



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001 et. seq., the City Council of the City of Mission, Texas will hold a special meeting on **Monday, September 16, 2024 at 4:30 p.m.** at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas and by Teleconference to consider the following matters.

The public dial information to participate in the telephonic meeting is as follows:

Time: **Monday, September 16, 2024 04:30 PM Central Time**

<https://us02web.zoom.us/j/9904662781?pwd=SGVIL3JZRFRVdENzWXI5VUxFT1ZUQT09>

Or Dial by telephone - +1 346 248 7799 US - Meeting ID: 990 466 2781 - Password: 833227

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At any time during the course of the posted meeting, the Mission City Council may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Council under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the City Council may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

SPECIAL MEETING

CALL TO ORDER AND ESTABLISH QUORUM

DISCLOSURE OF CONFLICT OF INTEREST

CITIZEN'S PARTICIPATION

PUBLIC HEARING

1. Public Hearing on 2024 Proposed Property Tax Rate - Roman

AGENDA ITEMS

2. Approval of Ordinance # _____ Adopting the 2024 Tax Rate - Perez

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D.

RECONVENE

The City Council will reconvene in open session to take any actions if necessary, on any item(s) discussed in closed session

ADJOURNMENT

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 13th day of September, 2024 at 3:00 p.m.



Anna Carrillo, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations for a disability must be made 48 hours prior to this meeting. Please notify the City Secretary's Office at 580-8668.

NOTICE OF SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF MISSION

Notice is hereby given that on the **16th day of September, 2024** the City Council of the City of Mission will hold a special meeting at 4:30 p.m. at 1201 E. 8th Street, Mission, Texas and by Teleconference to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the City Council should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Council at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Council may conveniently meet in such closed or executive meeting or session concerning any and all purposes permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

- | | |
|----------------|--|
| 551.071(1) (2) | Consultation with Attorney. |
| 551.072 | Deliberation regarding real property. |
| 551.073 | Deliberation regarding prospective gifts. |
| 551.074 | Personnel matters. |
| 551.076 | Deliberation regarding security devices or security audits. |
| 551.0785 | Deliberations involving medical or psychiatric records of individuals. |
| 551.084 | Investigation; exclusion of witness from hearing. |
| 551.087 | Deliberation regarding economic development negotiations |
| 551.088 | Deliberation regarding test item. |

Should any final action, final decision, or final vote be required in the opinion of the City Council with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the City Council upon notice thereof; as the Council shall determine.

On this the **13th day of September, 2024** this Notice was emailed to news media who had previously requested such Notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street at 3:00 p.m. on said date.



Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 16, 2024
PRESENTED BY: Vidal Roman, Finance Director
AGENDA ITEM: Public Hearing on 2024 Proposed Property Tax Rate - Roman

NATURE OF REQUEST:

The notice of 2024 Tax Year Proposed Property Tax Rate for City of Mission was published in the Monitor on September 7, 2024 and in the Progress Times on September 6, 2024.

The proposed 2024 tax rate is \$0.5580 per \$100.

The public hearing is to give the opportunity for citizens to speak on the proposed tax rate.

BUGETED: N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Public Hearing Only

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

NOTICE OF PUBLIC HEARING ON TAX INCREASE

Item 1.

A tax rate of \$0.5580 per \$100 valuation has been proposed by the governing body of City of Mission.

PROPOSED TAX RATE	\$0.5580 per \$100
NO-NEW-REVENUE TAX RATE	\$0.5074 per \$100
VOTER-APPROVAL TAX RATE	\$0.5580 per \$100

The no-new-revenue tax rate is the tax rate for the 2024 tax year that will raise the same amount of property tax revenue for City of Mission from the same properties in both the 2023 tax year and the 2024 tax year.

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

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Mission is proposing to increase property taxes for the 2024 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON SEPTEMBER 16, 2024 AT 4:30 PM AT CITY HALL COUNCIL CHAMBERS LOCATED AT 1201 E 8TH ST MISSION TEXAS.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Mission is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Commission of City of Mission at their offices or by attending the public hearing 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:	Mayor Norie Gonzalez Garza Councilwoman Jessica Ortega Councilman Alberto Vela	Mayor Pro Tem Ruben Plata Councilwoman Marissa Gerlach
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AGAINST the proposal: N/A

PRESENT and not voting: N/A

ABSENT: N/A

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

	2023	2024	Change

Total tax rate (per \$100 of value)	\$0.5276	\$0.5580	increase of 0.0304 per \$100, or 5.76%	<i>Item 1.</i>
Average homestead taxable value	\$194,367	\$211,199	increase of 8.66%	
Tax on average homestead	\$1,025.48	\$1,178.49	increase of 153.01, or 14.92%	
Total tax levy on all properties	\$25,367,819	\$28,474,364	increase of 3,106,545, or 12.25%	

For assistance with tax calculations, please contact the tax assessor for City of Mission at 956-318-2157 or propertytax@hidalgocountytax.org, or visit www.hidalgocountytax.org for more information.



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: September 16, 2024
PRESENTED BY: Mike R. Perez, City Manager
AGENDA ITEM: Approval of Ordinance # _____ Adopting the 2024 Tax Rate - Perez

NATURE OF REQUEST:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS LEVYING AN AD VALOREM TAXES FOR USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF MISSION FOR THE FISCAL YEAR 2024-2025 PROVIDING FOR APPORTIONING EACH LEVY FOR SPECIFIC PURPOSES; PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN SAME SHALL BECOME DELINQUENT IF NOT PAID; AND PROVIDING FOR EXEMPTIONS FOR THE ELDERLY AND FOR THE DISABLED.

The Tax Rate for the fiscal year 2024-2025 is \$0.5580 per \$100 property value. In addition to establishing the tax rate, this ordinance provides a \$10,000 exemption for the elderly and a \$10,000 exemption for the disabled. The City will also continue the tax freeze established in 2005 for the elderly and disabled, ensuring the total amount of ad valorem taxes paid will not increase.

Interest & Sinking Rate (I&S) \$0.0757
Maintenance & Operation (M&O) \$0.4823
Total Tax Rate \$0.5580

BUGETED: N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS LEVYING AN AD VALOREM TAXES FOR USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF MISSION FOR THE FISCAL YEAR 2024-2025; PROVIDING FOR APPORTIONING EACH LEVY FOR SPECIFIC PURPOSES; PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN SAME SHALL BECOME DELINQUENT IF NOT PAID; AND PROVIDING FOR EXEMPTIONS FOR THE ELDERLY AND FOR THE DISABLED.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS THAT:

SECTION 1.

That there is hereby levied, and there shall be collected, for the use and support of the municipal government of the City of Mission, Texas, and to provide a Debt Service Fund for the Fiscal Year 2024-2025; upon all property, real, personal and mixed, within the corporate limits of said City subject to taxation, a tax of **\$0.5580** on each \$100.00 valuation of property, said tax being so levied and apportioned to the specific purposes as follows:

- (1.) For the maintenance and support of the general government (General Fund), **\$0.4823** on each \$100.00 valuation of property; and
- (2.) For the interest and sinking fund, **\$0.0757** on each \$100.00 valuation of property.
- (3.) **This tax rate will raise more taxes for maintenance and operations than last year's tax rate, and**
- (4.) **the tax rate will effectively be raised by 7.75 percent and will raise taxes for maintenance and operations on a \$100,000 home by 32.80.**

SECTION 2.

That taxes levied under this ordinance shall be due and payable October 1, 2024, and if not paid on or before January 31, 2025 shall immediately become delinquent.

SECTION 3.

All taxes shall become a lien upon the property against which assessed, and the Tax Assessor-Collector of the City of Mission is hereby authorized and empowered to enforce the collection of such taxes according to the Constitution and the laws of the State of Texas and ordinances of the City of Mission 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, and the interest and penalty collected from such delinquent taxes shall be apportioned to the general fund

of the City of Mission. All delinquent taxes shall bear interest and be subject to penalty from the date of delinquency, as prescribed by State law.

Item 2.

SECTION 4.

This ordinance shall take effect and be in force from and after its passage.

SECTION 5.

- a. There is hereby granted to an individual who is sixty-five (65) years of age or older an exemption from taxation of \$10,000.00 of the appraised value of his residence homestead, as defined in the Texas Property Tax Code. Joint or community owners may not receive the same exemption provided herein for the same residence homestead in the same year. Said exemption is only approved for the 2024 tax year.
- b. There is hereby granted to an individual who is disabled an exemption from taxation of \$10,000.00 of the appraised value of his residence homestead, as defined in the Texas Property Tax Code. Joint or community owners may not receive the same exemption provided herein for the same residence homestead in the same year. Said exemption is only approved for the 2024 tax year.

PASSED, APPROVED AND ADOPTED this the 16th day of September 2024.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary