



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
OCTOBER 11, 2022
6:00 P.M.

NOTICE is hereby given of a REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on OCTOBER 11, 2022, 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 Comment
5. Approval of Minutes - Regular Meeting September 13, 2022
6. Announcement - Fall Sweep Cleanup Event - Saturday, November 5, 2022, from 9:00 A.M. to 12:00 P.M.
7. Consideration/Action to Authorize Mayor to Execute Letter in Support of Texas LNG
8. Discussion/Action on the Extension of the Disaster Declaration filed with the Office of the Governor
9. Consideration/Approval to Designate the Town of Rancho Viejo Town Hall as an Early Voting Site for the General Elections to be held on November 8, 2022
10. Consideration/Adoption of a Resolution for the Town of Rancho Viejo Approval of Hazard Mitigation Plan Update
11. Street Committee Report
12. Consideration/Appointment of Chairman to the Planning and Zoning Commission
13. Consideration/Reappointment of Members to the Building Committee
14. Consideration/Discussion/Action on Recommendation to the Board of Aldermen to Enact an Ordinance Amending the Town of Rancho Viejo Code of Ordinances, Chapter 14, Sec. 14-21, Sec. 14-22, and Sec. 14-23 to Update the Applicable Code Editions.
15. Consideration/Action to Approve the Letter of Agreement between Las Haciendas Subdivision Homeowners Association and the Board of Aldermen of the Town of Rancho Viejo to install, monitor, and maintain a security camera
16. September 2022 Police Report - Police Chief
17. Adjourn

Fred Blanco by: H.
Fred Blanco, Town Administrator



State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF REGULAR 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 October 7, 2022, 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 the meeting was convened.

ATTEST:

Fred Blanco by: H.
Fred Blanco, Town Administrator

1. Call to Order

by Mayor Guerrero

2. Roll Call

by Isabel Perales

Alderman Hernandez

Alderman Johnson

Alderwoman Kaechele

Alderman Ricoy

Alderman Vera

Legal Counsel, Daniel Rentfro, Jr.

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 is:

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

4. Public Comment

5. Approval of Minutes - Regular Meeting September 13, 2022

TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
MINUTES OF A REGULAR MEETING
SEPTEMBER 13, 2022

A REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, September 13, 2022, 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:

The meeting was called to order by Mayor Guerrero at 6:00 P.M.

2. ROLL CALL:

Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were: Alderman Alfredo G. Hernandez, Alderman Mark A. Johnson, Alderwoman Laura Kaechele, Alderman Marcos Ricoy, and Alderman Javier Vera.

A quorum was present at the meeting.

Town Administrator Fred Blanco and Police Chief Robert Tyler were also present at the meeting. Legal counsel was not present at the meeting.

Those present in the audience were:
Clifford A. Rowell

3. INVOCATION AND PLEDGE:

Mayor Guerrero led the group in the invocation and in the pledge of allegiance to the American and Texas flag.

4. PUBLIC COMMENT:

Motion was made by Alderman Vera, seconded by Alderman Ricoy, and unanimously carried, to open the public comment. There were no comments from the audience.

Motion was made by Alderman Hernandez, seconded by Alderman Johnson, and unanimously carried, to close the public comment.

5. APPROVAL OF MINUTES – SPECIAL MEETING AUGUST 3, 2022, REGULAR MEETING AUGUST 9, 2022, SPECIAL MEETING AUGUST 16, 2022, SPECIAL MEETING SEPTEMBER 6, 2022:

Motion was made by Alderman Hernandez and seconded by Alderman Vera, to approve the minutes of the Special Meeting held on August 3, 2022, as written, to approve the minutes of the Special Meeting held on August 16, 2022, as written, to approve the minutes of the Special Meeting held on September 6, 2022 as written, and to approve the minutes of the Regular Meeting held on August 9, 2022, with a correction on page 2, the second paragraph reads An Nix, it needs to be corrected to Angela Nix; the motion was carried with the following vote:

AYES: Alderman Hernandez, Alderwoman Kaechele, Alderman Ricoy, and Alderman Vera

NAYES: None

ABSTAINING: Alderman Johnson

6. DISCUSSION/ACTION ON THE EXTENSION OF THE DISASTER DECLARATION FILED WITH THE OFFICE OF THE GOVERNOR:

Motion was made by Alderman Hernandez, seconded by Alderman Johnson, and unanimously carried, to approve the extension of the disaster declaration filed with the Office of the Governor.

7. CONSIDERATION/ADOPTION OF BUDGET ORDINANCE FOR FISCAL YEAR OCTOBER 1, 2022, TO SEPTEMBER 30, 2023:

Motion was made by Alderman Vera, seconded by Alderwoman Kaechele, and unanimously carried, to pass, adopt Ordinance No. 251 - 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 2022-2023.

8. CONSIDERATION/RATIFICATION OF THE PROPERTY TAX (REVENUE) INCREASE REFLECTED IN THE BUDGET FOR FISCAL YEAR OCTOBER 1, 2022, TO SEPTEMBER 30, 2023:

Motion was made by Alderman Vera, seconded by Alderman Johnson, and unanimously carried, to adopt a tax rate of .450000, which is effectively a 0.611944 percent increase in the no new revenue tax rate.

9. CONSIDERATION/ADOPTION OF ORDINANCE TO ESTABLISH AD VALOREM TAX RATE TO PROVIDE FOR BUDGET EXPENSES FOR FISCAL YEAR 2022 - 2023:

Motion was made by Alderman Johnson, seconded by Alderman Vera, and unanimously carried, to pass, adopt and approve Ordinance No. 252 - AN ORDINANCE ESTABLISHING THE AD VALOREM TAX RATE FOR THE TAX YEAR 2022, 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 STATE LAW AND PROVIDING FOR SEVERABILITY.

10. CONSIDERATION/DISCUSSION/ACTION ON RECOMMENDATION TO THE BOARD OF ALDERMEN TO AMEND THE TOWN OF RANCHO VIEJO CODE OF ORDINANCES CHAPTER 14 - BUILDINGS AND BUILDINGS REGULATIONS, ARTICLE II. TECHNICAL CODES, SEC. 14-21 - INTERNATIONAL RESIDENTIAL CODE. THE TOWN HEREBY ADOPTS THE 2003 INTERNATIONAL RESIDENTIAL CODE FOR ONE-FAMILY AND TWO-FAMILY DWELLINGS AND ALL AMENDMENTS THERETO, EXCEPT AS MODIFIED BY ORDINANCE NO. 3E; ALL AMENDMENTS ARE ADOPTED BY REFERENCE AND INCORPORATED HEREIN. ALL RESIDENTIAL CONSTRUCTION WITHIN THE TOWN SHALL BE IN COMPLIANCE WITH SAID CODE., AND SEC. 14-22 TECHNICAL CODES ADOPTED. THE TOWN HEREBY ADOPTS THE 2003 INTERNATIONAL BUILDING CODE, 2003 INTERNATIONAL FIRE CODE, 2003 INTERNATIONAL MECHANICAL CODE, 2003 INTERNATIONAL FUEL GAS CODE THE 2005 NATIONAL ELECTRICAL CODE AND ALL AMENDMENTS THERETO EXCEPT AS MODIFIED BY ORDINANCE NO. 3E AND LATER AMENDMENTS ADOPTED BY THE BOARD. ALL CONSTRUCTION WITHIN THE TOWN SHALL BE IN COMPLIANCE WITH SAID CODES., AND SEC. 14-23 SWIMMING POOL CODE ADOPTED. THE TOWN ADOPTS THE STANDARD SWIMMING POOL CODE, 1985 EDITION, AS PUBLISHED BY THE SOUTHERN BUILDING CODE CONGRESS. THE ENCLOSURE REQUIRED BY SECTION 315 OF SAID CODE SHALL COMPLY WITH ANY ORDINANCES, RULES OR REGULATIONS THAT THE TOWN HAS ENACTED REGARDING FENCES; TO UPDATE TO THE 2018 VERSION:

Alderman Johnson and Alderman Hernandez asked about the present regulations for the town.

Motion was made by Alderman Hernandez, seconded by Alderman Johnson, and unanimously carried, to table the technical code updates for further review by legal.

11. CONSIDERATION/ACTION TO DESIGNATE AN AUDITOR FOR FISCAL YEAR ENDING SEPTEMBER 30, 2022:

Motion was made by Alderman Hernandez, seconded by Alderman Vera, and unanimously carried, to designate Cascos and Associates as the auditor for the fiscal year ending September 30, 2022, at the rate of \$9,900.00.

12. CONSIDERATION/ACTION TO ACCEPT BID FOR COMMON AREA MAINTENANCE AND AWARD CONTRACT:

The Town received 2 proposals and the bid opening was held on August 31, 2022. There were no changes to the areas to be maintained.

Motion was made by Alderman Hernandez, seconded by Alderman Johnson, and unanimously carried, to award the Common Area Maintenance contract to Complete Landscape Management for a two-year term in the amount of \$58,560.00 per year.

13. STREET COMMITTEE REPORT:

Alderman Vera stated that the Street Committee had not met, and they were awaiting the results of the bid proposals for the installation of the header curb on Estrellas Avenue.

14. DISCUSSION/POSSIBLE ACTION TO ACCEPT BID FOR INSTALLATION OF HEADER CURB ON ESTRELLAS AVENUE:

Mayor Guerrero stated that she approved an extension for bid proposals for 2 weeks. The Town then received 2 proposals and the bid opening was held on September 8, 2022.

Alderman Vera commented on the estimated pricing for the project. Alderman Ricoy asked about the time frame for this project to be initiated and the completion date. Mayor Guerrero stated that with price increases and availability of material the proposals seem fair. She recommended that the board approve the proposal from R. M. Walsdorf.

Motion was made by Alderman Hernandez, seconded by Alderman Ricoy, and unanimously carried, to accept the bid proposal and ask for a timeline for installation of header curb on Estrellas Avenue from R. M. Walsdorf in the amount of \$39,320.51.

15. JULY 2022 FINANCIAL REPORT - TOWN ADMINISTRATOR:

Town Administrator Fred Blanco went over the financial report for the month of July 2022.

16. CONSIDERATION/ACTION ON BUDGET AMENDMENTS FOR 2021/2022:

Town Administrator Fred Blanco presented the budget amendments for the current fiscal year 2021-2022. There were some questions from the Board.

Motion was made by Alderman Vera, seconded by Alderman Hernandez, and unanimously carried, to accept and approve the budget amendments for the current budget for the fiscal year 2021-2022 as presented.

17. ANNOUNCEMENT - NATIONAL NIGHT OUT WEDNESDAY, SEPTEMBER 28, 2022, 5:30 PM TO 7:30 PM:

Police Chief Tyler announced that everyone was invited to attend National Night Out which will be held on Wednesday, September 28, 2022, from 5:30 PM to 7:30 PM at the Town Hall.

18. AUGUST 2022 POLICE REPORT - POLICE CHIEF:

Police Chief Tyler went over the August 2022 police report.

19. ADJOURN:

Motion was made by Alderman Hernandez, seconded by Alderman Johnson, and unanimously carried, to adjourn the meeting at 6:58 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Maribel B. Guerrero, Mayor

DATE: _____

6. Announcement - Fall Sweep
Cleanup Event - Saturday,
November 5, 2022, from 9:00 A.M.
to 12:00 P.M.



FALL SWEEP

KEEP TEXAS BEAUTIFUL 

The Town of Rancho Viejo

will hold a

Fall Sweep Cleanup & Arbor Day Planting Event

with Texas A&M Forester Bill Green

Educational activities on planting trees and flowering plants for children, youth, and parents and free hot dogs and drinks at the

Rancho Viejo Town Hall

Saturday

November 5, 2022

9:00 A.M. to 12:00 P.M.

Fall Sweep containers for collection of Bulky Items and Recycling

are provided by Republic Services

Bulky items: furniture, mattresses, water heaters, washers, dryers, and tree limbs.

Recycling container: plastic, cardboard, tin cans, and newspapers.

OUR COMMUNITY IS INVITED TO PARTICIPATE IN KEEPING RANCHO VIEJO BEAUTIFUL

to join the Beautification Committee, please call Town Hall at (956) 350-4093

7. Consideration/Action to Authorize Mayor to Execute Letter in Support of Texas LNG

8. Discussion/Action on the Extension of the Disaster Declaration filed with the Office of the Governor



3301 Carmen Avenue
Rancho Viejo, Texas 78575
Phone (956) 350-4093 Fax (956) 350-4156

DECLARATION OF LOCAL DISASTER FOR PUBLIC HEALTH EMERGENCY

WHEREAS, BEGINNING IN DECEMBER 2019, A NOVEL CORONAVIRUS, NOW DESIGNATED COVID-19, WAS DETECTED IN WUHAN CITY, HUBEI PROVINCE, CHINA, AND HAS SINCE SPREAD THROUGHOUT THE WORLD; AND

WHEREAS, SYMPTOMS OF COVID-19 INCLUDE FEVER, COUGHING, AND SHORTNESS OF BREATH, IN SOME CASES THE VIRUS HAS CAUSED DEATH; AND

WHEREAS, EXTRAORDINARY MEASURES MUST BE TAKEN TO CONTAIN COVID-19 AND PREVENT ITS SPREAD THROUGHOUT THE TOWN OF RANCHO VIEJO, INCLUDING THE QUARANTINE OF INDIVIDUALS, GROUPS OF INDIVIDUALS, AND PROPERTY AND, ADDITIONALLY, INCLUDING COMPELLING INDIVIDUALS, GROUPS OF INDIVIDUALS, OR PROPERTY TO UNDERGO ADDITIONAL HEALTH MEASURES THAT PREVENT OR CONTROL THE SPREAD OF DISEASE; AND

WHEREAS, ON MARCH 20, 2020, THE MAYOR OF THE TOWN OF RANCHO VIEJO DECLARED A LOCAL STATE OF DISASTER, WHICH HAS BEEN RENEWED BY THE BOARD OF ALDERMEN BY RESOLUTION ADOPTED ON APRIL 14, 2020, MAY 12, 2020, JUNE 9, 2020, JULY 14, 2020, AUGUST 11, 2020, SEPTEMBER 8, 2020, OCTOBER 12, 2020, NOVEMBER 17, 2020, DECEMBER 8, 2020, JANUARY 12, 2021, FEBRUARY 9, 2021, MARCH 9, 2021, APRIL 13, 2021, MAY 11, 2021, JUNE 8, 2021, JULY 13, 2021, AUGUST 10, 2021, SEPTEMBER 14, 2021, OCTOBER 12, 2021, NOVEMBER 9, 2021, DECEMBER 14, 2021, JANUARY 11, 2022, FEBRUARY 8, 2022, MARCH 8, 2022, APRIL 12, 2022, MAY 17, 2022, JUNE 14, 2022, JULY 12, 2022, AUGUST 9, 2022 AND SEPTEMBER 13, 2022.

NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO:

1. THAT A LOCAL STATE OF DISASTER FOR PUBLIC HEALTH

EMERGENCY IS HEREBY DECLARED FOR THE TOWN OF RANCHO VIEJO, TEXAS PURSUANT TO SECTION §418.108(A) OF THE TEXAS GOVERNMENT CODE.

2. PURSUANT TO §418.108(B) OF THE GOVERNMENT CODE, THE STATE OF DISASTER FOR PUBLIC HEALTH EMERGENCY SHALL CONTINUE FOR A PERIOD OF NOT MORE THAN THIRTY DAYS STARTING OCTOBER 20, 2022, TO NOVEMBER 19, 2022, UNLESS CONTINUED OR RENEWED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO.
3. PURSUANT TO §418.108(C) OF THE GOVERNMENT CODE, THIS DECLARATION OF A LOCAL STATE OF DISASTER FOR PUBLIC HEALTH EMERGENCY SHALL BE GIVEN PROMPT AND GENERAL PUBLICITY AND SHALL BE FILED PROMPTLY WITH THE TOWN ADMINISTRATOR.
4. PURSUANT TO §418.108(D) OF THE GOVERNMENT CODE, THIS DECLARATION OF A LOCAL STATE OF DISASTER ACTIVATES THE TOWN'S EMERGENCY MANAGEMENT PLAN.
5. THAT THIS PROCLAMATION SHALL TAKE EFFECT STARTING OCTOBER 20, 2022 TO NOVEMBER 19, 2022, UNLESS TERMINATED EARLIER BY OPERATION OF LAW OR FURTHER ACTION OF THE BOARD OF ALDERMEN.

ORDERED THIS 11th DAY OF OCTOBER 2022, PURSUANT TO THE ACTION OF THE BOARD OF ALDERMEN ON SAID DATE.

MARIBEL B. GUERRERO,

TOWN OF RANCHO VIEJO MAYOR
RANCHO VIEJO, TEXAS

9. Consideration/Approval to Designate the Town of Rancho Viejo Town Hall as an Early Voting Site for the General Elections to be held on November 8, 2022



REMI GARZA, CERA
ELECTIONS ADMINISTRATOR

September 13, 2022

Mr. Alfredo Blanco
Town Administrator
Rancho Viejo City Hall
3301 Carmen Ave.
Olmito, Texas 78575

Dear Mr. Blanco

This is our official request to designate the following location as an Early Voting site for the General Elections to be held on November 8, 2022:

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

The dates and times for early voting are as follow:

Monday, Oct 24 thru Friday, Oct 28	9:00 a.m. to 7:00 p.m.
Saturday, Oct 29 thru Sunday, Oct 30	10:00 a.m. to 5:00 p.m.
Monday, Oct.31 thru Friday, Nov 4	8:00 a.m. to 8:00 p.m.

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. We greatly appreciate your help in making the approaching elections a success.

Thank you in advance for your consideration to this request.

Sincerely,

Remi Garza for Remi Garza

Remi Garza
Elections Administrator

10. Consideration/Adoption of a Resolution for the Town of Rancho Viejo Approval of Hazard Mitigation Plan Update

U.S. Department of Homeland Security
FEMA Region 6
800 N. Loop 288
Denton, TX 76209



FEMA

February 4, 2021

Jasper Cooke, Hazard Mitigation Section Chief
Texas Division of Emergency Management
P.O. Box 15467
Austin, TX 78761

RE: Approvable Pending Adoption of the addendum to the FEMA-approved Cameron County, Texas Multi-Jurisdiction Hazard Mitigation Plan

Dear Mr. Cooke:

This office has concluded its review of the addendum to the Cameron County Multi-Jurisdiction Hazard Mitigation Plan, in conformance with the Final Rule on Mitigation Planning (44 CFR § 201.6). Formal approval of this addendum is contingent upon the adoption by the additional participants on Enclosure A, as well as the receipt of the final draft of the plan containing all plan components.

Once this final requirement has been met, a supplemental letter of official approval will be generated including the additional participant(s). The amended participant(s) will share approval congruent with the original approval of this plan expiring on April 8, 2026.

The Local Hazard Mitigation Planning Tool, with the reviewer's comments has been enclosed to further assist the jurisdictions in complying with planning requirements.

If you have any questions, please contact David Freeborn, HM Community Planner, at (940) 898-5323.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald C. Wanhanen".

Ronald C. Wanhanen
Chief, Risk Analysis Branch

Enclosures

Enclosure A

Attached is the list of participating local governments included in the February 4, 2021 review of the referenced Hazard Mitigation plan.

Community Name	Jurisdiction Status
1) Cameron County	Approved
2) Harlingen city	Approved
3) Palm Valley city	Approved
4) Indian Lake town	APA
5) La Feria city	APA
6) Laguna Vista town	APA
7) Los Fresnos city	APA
8) Port Isabel city	APA
9) Primera town	APA
10) Rancho Viejo town	APA
11) Rio Hondo city	APA
12) San Benito city	APA
13) Santa Rosa town	APA
14) South Padre Island town	APA

RESOLUTION NO.

RESOLUTION FOR TOWN OF RANCHO VIEJO

APPROVAL OF HAZARD MITIGATION ACTION PLAN UPDATE

WHEREAS, natural hazards in the Town of Rancho Viejo area historically have caused significant disasters with losses of life and property and natural resources damage; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 and Federal Emergency Management Agency (FEMA) require communities to adopt a hazard mitigation action plan to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, FEMA requires that communities update hazard mitigation action plans every five years in order to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the Town of Rancho Viejo has assessed the community's potential risks and hazards and is committed to planning for a sustainable community and reducing the long-term consequences of natural and man-caused hazards; and

WHEREAS, the Cameron County Hazard Mitigation Action Plan Update outlines a mitigation vision, goals and objectives; assesses risk from a range of hazards; and identifies risk reduction strategies and actions for hazards that threaten the community.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Cameron County Hazard Mitigation Action Plan Update is approved in its entirety;
2. The Town of Rancho Viejo will pursue available funding opportunities for implementation of the proposals designated therein, and will, upon receipt of such funding or other necessary resources, seek to implement the actions contained in the mitigation strategies;
3. The Town of Rancho Viejo vests with the Mayor the responsibility, authority, and means to inform all parties of this action; assure that the Hazard Mitigation Action Plan Update will be reviewed at least annually; and that any needed adjustments will be presented to the Board of Aldermen for consideration; and
4. The Town of Rancho Viejo to take such other action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Action Plan Update and report on progress as required by FEMA and the Texas Division of Emergency Management (TDEM).

PASSED, ADOPTED and APPROVED by the Board of Aldermen of the Town of Rancho Viejo, Texas at a regular meeting this the 11th day of October 2022.

Maribel B. Guerrero, Mayor

ATTEST:

Fred Blanco, Town Administrator

11. Street Committee Report

12. Consideration/ Appointment of Chairman to the Planning and Zoning Commission

Mayor Guerrero to recommend the appointment of Craig Grove as Chairman for the Planning & Zoning Committee.

13. Consideration/ Reappointment of Members to the Building Committee

Mayor Guerrero to recommend the reappointment of Yvania Adobbati and Marcos Ricoy as members of the Building Committee.

14. Consideration/Discussion/
Action on Recommendation to the
Board of Aldermen to Enact an
Ordinance Amending the Town of
Rancho Viejo Code of Ordinances,
Chapter 14, Sec. 14-21, Sec. 14-22,
and Sec. 14-23 to Update the
Applicable Code Editions

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS ADOPTING THE 2018 EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, INTERNATIONAL BUILDING CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL MECHANICAL CODE, AND INTERNATIONAL FUEL GAS CODE, AND THE 2017 EDITION OF THE NATIONAL ELECTRIC CODE AS THE OFFICIAL MUNICIPAL CODES OF THE TOWN; PROVIDING FOR THE ADOPTION OF LOCAL AMENDMENTS THERETO; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Rancho Viejo, Texas is a type A general law municipality located in Cameron County, Texas; and,

WHEREAS, the Board of Aldermen of the Town previously adopted the Town's official municipal codes, codified in Chapter 14 of the Code of Ordinances of the Town; and,

WHEREAS, the Board of Aldermen desires to adopt updated versions of such municipal codes along with local amendments attached as exhibits to each code reflecting the unique needs of the Town; and,

WHEREAS, the Board of Aldermen desires to adopt the 2018 Editions of the International Residential Code for One- and Two- Family Dwellings, International Building Code, International Fire Code, International Mechanical Code, and International Fuel Gas Code, and the 2017 Edition of the National Electric Code as the official municipal codes of the Town.

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

Sec. 1: That Article II, Sections 14-21 and 14-22 of Chapter 14 of the Code of Ordinances of the Town of Rancho Viejo, Texas be and are hereby amended to read, as follows:

“Sec. 14-21. International Residential Code

The Town hereby adopts the 2018 International Residential Code for one-family and two-family dwellings and all amendments thereto except as modified by Ordinance No. 3E; all amendments are adopted by reference and incorporated herein. All residential construction within the Town shall be in compliance with said code.

Sec. 14-22. Technical codes adopted

The Town hereby adopts the 2018 Editions of the International Residential Code for One- and Two- Family Dwellings, International Building Code, International Fire Code,

International Mechanical Code, and International Fuel Gas Code, and the 2017 Edition of the National Electric Code and all amendments thereto except as modified by Ordinance No. 3E and later amendments adopted by the Board of Aldermen. All construction within the Town shall be in compliance with said codes. The Board of Aldermen may from time to time determine that additional local modifications to such code(s) are necessary and appropriate to meet the unique needs of the Town. To effectuate these local modifications, the Board of Aldermen shall enact individual ordinances amending this Ordinance, fully setting forth the change(s) to be made in such code(s). Upon adoption, copies of these amendments shall be attached as Exhibit "B" to this Ordinance."

Sec. 2: The material contained in Exhibits "A" and "B" to this Ordinance shall not be included in the formal municipal codification of ordinances, but shall be maintained as a public record in the office of the Town Administrator and/or the office of the Building Inspector and will be available for public inspection and copying during regular business hours.

Sec. 3: This Ordinance shall be cumulative of all provisions of ordinances of the Town of Rancho Viejo, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Sec. 4: It is hereby declared to be the intention of the Board of Aldermen that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the Board of Aldermen without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Sec. 5: Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof in the Municipal Court of the Town of Rancho Viejo, Texas, such violation shall be liable for a fine in an amount not more than Two Thousand Dollars (\$2,000.00) for all violations involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and not more than Five Hundred Dollars (\$500.00) for all other violations of this Ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

Sec. 6: All rights and remedies of the Town of Rancho Viejo, Texas are expressly saved as to any and all such violations of the provisions of any ordinances affecting the regulation and control of the use, occupancy, maintenance, repair, design, construction, and quality of materials for buildings and structures within the Town which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Sec. 7: The Code of the Town of Rancho Viejo, Texas, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

Sec. 8: If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is declared unconstitutional or invalid for any purpose, the remainder of this Ordinance shall not be affected thereby and to this end the provisions of this Ordinance are declared to be severable.

Sec. 9: It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public, as required by Chapter 551 of the Texas Government Code, and that advance public notice of the time, place, and purpose of said meeting was given.

Sec. 10: This Ordinance shall be published and become effective in accordance with Texas law.

Sec. 11: All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of any conflict.

PASSED, ADOPTED, AND APPROVED on this 13th day of September 2022.

Maribel Guerrero, Mayor

ATTEST:

Fred Blanco, Town Administrator

EXHIBIT "A"

The 2018 Editions of the International Residential Code for One- and Two- Family Dwellings, International Building Code, International Fire Code, International Mechanical Code, and International Fuel Gas Code, and the 2017 Edition of the National Electric Code are on file with the Town and are available for public inspection and copying.

EXHIBIT "B"

The Code(s) adopted by this Ordinance are amended, as follows:

- (1) Section R101.1 is amended to read, as follows:

R101.1 Title. These provisions shall be known as the Residential Code for One and Two Family Dwellings of Rancho Viejo, Texas, and shall be cited as such and will be referred to herein as "this code".

- (2) Section R102.4 is amended to read, as follows:

R102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each reference and as farther regulated in sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

- (3) Section R103.1 is amended to read, as follows:

The Building Inspector is the Town official that generally oversees compliance with the requirements established in the Code(s) adopted by this Ordinance including any later amendments thereto.

- (4) Section R105.5 is amended to read, as follows:

R105.5 Expiration. All permits issued shall comply with the following:

1. Every permit issued shall become invalid unless the work authorized by such permit commenced within 180 days after its issuance, or such work does not receive an inspection for a period of 180 days.
2. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extensions shall be requested in writing and justifiable cause demonstrated. If granted, the extension shall not exceed the maximum completion timeframe from original permit issuance as described below.
3. All residential structures less than or equal to 10,000 square feet shall be completed within 24 months of permit issuance, and structures greater than 10,000 square feet shall be complete final inspections within 36 months of permit issuance. Failure to

comply with stated time limits shall result in the property being declared a public nuisance and may result in the demolition of the structure by the Town at the owner's expense.

4. Appeals for extensions to the building completion time limit must be submitted to and approved by the Building Appeals and Advisory Board prior to the permit expiration date. The application for extension shall be submitted and justifiable cause demonstrated.
5. The re-permitting fee shall be one-half the original building permit fee.

(5) Section R105.10 is added to read, as follows:

R105.10 Re-permitting. All projects shall be re-permitted after the original permit expires. The re-permit shall become invalid unless the work authorized is commenced within 90 days after issuance or if the work authorized by the re-permit is suspended or abandoned for a period of 90 days after the work is commenced. The contractor or owner shall contact the Building Inspector each month to show project progression.

(6) Section R302.5.1 is amended to read, as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

(7) Section R315.2.2 is amended to read, as follows:

Exception:

1. (existing text remains)
2. Installation, alteration, or repairs of all electrically powered mechanical systems or plumbing appliances.

(8) Section R401.2 shall be amended by adding the following paragraph:

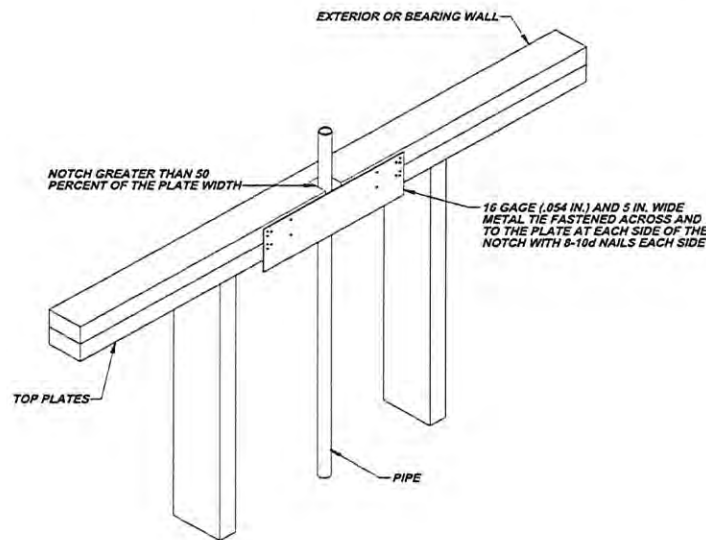
Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer.

(9) Section R602.6.1 is amended to read, as follows:

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching

of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. {remainder unchanged}

- (10) Figure R602.6.1 shall be deleted and the following figure shall be inserted in its place:



- (11) Section R703.8.4.1.2 shall be added to read, as follows:

R703.8.4.1.2 Veneer Ties for Wall Studs. In stud framed exterior walls, all ties may be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or,
2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

- (12) Section R902.1 shall be amended to read, as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed. {remainder unchanged}

Exceptions:

1. {text unchanged}
2. {text unchanged}
3. {text unchanged}
4. {text unchanged}
5. Non-classified roof coverings shall be permitted on one-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed the Town of Rancho Viejo's requirements.

(13) Section M1503.6 is amended to read, as follows:

M1503.6 Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be mechanically or passively provided with makeup air at a rate approximate to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

Exception: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m³/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m³/s) shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

(14) Section M2005.2 is amended to read, as follows:

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the International Energy Conservation Code and equipped with an approved self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

- (15) Section G2415.2 shall be amended to include the following paragraph:

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag: "WARNING: 1/2 to 5 psi gas pressure – Do Not Remove".

- (16) Section G2415.12 shall be amended to read, as follows:

G2415.12 (404.12) Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (457 mm) below grade.

- (17) Section G2415.12.1 (404.12.1) shall be deleted in its entirety.

- (18) Section G2417.1 (406.1) shall be amended to read, as follows:

G2417.1 (406.1) General. Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the building official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

- (19) Section G2417.4 is amended to read, as follows:

G2417.4 (406.4) Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made.

- (20) Section G2417.4.1 is amended to read, as follows:

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 1/2"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 1/2"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa)

(7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

- (21) Section G2445.2 (621.2) is amended to read, as follows:

G2445.2 (621.2) Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

Exception: Existing approved unvented room heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Building Official unless an unsafe condition is determined to exist as described in International Fuel Gas Code Section 108.7 of the Fuel Gas Code.

- (22) Section P2603 is added to read, as follows:

P2603.3 Protection against corrosion. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

- (23) Section P2604.2.1 is added to read, as follows:

P2604.2.1 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

- (24) Section P2801 is amended to read, as follows:

P2801.6 Required pan. Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following:

1. Galvanized steel or aluminum of not less than 0.0236 inch (0.6010 mm) in thickness.
2. Plastic not less than 0.036 inch (0.9 mm) in thickness.
3. Other approved materials.

(25) Section P2804.6.1 is amended to read, as follows:

Section P2804.6.1 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge to an approved location or to the outdoors.

[remainder of Section P2804.6.1 unchanged].

15. Consideration/Action to Approve the Letter of Agreement between Las Haciendas Subdivision Homeowners Association and the Board of Aldermen of the Town of Rancho Viejo to install, monitor, and maintain a security camera

RANCHO VIEJO HACIENDAS
HOMEOWNER'S ASSOCIATION, INC.
P.O. BOX 67
OLMITO, TEXAS 78575

Town of Rancho Viejo and
Rancho Viejo Police Department
3301 Carmen Avenue
Rancho Viejo, TX 78575

LETTER OF AGREEMENT BETWEEN THE TOWN OF RANCHO VIEJO,
RANCHO VIEJO POLICE DEPARTMENT
AND
LAS HACIENDAS HOMEOWNERS' ASSOCIATION

The Town of Rancho Viejo, Rancho Viejo Police Department and Las Haciendas Homeowners' Association herein enter into an agreement for a period of 20 years or the duration of Las Haciendas Homeowners Association, whichever comes first. Notwithstanding any other provision herein, the Town may terminate this Agreement at any time upon providing the Association with sixty (60) days advance written notice.

The Town of Rancho Viejo agrees to install, monitor, and maintain in reasonable day to day working condition a security camera to be installed at the center pillar of the Paso del Rio Drive entrance to Las Haciendas for the protection and security of the Association's neighborhood, and the Association agrees to provide the Town of Rancho Viejo with access reasonably required in order to perform its obligations under this Agreement. This includes the Town of Rancho Viejo having sole access and responsibility for monitoring and maintaining the information obtained from the security camera. The Association acknowledges and agrees that this Agreement does not provide the Association with any rights to information obtained from the security camera that are superior to any existing public rights, in general, provided by the Texas Public Information Act.

Las Haciendas Homeowners Association agrees on the responsibility to provide commercial power for the operation of the security camera located at the agreed location for the agreed term. No other agreement or responsibility is implied by Las Haciendas Homeowner Association. Any amendments or future changes to this agreement shall require agreement from all parties involved.

RV Las Haciendas Homeowners Association

Rancho Viejo Police Department

Steve Tacher
Administrator

Robert Tyler
Chief of Police

Town of Rancho Viejo

Fred Blanco, Town Administrator

16. September 2022 Police Report - Police Chief

17. Adjourn