



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 13, 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 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
2. Roll Call
3. Invocation and Pledge
4. 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
6. Discussion/Action on 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
8. Consideration/Ratification of the Property Tax (Revenue) Increase Reflected in the Budget for Fiscal Year October 1, 2022, to September 30, 2023
9. Consideration/Adoption of Ordinance to Establish Ad Valorem Tax Rate to Provide for Budget Expenses for Fiscal Year 2022 – 2023
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.

11. Consideration/Action to Designate an Auditor for Fiscal Year Ending September 30, 2022
12. Consideration/Action to Accept Bid for Common Area Maintenance and Award Contract
13. Street Committee Report
14. Discussion/Possible Action to Accept Bid for Installation of Header Curb on Estrellas Avenue
15. July 2022 Financial Report - Town Administrator
16. Consideration/Action on Budget Amendments for 2021/2022
17. Announcement - National Night Out – Wednesday, September 28, 2022, 5:30 p.m. to 7:30 p.m.
18. August 2022 Police Report - Police Chief
19. Adjourn




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 September 9, 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 meeting was convened.

ATTEST:



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- Special Meeting August 3, 2022, Regular Meeting August 9, 2022, Special Meeting August 16, 2022, Special Meeting September 6, 2022

TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
MINUTES OF A SPECIAL MEETING
AUGUST 3, 2022

A SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, August 3, 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 Fred Blanco, Town Administrator.

Members present at the meeting were: Alderwoman Laura Kaechele, Alderman Alfredo Hernandez, Alderman Marcos Ricoy, and Alderman Javier Vera.

Members absent: Alderman Mark A. Johnson

A quorum was present at the meeting.

Legal counsel, David Irwin, and Police Chief R. Tyler were also present at the meeting.

Those present in the audience were:

There was no public in the audience.

3. WORKSHOP ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2022, TO SEPTEMBER 30, 2023:

Mayor Guerrero and the Board went over the budget items. The final approval of the budget is scheduled for the regular meeting, Tuesday, September 13, 2022, at 6:00 P.M.

4. ADJOURN:

The meeting was adjourned at 8:00 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Maribel B. Guerrero, Mayor

DATE: _____

TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
MINUTES OF A REGULAR MEETING
AUGUST 9, 2022

A REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, August 9, 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:

Alderwoman Laura Kaechele, Alderman Alfredo G. Hernandez, Alderman Marcos Ricoy, Alderman Javier Vera.

Members absent: Alderman Mark A. Johnson

A quorum was present at the meeting.

Legal counsel, David Irwin and Town Administrator, Fred Blanco were also present at the meeting.

Those present in the audience were:

Tionte' Boggan	George Rigney	Kirk Hudkins	Patrick
Clifford & Dixie Rowell	Fred & Judy Kennedy	Rolando & Benilde Olvera	
Tom Paravato	Peter Harris	Chris Akel	Matthew Vancelette
Bridget Neubauer	Roberto Medrano	Armando Garza	Juergon Kachler
Steve Tacher	Carla Kellam	John Kellam	Michael Stone
Enedelia Dena	Bob & Chris Slager	An Nix & Julio Trevino	
Belinda Mendez	Pedro Villar	Leticia Rodriguez	Janie Hughes
Dionel Ortiz	Joe Velez	John Shergold	Jessica Shergold
Kathryn Shergold	Carolyn Shergold	Wilma Jo Hogan Shergold	
Paolina Vega	Federico Diaz	Sonia Farcher	Mehrzad Setayesh
Janie Alvarado	Carmen Nordyke	Pablo Ruiz Valdez	Luis A. Lash

3. INVOCATION AND PLEDGE:

Alderman Vera 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 Hernandez, and unanimously carried to open public comment.

Clifford Rowell talked about keeping Rancho Viejo green and about privacy screening in the backyards.

John Shergold talked about the proper regulations for development that include wastewater, electricity, streets, and emergency services. He stated that studies should be conducted to be able to provide the resources needed for the proposed development.

An Nix stated that with regard to the posted agenda item #7, she is opposed to the reduction of lot size because it would not benefit the Town. She also said that she objected to a private session for item #19A with regard to town planning, land use, or zoning.

Roberto Medrano asked when comments would be reviewed for agenda items, now or under the actual agenda item. Mayor Guerrero responded and said any comments on agenda items were to be at this time.

Fred Kennedy commented on the property maintenance in Rancho Viejo and asked about beautification.

Tionte' Boggan talked about a company for recycling.

Peter Harris asked about the deed restrictions for the resort or for zoning. He also stated that there is currently undeveloped property already in Rancho Viejo off the continuation of Villa Drive. He also stated that he is against item #7 and the lot reduction for a section that is not even a part of the town yet, it would have to be annexed first.

Tom Paravato asked about the process for zoning changes in public meetings.

Motion was made by Alderwoman Kaechele, seconded by Alderman Hernandez, and unanimously carried to close the public hearing.

5. APPROVAL OF MINUTES - REGULAR MEETING JULY 12, 2022:

Motion was made by Alderman Vera, seconded by Alderwoman Kaechele, and unanimously carried, to approve the minutes of the Regular Meeting held on July 12, 2022, as written.

6. CONSIDERATION OF AND POSSIBLE ACTION ON THE ISSUANCE OF A REQUEST OF QUALIFICATIONS FOR COMPREHENSIVE PLANNING SERVICES TO THE TOWN OF RANCHO VIEJO:

Mayor Guerrero said there have been many comments related to the future of Rancho Viejo in terms of growth and development. There are many different perspectives, and it is time that we think about the vision of what we want for our beautiful Town. There is currently no Comprehensive Plan in place for the Town, the Strategic Planning Committee was developed to uphold a plan that is not active.

The Mayor and Board have been talking about the Town and its residents' input for the community to mold ordinances in the interests of the Town. The proposal is for the Town to request Qualifications for Comprehensive Planning services and to get a company or a firm to help the Town to start developing the proper plan for the future of Rancho Viejo.

The Aldermen agreed and said that it was much needed for Rancho Viejo. Motion was made by Alderman Hernandez, seconded by Alderman Ricoy, and unanimously carried, to approve the issuance of a Request of Qualifications for Comprehensive Planning Services to the Town of Rancho Viejo.

7. CONSIDERATION/DISCUSSION/ACTION CONCERNING THE RECOMMENDATION OF THE PLANNING AND ZONING TO THE BOARD OF ALDERMAN REGARDING A POSSIBLE AMENDMENT TO THE TOWN OF RANCHO VIEJO CODE OF ORDINANCES CHAPTER 54 - SUBDIVISIONS ARTICLE III. - GENERAL REQUIREMENTS AND DESIGN STANDARDS SEC. 54-21. (A) LOT SPECIFICATION(A) NO LOT MAY BE PLATTED FOR RESIDENTIAL USE UNLESS THE SAME CONTAINS A MINIMUM OF 15,000 SQUARE FEET OF SURFACE AND HAS A MINIMUM AVERAGE WIDTH OF 80 FEET OR MORE AND A MINIMUM AVERAGE DEPTH OF 80 FEET OR MORE. CORNER LOTS MUST BE 17,400 SQUARE FEET. THE LOT AREA SHALL BE COMPUTED EXCLUSIVE OF ALL EASEMENTS, EXCEPT MAIN LINE EASEMENTS FOR PUBLIC UTILITIES SUCH AS ELECTRIC, TELEPHONE, AND CABLE TV - TO REDUCE THE 15,000 SQUARE FEET LOT SIZE REQUIREMENT TO 9,600 SQUARE FEET. NOTE: THE PLANNING AND ZONING COMMISSION RECOMMENDED THAT THE ORDINANCE NOT BE AMENDED:

Motion was made by Alderwoman Kaechele, seconded by Alderman Ricoy, and unanimously carried, to accept the recommendation and reject the request to reduce the lot size requirement.

8. CONSIDERATION/DISCUSSION/ACTION ON RECOMMENDATION TO THE BOARD OF ALDERMEN TO AMEND THE TOWN OF RANCHO VIEJO CODE OF ORDINANCES CHAPTER 26 – FIRE PREVENTION AND PROTECTION ARTICLE III. – OPEN BURNING SEC. 26-48 – OUTDOOR BURNING PROHIBITED. NOTE: THE PLANNING AND ZONING COMMISSION RECOMMENDED THAT THE ORDINANCE NOT BE AMENDED.

Alderman Hernandez asked

Motion was made by Alderman Hernandez, seconded by Alderman Vera, and unanimously carried, to accept the recommendation to not amend the ordinance for burning but to conduct a study for future vision and development.

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

Motion was made by Alderman Vera, seconded by Alderman Ricoy, and unanimously carried, to approve the extension of the disaster declaration filed with the office of the governor.

10. PRESENT/DISCUSS PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2022, TO SEPTEMBER 30, 2023:

Town Administrator Fred Blanco presented the proposed budget for the fiscal year October 1, 2022, to September 30, 2023. The Board acknowledged the receipt of the proposed budget.

Mr. Blanco also stated that the next budget workshop is scheduled for August 16, 2022, at 6:00 P.M. at the Town Hall.

11. PROVIDE FOR PUBLIC NOTICE OF DATE, TIME, AND LOCATION OF PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2022 TO SEPTEMBER 30, 2023:

Mr. Blanco stated that the Public Hearing will be held on September 6, 2022, at 6:00 p.m. at the Town Municipal Office at 3301 Carmen Avenue, Rancho Viejo, Texas 78575.

Motion was made by Alderman Vera, seconded by Alderwoman Kaechele, and unanimously carried, to accept the date for the Public Hearing on the Proposed Budget for Fiscal Year October 1, 2022, to September 30, 2023.

12. DISCUSS PROPOSED AD VALOREM TAX RATE AND CONSIDERATION/ACTION ON PROPOSAL FOR TAX RATE INCREASE:

Motion to approve the proposed Ad Valorem Tax Rate not to exceed the tax rate at \$ 0.45 per \$100 pf assessed valuation was made by Alderman Vera, seconded by Alderwoman Kaechele, and carried as follows:

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

NAYES: None

13. CONSIDERATION/ACTION TO ACKNOWLEDGE RECEIPT OF SUBMISSION OF AD VALOREM PROPERTY TAX CALCULATIONS FOR THE 2022 LEVY:

Motion was made by Alderman Vera, seconded by Alderman Hernandez, and unanimously carried, to acknowledge receipt of submission of the Ad Valorem Property Tax calculations.

14. PROVIDE FOR PUBLIC NOTICE OF DATE, TIME, AND LOCATION OF PUBLIC HEARINGS FOR TAX RATE INCREASE:

Motion was made by Alderman Vera, seconded by
And unanimously carried, to set the public hearing on the Ad Valorem Tax Rate increase for Tuesday, September 6, 2022, at 6:00 P.M.

15. CONSIDERATION/AUTHORIZATION TO ADVERTISE FOR BIDS FOR SOLID WASTE COLLECTION AND BRUSH REMOVAL:

Motion was made by Alderman Hernandez, seconded by Alderwoman Kaechele, and unanimously carried, to authorize the advertisement for bids for Solid Waste Collection and Brush Removal.

16. CONSIDERATION/AUTHORIZATION TO ADVERTISE FOR STATEMENT OF QUALIFICATIONS FOR TOWN ENGINEER:

Motion was made by Alderwoman Kaechele, seconded by Alderman Ricoy, and unanimously carried, to authorize the advertisement for Statement of Qualifications for Town Engineer.

17. STREET COMMITTEE REPORT:

Mayor Guerrero mentioned that the request for quotes for the engineering was pending so that we may continue to ask for the RFQs. The Street Committee recommends that we get 3 quotes from contractors for concrete shoulder pricing. Requests are currently being worked on.

18. JULY 2022 POLICE REPORT – POLICE CHIEF:

Police Lieutenant Lucio presented the July 2022 Police Report. He stated that there were corrections on the totals for police mileage totals, the correct total was 6,070 total miles for all of the units.

19. ADJOURN INTO EXECUTIVE SESSION, AS AUTHORIZED BY SECTION 551.071(2) OF CHAPTER 551 OF THE GOVERNMENT CODE TO DISCUSS WITH ATTORNEYS MATTERS IN WHICH THE DUTY OF THE ATTORNEYS UNDER THE RULES OF PROFESSIONAL CONDUCT CLEARLY CONFLICTS WITH CHAPTER 551. A. LEGAL REQUIREMENTS FOR PENDING REZONE REQUEST BY GOLF & RESORTS INVESTMENTS, LLC:

Motion was made by Alderman Vera, seconded by Alderwoman Kaechele, and unanimously carried to go into executive session at 8:05 p.m.

The meeting reconvened at 8:42 p.m.

20. POSSIBLE ACTION DISCUSSED IN EXECUTIVE SESSION:

Motion was made by Alderwoman Kaechele, seconded by Alderman Vera, and unanimously carried, that there is no action on this item.

21. ADJOURN:

Motion was made by Alderman Johnson, seconded by Alderwoman Kaechele, and unanimously carried, to adjourn the meeting at 8:43 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Maribel B. Guerrero, Mayor

DATE: _____

TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
MINUTES OF A SPECIAL MEETING
AUGUST 16, 2022

A SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, August 9, 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 Fred Blanco, Town Administrator.

Members present at the meeting were: Alderwoman Laura Kaechele, Alderman Alfredo G. Hernandez, Alderman Marcos Ricoy, and Alderman Javier Vera.

Members absent: Alderman Mark A. Johnson

A quorum was present at the meeting.

Legal counsel, David Irwin, and Police Chief R. Tyler were also present at the meeting.

Those present in the audience were:

3. WORKSHOP ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2022, TO SEPTEMBER 30, 2023:

Mayor Guerrero and the Board went over the budget items. The final approval of the budget is scheduled for the regular meeting, Tuesday, September 13, 2022, at 6:00 P.M.

4. ADJOURN:

The meeting was adjourned at 6:35 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Maribel B. Guerrero, Mayor

DATE: _____

TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
MINUTES OF A SPECIAL MEETING
SEPTEMBER 6, 2022

A SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, September 6, 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 Fred Blanco, Town Administrator. Members present at the meeting were: Alderman Alfredo Hernandez, Alderwoman Laura Kaechele, Alderman Javier Vera

Members absent were:

Alderman Mark Johnson and Alderman Marcos Ricoy

A quorum was present at the meeting. Legal Counsel David Irwin was also present at the meeting.

Those present in the audience were:

Crystal Newton Crista A.

3. INVOCATION AND PLEDGE:

Alderman Hernandez led the group in the invocation and pledge of allegiance to the American and Texas State flag.

4. PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2022, TO SEPTEMBER 30, 2023:

Motion was made by Alderman Hernandez, seconded by Alderman Vera, and unanimously carried to open the public hearing.

Crystal Newton commented on the Bolivar Condominiums Homeowner's Association.

There were no further comments from the audience, the public hearing was then closed.

5. POSSIBLE ACTION ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2022, TO SEPTEMBER 30, 2023, INCLUDING BUT NOT LIMITED TO SETTING A DATE, TIME, AND PLACE OF MEETING FOR FINAL APPROVAL OF THE BUDGET:

Motion was made by Alderman Vera, seconded by Alderwoman Kaechele, and unanimously carried, to set the meeting date for September 13, 2022, at 6:00 P.M. at the Town Hall for final approval of the budget.

6. PUBLIC HEARING ON PROPOSED AD VALOREM TAX REVENUE INCREASE:

Motion was made by Alderman Vera, seconded by Alderman Hernandez, and unanimously carried, to open the public hearing.

There were no comments from the audience. After everyone was given an opportunity to speak on the matter the public hearing was closed.

7. POSSIBLE ACTION ON PROPOSED AD VALOREM TAX RATE INCLUDING (A) ADOPTION OF A RESOLUTION SETTING AN AD VALOREM TAX RATE FOR FISCAL YEAR OCTOBER 1, 2022, TO SEPTEMBER 30, 2023, OR (B) SETTING A DATE, TIME, AND PLACE OF MEETING TO VOTE ON THE AD VALOREM TAX RATE:

Motion was made by Alderman Vera, seconded by Alderwoman Kaechele, and unanimously carried, to set the meeting date for September 13, 2022, at 6:00 P.M. at the Town Hall to set the Ad Valorem Tax Rate.

8. EXECUTIVE SESSION: PURSUANT TO THE FOLLOWING SECTION OF THE TEXAS GOVERNMENT CODE: SECTIONS 551.071 AND 551.074 TO CONSIDER THE REAPPOINTMENT, EMPLOYMENT, EVALUATION, OR DUTIES OF THE TOWN ADMINISTRATOR AND TO CONSIDER A NEW PROPOSED CONTRACT FOR THE TOWN ADMINISTRATOR:

Motion was made by Alderman Hernandez, seconded by Alderman Vera, and unanimously carried, to go into Executive Session for items 8 and 9: Pursuant to the Following Section of the Texas Government Code: Sections 551.071 and 551.074 to Consider the Reappointment, Employment, Evaluation, or Duties of the Town Administrator and to Consider a New Proposed Contract for The Town Administrator, and Pursuant to the Following Section of the Texas Government Code: Section 551.074 to consider the Reappointment, Employment, Evaluation, or Duties of the Police Chief, at 6:15 P.M.

9. EXECUTIVE SESSION: PURSUANT TO THE FOLLOWING SECTION OF THE TEXAS GOVERNMENT CODE: SECTION 551.074 TO CONSIDER THE REAPPOINTMENT, EMPLOYMENT, EVALUATION, OR DUTIES OF THE POLICE CHIEF:

10. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:

Motion was made by Alderman Hernandez, seconded by Alderman Vera, and unanimously carried to reconvene the meeting at 6:52 P.M.

Motion was made by Alderman Hernandez, seconded by Alderman Vera, and unanimously carried, to extend the contract for Town Administrator for 1 year with a 3% increase and to approve a \$5,000 salary increase for the Chief of Police.

11. ADJOURN:

Motion was made by Alderwoman Kaechele, seconded by Alderman Vera, and unanimously carried, to adjourn the meeting at 7:00 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Maribel B. Guerrero, Mayor

DATE: _____

6. 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 AND AUGUST 9, 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 SEPTEMBER 20, 2022 TO OCTOBER 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 SEPTEMBER 20, 2022 TO OCTOBER 19, 2022, UNLESS TERMINATED EARLIER BY OPERATION OF LAW OR FURTHER ACTION OF THE BOARD OF ALDERMEN.

ORDERED THIS 13th DAY OF SEPTEMBER 2022, PURSUANT TO THE ACTION OF THE BOARD OF ALDERMEN ON SAID DATE.

MARIBEL B. GUERRERO,

TOWN OF RANCHO VIEJO MAYOR
RANCHO VIEJO, TEXAS

7. Consideration/Adoption of
Budget Ordinance for Fiscal
Year October 1, 2022, to
September 30, 2023

ORDINANCE NO.

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

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

WHEREAS, the Mayor has timely filed a proposed financial budget for the fiscal year ending September 30, 2023, with the Town Administrator on August 5, 2022, which is 30 days in advance of adopting the tax rate for the tax year 2022.

WHEREAS, notice of a Public Hearing on the proposed financial budget for the fiscal year ending September 30, 2023, was published in the San Benito News on August 19, 2022.

WHEREAS, on September 6, 2022, at 6:00 P.M. the Board of Aldermen held the Public Hearing on the proposed financial budget for the fiscal year ending September 30, 2023, 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 IT 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, 2022 and ending September 30, 2023, 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 13th day of September 2022.

Maribel B. Guerrero, Mayor

ATTEST:

Fred Blanco, Town Administrator



2022-2023 BUDGET

This budget will raise more revenue from property taxes than last year's budget by \$26,062 or 2.065693%, and of that amount, \$17,925 is tax revenue to be raised from new property added to the roll this year.

	2023	2022
No New Revenue Rate	.447263	.447265
No New Revenue M&O Rate	.363325	.360210
Voter-Approval Tax Rate	.464711	.461698
Debt Rate	.088670	.088881
Adopted Rate		.450000

Debt Obligations Secured By Property Tax (2022)	\$248,920
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BOARD OF ALDERMEN VOTE

AYES:
NAYS:
ABSTAINING:
NOT PRESENT:
PRESENT AND NOT VOTING:

PROPOSED 9/13/2022
TOWN OF RANCHO VIEJO
BUDGET
2022-2023

	PROPOSED BUDGET 2022-2023	APPROVED(2) BUDGET 2021-2022
GENERAL FUND		
REVENUES:		
1820.0000 Adm. Cost Recovered	15,000.00	20,000.00
1811.2013 Ad Val. Tax 2013	0.00	300.00
1811.2014 Ad Val. Tax 2014	300.00	300.00
1811.2015 Ad Val. Tax 2015	500.00	500.00
1811.2016 Ad Val. Tax 2016	500.00	800.00
1811.2017 Ad Val. Tax 2017	800.00	1,500.00
1811.2018 Ad Val. Tax 2018	1,500.00	2,500.00
1811.2019 Ad Val. Tax 2019	2,000.00	6,000.00
1811.2020 Ad Val. Tax 2020	6,000.00	16,000.00
1811.2021 Ad Val. Tax 2021	16,000.00	1,017,938.00 (1)
1811.2021 Ad Val. Tax 2021- 2% allowance		(20,359.00) (1)
1811.2022 Ad Val. Tax 2022	1,033,983.00 (3)	
1811.2022 Ad Val. Tax 2022 - 2% allowance	(20,680.00) (3)	
2090.0000 Discount on Taxes	(21,000.00)	(19,000.00)
1920.0000 P&I on Taxes	16,000.00	16,000.00
1830.0000 Alcohol & Beverage Tax	8,500.00	6,500.00
1840.0000 Building Permits	60,000.00	50,000.00
1850.0000 Citations & Fines	82,000.00	80,000.00
1851.0000 MC Tech Fund	1,200.00	1,000.00
2090.5000 State Costs & Fees	(26,000.00)	(25,000.00)
1870.0000 Franchise - Electrical	73,000.00	72,000.00
1880.0000 Franchise - Telephone	4,000.00	6,000.00
1890.0000 Franchise - Cable TV	46,000.00	45,000.00
1900.0000 Franchise - Gas	4,000.00	5,000.00
1905.0000 Franchise - Solid Waste	12,000.00	10,000.00
1910.0000 Interest from Investments	2,000.00	2,000.00
1921.0000 Lien Revenue	5,000.00	5,000.00
1930.0000 Sales Tax	140,000.00	115,000.00
1963.0000 Police Fund Income	0.00	100.00
1963.5000 Seasonal Improvements Donation	1,000.00	1,000.00
7000.0000 Operation Stone Garden grant	36,900.00	20,000.00
7001.0000 Local Border Star grant	10,000.00	10,000.00
9000.0012 PD Grants	1,100.00	1,100.00
Total Revenues	\$1,511,603.00	\$1,447,179.00

(1) BASED ON TAX RATE OF \$.361119 for M&O Tax Rate
\$.088881 Debt Service Tax Rate
for a TOTAL TAX RATE of \$.450000 per \$100.00 Taxable Value and 98% Collections
RANCHO VIEJO'S TAXABLE VALUE FOR 2021/2022 IS \$281,884,306

(2) AS APPROVED AT 9/14/21 MEETING

(3) BASED ON TAX RATE OF \$.361330 for M&O Tax Rate
\$.088670 Debt Service Tax Rate
for a TOTAL TAX RATE of \$.450000 per \$100.00 Taxable Value and 98% Collections
RANCHO VIEJO'S TAXABLE VALUE FOR 2022/2023 IS \$286,160,120

EXPENSES:	PROPOSED BUDGET 2022-2023	APPROVED(2) BUDGET 2021-2022
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Administration:

2100.0000 Travel-Admin.	5,400.00	5,400.00
2110.0000 Seminar & Edu. - Admin.	5,700.00	1,500.00
2150.0000 Salaries - Admin.	183,486.00	173,700.00
2155.0000 Longevity - Admin	495.00	435.00
2160.0000 Retirement - Admin.	11,600.00	14,900.00
2161.0000 S.S./Medicare - Admin.	15,600.00	15,350.00
2170.0000 Insurance Medical - Adm.	26,300.00	24,300.00
2171.0000 Medical Dependent	5,700.00	5,500.00
2180.0000 Insurance Life - Admin.	300.00	320.00
2190.0000 Ins. Workman's Comp	500.00	500.00
2200.0000 Part Time Labor - Admin.	20,000.00	20,000.00

Total Administration:	\$275,081.00	\$261,905.00
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General:

3140.0000 Telephone	3,200.00	3,000.00
3150.0000 Electricity Office	7,800.00	7,600.00
3160.0000 Insurance Liability	30,000.00	27,200.00
3170.0000 Legal Notices	2,700.00	2,500.00
3200.0000 Office Supplies	7,000.00	6,500.00
3220.0000 Postage	2,000.00	2,000.00
3230.0000 Dues & Publications	2,800.00	2,600.00
3240.0000 Appraisal & Tax Collection	31,650.00	31,000.00
3250.0000 Water	2,500.00	2,300.00
3260.0000 Election Costs	6,000.00	5,000.00
3270.0000 Building/Yard Maintenance	17,500.00	16,500.00
3280.0000 Cameron Co. Court Costs	600.00	550.00
3300.0000 Public Relations	2,000.00	1,950.00
3305.0000 Continuing Education	1,500.00	1,500.00
3310.0000 Town Events	5,200.00	5,200.00
3320.0000 Office Equip. Maint.	10,500.00	9,500.00
3323.0000 Comprehensive Planning	25,000.00	0.00
3324.0000 Hazard Mitigation Plan	0.00	6,375.00
4220.0000 Municipal Court Supplies	5,900.00	4,900.00
1720.6730 Transfer Out to Debt Service	5,075.00	5,011.00

Total General:	\$168,925.00	\$141,186.00
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General Service:

5660.0000 Fire Protection Contract	30,000.00	30,000.00
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Total General Service:	\$30,000.00	\$30,000.00
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Professional:

5100.0000 Legal Fees	42,500.00	40,000.00
5200.0000 Audit Fees	9,900.00	8,700.00
5400.0000 Building Inspection	26,500.00	25,000.00
5500.0000 Municipal Judge	14,500.00	14,050.00

Total Professional:	\$93,400.00	\$87,750.00
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	PROPOSED BUDGET 2022-2023	APPROVED(2) BUDGET 2021-2022
Police General:		
4150.0000 Salaries- Police	442,833.00	443,349.00
4151.0000 Salaries- Police - O.P.S.G. grant	36,900.00	20,000.00
4152.0000 Salaries- Police - L.B.S. grant	10,000.00	10,000.00
4155.0000 Longevity - Police	2,005.00	1,560.00
4160.0000 Police Ret & Empl. Tax	26,200.00	28,050.00
4161.0000 Medicare & S.S.	30,400.00	30,200.00
4170.0000 Ins. Medical	39,500.00	39,700.00
4171.0000 Ins. Medical Dependent	2,600.00	2,100.00
4180.0000 Ins. Life	580.00	580.00
4190.0000 Ins. Workman's Comp	12,000.00	11,500.00
4210.0000 Police Supplies	6,000.00	6,000.00
4240.0000 Seminar & Education - PD	6,000.00	6,000.00
4250.0000 Auto Repairs	6,600.00	6,600.00
4260.0000 Auto Fuel	24,000.00	18,000.00
4291.6220 Hurricane Preparedness	5,000.00	5,000.00
4330.0000 Dispatch	4,100.00	4,100.00
4331.0000 Police Investigation	21,200.00	21,200.00
Total Police General:	\$675,918.00	\$653,939.00
Public Works:		
6300.0000 Signs & Safety Markers	3,000.00	3,000.00
6500.0000 Lighting Expenses	47,000.00	46,500.00
6600.0000 Lot Mowing	2,500.00	2,700.00
6640.0000 Common Area Maint.	60,700.00	57,000.00
6700.0000 Comm Area Water&Elec.	7,800.00	7,800.00
6660.0000 Beautification Project	5,000.00	11,000.00
6660.0002 Community Alert System	2,250.00	2,100.00
6660.0003 Animal Control	2,500.00	1,800.00
6660.0004 Security Device Reserve	750.00	750.00
6705.0001 Security Device Maint.	7,600.00	7,600.00
6710.0000 Mosquito Spraying	8,500.00	8,500.00
Total Public Works:	\$147,600.00	\$148,750.00
Streets:		
6000.0000 St. Rehab.	20,000.00	20,000.00
6100.0000 St. Rehab. Engineer	3,000.00	3,000.00
6200.0000 Street Reserve	75,000.00	75,000.00
Total Street Expense:	\$98,000.00	\$98,000.00
Capital Outlay:		
2513.2000 Automobile Equipment - OPSG Grant		0.00
3210.0000 Office Equipment	5,000.00	5,000.00
Total Capital:	\$5,000.00	\$5,000.00
Total Operating Expense:	\$1,493,924.00	\$1,426,530.00
General Fund Net Excess/(Deficit):	\$17,679.00	\$20,649.00

	PROPOSED BUDGET 2022-2023	APPROVED(2) BUDGET 2021-2022
DEBT FUND		
REVENUES:		
5811.2020 Ad Val. Debt Tax 2021		250,542.00 (1)
5811.2020 Ad Val. Debt Tax 2021 - 2% allowance		(5,011.00) (1)
5811.2021 Ad Val. Debt Tax 2022	253,739.00 (3)	
5811.2021 Ad Val. Debt Tax 2022 - 2% allowance	(5,075.00) (3)	
5811.8704 Discount on Debt Taxes	(3,000.00)	(1,000.00)
5811.8703 P&I on Debt Taxes	2,000.00	1,400.00
5720.8615 Transfer In - General Fund	5,075.00	5,011.00
	\$252,739.00	\$250,942.00
Total Debt Revenues	\$252,739.00	\$250,942.00

EXPENSES:

Town Hall Debt Service Account:

5820.8715 Interest Payable	8,997.00	10,567.00
5820.8710 Scheduled Principal	40,000.00	40,000.00

Total Town Hall Debt Service:	\$48,997.00	\$50,567.00
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Streets Debt Service Account:

5820.8725 Interest Payable	84,923.00	88,725.00
5820.8720 Scheduled Principal	115,000.00	110,000.00

Total Streets Debt Service:	\$199,923.00	\$198,725.00
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Total Debt Service:	\$248,920.00	\$249,292.00
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Debt Fund Net Excess/(Deficit):	\$3,819.00	\$1,650.00
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CERTIFICATES OF OBLIGATIONS FUND

REVENUES:

8655.0000 Interest from Investments	0.00	500.00
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Total Certificates of Obligations Revenues:	\$0.00	\$500.00
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EXPENSES:

9280.6000 Street Rehab Reserves M&O Phase 1	0.00	5,000.00
9280.6001 Street Cert. Obligations 2016 Phase 1	0.00	417,000.00

Total Certificates of Obligations Expenses:	\$0.00	\$422,000.00
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Certificates of Obligations Net Excess/(Deficit):	\$0.00	(\$421,500.00)
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Total All Expenses:	\$1,742,844.00	\$2,097,822.00
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Total All Revenues:	\$1,764,342.00	\$1,698,621.00
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Total All Net Excess/(Deficit):	\$21,498.00	(\$399,201.00)
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Other Financing Sources

1810.7600 Fund Balance TRF In - Street Reserves Phase 1	0.00	5,000.00
1810.7600 Fund Balance TRF In - Obligations 2016 Phase 1	0.00	417,000.00

Total Other Financing Sources:	\$0.00	\$422,000.00
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To General Fund:	\$21,498.00	\$22,799.00
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8. Consideration/Ratification of
the Property Tax (Revenue)
Increase Reflected in the
Budget for Fiscal Year October
1, 2022, to September 30, 2023

This budget will raise more revenue from property taxes than last year's budget by \$26,062 or 2.065693%, and of that amount, \$17,925 is tax revenue to be raised from new property added to the roll this year.

I move that the property tax rate be increased by the adoption of 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

ORDINANCE NO.

AN ORDINANCE ESTABLISHING THE AD VALOREM AND PERSONAL PROPERTY 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

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 2021:

\$.361330 Maintenance & Operation Tax Rate
\$.088670 Debt Tax Rate
\$.450000 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 LESS REVENUE FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE LESS BY 0.549095 PERCENT AND WILL RAISE LESS REVENUE FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$2.00.

Section 2. There is hereby established an assessed valuation of one hundred (100%) percent 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 for the tax year 2022.

Section 4. There is hereby granted a discount for early payment of the 2022 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 13th day of September 2022.

Maribel B. Guerrero, Mayor

ATTEST:

Fred Blanco, Town Administrator

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.

11. Consideration/Action to Designate an Auditor for Fiscal Year Ending September 30, 2022

12. Consideration/Action to Accept Bid for Common Area Maintenance and Award Contract

The Town received two bids.
The bid opening was held on
August 31, 2022.

13. Street Committee Report

14. Discussion/Possible Action to Accept Bid for Installation of Header Curb on Estrellas Avenue

The Town received two bid proposals. The bid opening was held on September 8, 2022.

15. July 2022 Financial Report - Town Administrator

16. Consideration/Action on Budget Amendments for 2021/2022

17. Announcement - National
Night Out – Wednesday,
September 28, 2022, 5:30 p.m.
to 7:30 p.m.



Service • Integrity • Respect



RANCHO VIEJO POLICE DEPARTMENT NATIONAL NIGHT OUT

Wednesday,
September 28th, 2022

5:30 – 7:30 PM

Town Hall

3301 Carmen Avenue



- ☺ Kids Bounce House
- ☺ Toddler Bounce House
- ☺ 18-foot Water Slide
- ☺ 70-Foot Obstacle Course
- ☺ Food & Refreshments

National Night out is a nationwide event designed to build strong police-community partnerships that promote safe neighborhoods.



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18. August 2022 Police Report - Police Chief

19. Adjourn