPTING THE BUDGET FOR THE TOWN OF RANCHO VIEJO, TEXAS, AS PREPARED BY THE MAYOR FOR THE FISCAL YEAR 2026-2027

WHEREAS, the law requires the Mayor to submit a proposed financial budget for the ensuing year, and;

WHEREAS, the Mayor has timely filed a proposed financial budget for the fiscal year ending September 30, 2027, with the Town Administrator on August 26, 2026, which is 30 days in advance of adopting the tax rate for the tax year 2026.

WHEREAS, notice of a Public Hearing on the proposed financial budget for the fiscal year ending September 20, 2027, was published in the San Benito News on September 4, 2026.

WHEREAS, on September 28, 2026m at 6:00 P.M. the Board of Aldermen held a Public Hearing on the proposed financial budget for the fiscal year ending September 30, 3037, at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas.

WHEREAS, such proposed and estimated Budget, after due hearing and consideration should be adopted:

NOW, THEREFORE BE I ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS:

That the Budget as prepared and submitted by the Mayor for various departments of the Town of Rancho Viejo for the fiscal year beginning October 1, 2026, and ending September 30, 2027, be and the same is hereby in all respects approved and adopted, and a true and correct copy of said budget being attached to this ordinance.

This ordinance shall become effective upon passage.

PASSED, ADOPTED, AND APPROVED this the 28<sup>th</sup> day of September 2026.

Todd Day, Mayor

ATTEST:

Patty Flores, Town Administrator

## ORDINANCE NO. 266

AN ORDINANCE ESTABLISHING THE AD VALOREM AND PERSONAL PROPERTY TAX RATE FOR THE TAX YEAR 2025, SETTING THE ASSESSED VALUATION AT ONE HUNDRED (100%) PERCENT OF THE FAIR MARKET VALUE, PROVIDING FOR A HOMESTEAD EXEMPTION OF \$5,000, PROVIDING FOR DISCOUNTS IN THE EVENT OF EARLY PAYMENT, AND PROVIDING FOR PENALTY AND INTEREST IN ACCORDANCE WITH THE STATE LAW AND PROVIDING FOR SEVERABILITY

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS:

Section 1. There is hereby established a tax rate for the tax year 2026:

**\$0.359906 Maintenance & Operation Tax Rate**

**\$0.090094 Debt Tax Rate**

**\$0.45000 Total Tax Rate**

for each \$100.00 of assessed valuation of all ad valorem and personal property taxable under the laws of this State by the Town of Rancho Viejo.

THIS TAX RATE WILL RAISE MORE REVENUE FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE MORE BY 1.87 PERCENTAGE AND WILL RAISE MORE REVENUE FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$7.21.

Section 2. There is hereby established an assessment of valuation of one hundred (100%) percentage of the fair market value of all real and personal property according to the certified tax rolls of the Town of Rancho Viejo.

Section 3. There is hereby granted a homestead exemption to qualified homeowners at the level of \$5,000 on the ad valorem tax rate for the tax year 2026.

Section 4. There is hereby granted a discount for early payment of the 2025 taxes which discount shall be equal to and the same as that granted by CAMERON COUNTY, the agency under contract to collect the taxes of this Town, said discount all being pursuant to State law.

Section 5. Any payment not timely made shall bear such penalty and interest as is provided by State law.

Section 6. If any section, paragraph, subdivision, clause, phrase, or provision of the Ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

Section 7. This Ordinance shall become effective upon passage.

PASSED, ADOPTED, AND APPROVED this the 28<sup>th</sup> day of September 2026.

Todd Day, Mayor

ATTEST:

Patty Flores, Town Administrator

## RESOLUTION NO. 436

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, EXTENDING THE PROVISIONS OF SECTION 33.07 OF THE PROPERTY TAX CODE WHICH ENABLES THE GOVERNING BODY TO ASSESS AN ADDITIONAL COLLECTION PENALTY

WHEREAS, the Town of Rancho Viejo, Texas, had adopted the provisions of Section 33.07 of the Property Tax Code; AND

WHEREAS, this section of the code permits the governing body to assess an additional fifteen (15) percent collection penalty to defray the costs of collection;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, that:

SECTION 1. That the provisions of 33.07 be adopted and that Ad Valorem taxes remaining unpaid on July 1, 2026, be subject to fifteen (15) percent collection penalty.

SECTION 2. That the governing body of the TOWN OF RANCHO VIEJO complied with Section 6.30 of the Code in that a delinquent tax collection contract is presently in force with Linebarger, Goggan, Blair & Sampson, LLP of Brownsville, Texas.

PASSED, ADOPTED AND APPROVED by the Board of Aldermen of the Town of Rancho Viejo, Texas at a Public Hearing Meeting on this the 28<sup>th</sup> day of September 2026.

Todd Day, Mayor

ATTEST:

Patty Flores, Town Administrator



REMI GARZA, CERA  
ELECTIONS ADMINISTRATOR

August 25, 2026

Isabel Perales  
Assistant Town Administrator  
Rancho Viejo City Hall  
3301 Carmen Ave.  
Olmito, Texas 78575

Dear Ms. Perales

This is our official request to designate the following location as Early Voting and Election Day site for the General Elections to be held on November 3, 2026:

**Town of Rancho Viejo City Hall, 3301 Carmen Ave., Rancho Viejo, Texas**

The dates and times for early voting are as follow:

|                                        |                         |
|----------------------------------------|-------------------------|
| Monday, Oct. 19 thru Friday, Oct. 23   | 9:00 a.m. to 7:00 p.m.  |
| Saturday, Oct. 24 thru Sunday, Oct. 25 | 10:00 a.m. to 5:00 p.m. |
| Monday, Oct. 26 thru Friday, Oct. 30   | 8:00 a.m. to 8:00 p.m.  |

**Election Day: Tuesday, November 3, 2026      7:00 a.m. to 7:00 p.m.**

(If possible please have locations open one hour before 7:00 a.m. and one hour after 7:00 p.m. for election workers.)

If you agree, we will be delivering voting equipment a few days before Election Day begins. It will need to be stored in a secure area and be available during the election. We will also need three (3) folding tables, (4-6) chairs and working 120-volt electrical plugs for the equipment.

Upon consideration and agreement, please fax us a confirmation letter at (956) 550-7298 or email it to [Maribel.diaz@co.cameron.tx.us](mailto:Maribel.diaz@co.cameron.tx.us). We greatly appreciate your help in making the approaching elections a success.

Thank you in advance for your consideration too this request.

Sincerely,

*Handwritten signature: [Signature] for Remi Garza*

Remi Garza  
Elections Administrator