



Town of
Rancho Viejo
Texas

NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 12, 2023
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 12, 2023, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Public Comment
5. Approval of Minutes – Regular Meeting August 8, 2023, Special Meeting August 22, 2023
6. Consideration/Adoption of Budget Ordinance for Fiscal Year October 1, 2023, to September 30, 2024
7. Consideration/Ratification of the Property Tax (Revenue) Increase Reflected in the Budget for Fiscal Year October 1, 2023, to September 30, 2024
8. Consideration/Adoption of Ordinance to Establish Ad Valorem Tax Rate to Provide for Budget Expenses for Fiscal Year 2023 – 2024
9. Consideration/Action of Depository Applications and Depository Contract for Two Years with the Possibility of Three One Year Extensions at the Town's Option
10. Consideration/Action to Designate an Auditor for Fiscal Year Ending September 30, 2023
11. Consideration/Approval of Fire Protection Contract with the City of Brownsville
12. Consideration/Action to Approve Extension for Request for Qualifications (RFQ) for Architecture, Landscape Architecture, Park Planning Services to assist the Town of Rancho Viejo in its Implementation of a Project Funded by the US Department of Treasury under the ARPA program.
13. July 2023 Financial Report - Town Administrator
14. Consideration/Action on Budget Amendments for 2022/2023
15. Announcement - National Night Out – Thursday, September 14, 2023, 5:30 p.m. to 7:30 p.m.
16. August 2023 Police Report - Police Chief
17. Adjourn into Executive Session, as authorized by Subchapter D of Chapter 551 of the Government Code to deliberate the purchase, exchange, lease, or value of real property.
18. Possible Action on Matters Discussed in Executive Session
19. Adjourn

Fred Blanco, Town Administrator

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

State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF 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 8, 2023, at 5:00 P.M. and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST:

Fred Blanco, Town Administrator

1. Call to Order

by Mayor Guerrero

2. Roll Call

by Isabel Perales

Alderman Alfredo Hernandez

Alderman Mark Johnson

Alderwoman Laura Kaechele

Alderman Marcos Ricoy

Alderman Javier Vera

Legal Counsel, 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:

"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 August 8, 2023,
Special Meeting August 22, 2023

MINUTES OF A REGULAR MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
AUGUST 8, 2023

A REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, August 8, 2023, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. CALL TO ORDER:

The meeting was called to order by Mayor Maribel Guerrero at 6:00 PM.

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 Marcos Ricoy and Alderman Javier Vera. Alderman Mark Johnson was in attendance remotely through videoconference.

A quorum was present at the meeting.

Legal counsel Daniel Rentfro, Town Administrator Fred Blanco, and Police Chief Robert R. Tyler were also present at the meeting.

Those present in the audience were:

Adan Ortiz Olga Gomez Rosa Weisse Ulrich Weisse
Scott Allex

3. INVOCATION AND PLEDGE:

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

4. PUBLIC COMMENT:

Motion was made by Alderman Vera, seconded by Alderman Hernandez, and unanimously carried to open public comment. Ulrich Weisse expressed his concern about dogs roaming loose.

Motion was made by Alderwoman Kaechele, seconded by Alderman Ricoy, an unanimously carried, to close public comment.

5. APPROVAL OF MINUTES- REGULAR Meeting July 18, 2023, Special Meeting August 2, 2023:

Motion was made by Alderman Ricoy and seconded by Alderman Hernandez, to approve the minutes of a Regular Meeting held on July 18, 2023, as written.

Motion passed with the following vote:

AYES: Alderman Hernandez, Alderman Ricoy, and Alderman Johnson

NAYES: None

ABSTAINING: Alderwoman Kaechele and Alderman Vera

Motion was made by Alderman Vera, and seconded by Alderman Ricoy, to approve the minutes of a Special Meeting held on August 2, 2023, as written.

Motion passed with the following vote:

AYES: Alderwoman Kaechele, Alderman Ricoy, and Alderman Vera

NAYES: None

ABSTAINING: Alderman Hernandez, Alderman Johnson

6. PRESENT/DISCUSS PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2023 TO SEPTEMBER 30, 2024:

Town Administrator Fred Blanco presented the proposed budget for the fiscal year October 1, 2023, to September 30, 2024. The Board acknowledged the receipt of the proposed budget.

Mr. Blanco also stated that the next budget workshop is scheduled for August 22, 2023, at 6:00 P.M.

7. PROVIDE FOR PUBLIC NOTICE OF DATE, TIME AND LOCATION OF PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2023 TO SEPTEMBER 30, 2024:

Mr. Blanco stated that the Public Hearing will be held on September 5, 2023, at 6:00 P.M. at the Town Municipal Office at 3301 Carmen Avenue, Rancho Viejo, Texas 78575.

The Board accepted the date for the Public Hearing on the Proposed Budget for Fiscal Year October 1, 2023, to September 30, 2024.

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

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

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

NAYES: None

9. CONSIDERATION/ACTION TO ACKNOWLEDGE RECEIPT OF SUBMISSION OF AD VALOREM PROPERTY TAX CALCULATIONS FOR THE 2023 LEVY:

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

10. PROVIDE FOR PUBLIC NOTICE OF DATE, TIME, AND LOCATION OF PUBLIC HEARING FOR TAX RATE:

A public hearing will be held on September 5, 2023, at 6:00 P.M. at the Town Municipal Office at 3301 Carmen Avenue, Rancho Viejo, Texas 78575.

11. DISCUSSION ON DATE FOR BUDGET WORKSHOP:

The Board and the Mayor discussed and agreed to schedule the next budget workshop for August 22, 2023, at 6:00 P.M.

12. CONSIDERATION/ACTION ON PROPOSALS FOR EMPLOYEE HEALTHCARE BENEFITS:

Town Administrator Fred Blanco stated that the Town received two proposals for the Employee Healthcare Benefits and that TX Health Benefits had the lower rates for the same specifications requested. Mr. Blanco recommended that the Board accept the proposal from TX Health Benefits Pool.

Mr. Blanco answered some questions from the Board.

Motion was made by Alderwoman Kaechele, seconded by Alderman Hernandez, and unanimously carried to approve the proposal from Texas Health Benefits Pool for the Employee Healthcare Benefits.

13. CONSIDERATION/ACTION OF DEPOSITORY APPLICATIONS AND DEPOSITORY CONTRACT FOR TWO YEARS WITH THE POSSIBILITY OF THREE ONE YEAR EXTENSIONS AT THE TOWN'S OPTION:

This item was tabled.

14. COMPREHENSIVE PLANNING SERVICES UPDATE:

Town Administrator Fred Blanco stated that he had a meeting with Edgar Sada, GrantWorks Planner. Grantworks is currently working on a survey to send out to residents to request their feedback.

15. JULY 2023 POLICE REPORT - CHIEF OF POLICE:

Police Chief Tyler went over the July 2023 Police Report.

16. ADJOURN INTO EXECUTIVE SESSION, AS AUTHORIZED BY SUBCHAPTER D OF CHAPTER 551 OF THE GOVERNMENT CODE TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY:

Motion was made by Alderman Vera, seconded by Alderman Hernandez, and unanimously carried, to go into executive session, as authorized by Subchapter D of Chapter 551 of the Government Code to deliberate the purchase, exchange, lease, or value of real property; at 6:42 P.M.

The meeting was reconvened at 7:05 P.M.

17. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:

There was no action on this item.

18. ADJOURN:

Motion was made by Alderman Hernandez, seconded by Alderman Vera, and unanimously carried, to adjourn the meeting at 7:05 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Maribel B. Guerrero, Mayor

DATE: _____

MINUTES OF A SPECIAL MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
AUGUST 22, 2023

A SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, August 22, 2023, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. CALL TO ORDER:

The meeting was called to order by Mayor Maribel Guerrero at 6:00 PM.

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 Marcos Ricoy and Alderman Javier Vera. Alderman Mark Johnson was in attendance remotely through videoconference.

A quorum was present at the meeting.

Police Chief Robert R. Tyler was also present at the meeting.

Those present in the audience were:

No one was present in the audience.

3. WORKSHOP ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2023 TO SEPTEMBER 30, 2024:

Mayor Guerrero and the board went over the budget line items. The final approval of the budget is scheduled for the regular meeting, on Tuesday, September 12, 2023, at 6:00 P.M.

4. ADJOURN:

The meeting was adjourned at 7:05 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Maribel B. Guerrero, Mayor

DATE: _____

6. Consideration/Adoption of Budget Ordinance for Fiscal Year October 1, 2023, to September 30, 2024

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 2023 - 2024

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, 2024, with the Town Administrator on August 2, 2023, which is 30 days in advance of adopting the tax rate for the tax year 2023.

WHEREAS, notice of a Public Hearing on the proposed financial budget for the fiscal year ending September 30, 2024, was published in the San Benito News on August 25, 2023.

WHEREAS, on September 5, 2023, 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, 2024, 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, 2023 and ending September 30, 2024, 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 12th day of September 2023.

Maribel B. Guerrero, Mayor

ATTEST:

Fred Blanco, Town Administrator



2023-2024 BUDGET

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

	2024	2023
No New Revenue Rate	.362027	.447263
No New Revenue M&O Rate	.290767	.363325
Voter-Approval Tax Rate	.409001	.464711
Debt Rate	.070334	.088670
De Minimis Rate	.500026	.626722
Adopted Rate		.450000

Debt Obligations Secured By Property Tax (2023)	\$248,327
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BOARD OF ALDERMEN VOTE

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

PROPOSED 09/12/2023
TOWN OF RANCHO VIEJO
BUDGET
2023-2024

	PROPOSED BUDGET 2023-2024	APPROVED(2) BUDGET 2022-2023
GENERAL FUND		
REVENUES:		
1820.0000 Adm. Cost Recovered	15,000.00	15,000.00
1811.2014 Ad Val. Tax 2014	0.00	300.00
1811.2015 Ad Val. Tax 2015	300.00	500.00
1811.2016 Ad Val. Tax 2016	500.00	500.00
1811.2017 Ad Val. Tax 2017	500.00	800.00
1811.2018 Ad Val. Tax 2018	500.00	1,500.00
1811.2019 Ad Val. Tax 2019	500.00	2,000.00
1811.2020 Ad Val. Tax 2020	1,500.00	6,000.00
1811.2021 Ad Val. Tax 2021	4,000.00	16,000.00
1811.2022 Ad Val. Tax 2022 - 2% allowance	15,000.00	1,033,983.00 (1)
1811.2022 Ad Val. Tax 2022 - 2% allowance		(20,680.00) (1)
1811.2023 Ad Val. Tax 2023	1,391,691.00 (3)	
1811.2023 Ad Val. Tax 2023 - 2% allowance	(27,834.00) (3)	
2090.0000 Discount on Taxes	(22,000.00)	(21,000.00)
1920.0000 P&I on Taxes	15,000.00	16,000.00
1830.0000 Alcohol & Beverage Tax	8,500.00	8,500.00
1840.0000 Building Permits	60,000.00	60,000.00
1850.0000 Citations & Fines	82,000.00	82,000.00
1851.0000 MC Tech Fund	1,200.00	1,200.00
2090.5000 State Costs & Fees	(27,000.00)	(26,000.00)
1870.0000 Franchise - Electrical	75,000.00	73,000.00
1880.0000 Franchise - Telephone	2,500.00	4,000.00
1890.0000 Franchise - Cable TV	49,000.00	46,000.00
1900.0000 Franchise - Gas	4,500.00	4,000.00
1905.0000 Franchise - Solid Waste	14,000.00	12,000.00
1910.0000 Interest from Investments	65,000.00	2,000.00
1921.0000 Lien Revenue	2,500.00	5,000.00
1930.0000 Sales Tax	165,000.00	140,000.00
1963.5000 Seasonal Improvements Donation	1,000.00	1,000.00
7000.0000 Operation Stone Garden grant	36,900.00	36,900.00
7001.0000 Local Border Star grant	10,000.00	10,000.00
9000.0012 PD Grants	1,100.00	1,100.00
Total Revenues	\$1,945,857.00	\$1,511,603.00

(1) 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

(2) AS APPROVED AT 9/13/22 MEETING

(3) BASED ON TAX RATE OF \$.379666 for M&O Tax Rate
\$.070334 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 2023/2024 IS \$366,556,523

EXPENSES:

PROPOSED
BUDGET
2023-2024

APPROVED(2)
BUDGET
2022-2023

Administration:

2100.0000 Travel-Admin.	6,000.00	5,400.00
2110.0000 Seminar & Edu. - Admin.	7,200.00	5,700.00
2150.0000 Salaries - Admin.	192,581.00	183,486.00
2155.0000 Longevity - Admin	555.00	495.00
2160.0000 Retirement - Admin.	14,500.00	11,600.00
2161.0000 S.S./Medicare - Admin.	18,000.00	15,600.00
2170.0000 Insurance Medical - Adm.	33,400.00	26,300.00
2171.0000 Medical Dependent	10,200.00	5,700.00
2180.0000 Insurance Life - Admin.	500.00	300.00
2190.0000 Ins. Workman's Comp	800.00	500.00
2200.0000 Part Time Labor - Admin.	35,000.00	20,000.00

Total Administration: **\$318,736.00** **\$275,081.00**

General:

3140.0000 Telephone	3,500.00	3,200.00
3150.0000 Electricity Office	8,200.00	7,800.00
3160.0000 Insurance Liability	35,000.00	30,000.00
3170.0000 Legal Notices	3,000.00	2,700.00
3200.0000 Office Supplies	7,200.00	7,000.00
3220.0000 Postage	2,000.00	2,000.00
3230.0000 Dues & Publications	3,000.00	2,800.00
3240.0000 Appraisal & Tax Collection	34,000.00	31,650.00
3250.0000 Water	3,500.00	2,500.00
3260.0000 Election Costs	6,000.00	6,000.00
3270.0000 Building/Yard Maintenance	20,000.00	17,500.00
3280.0000 Cameron Co. Court Costs	600.00	600.00
3300.0000 Public Relations	2,000.00	2,000.00
3305.0000 Continuing Education	1,500.00	1,500.00
3310.0000 Town Events	5,600.00	5,200.00
3320.0000 Office Equip. Maint.	11,000.00	10,500.00
3323.0000 Comprehensive Planning	50,000.00	25,000.00
4220.0000 Municipal Court Supplies	6,000.00	5,900.00
1720.6730 Transfer Out to Debt Service	5,156.00	5,075.00

Total General: **\$207,256.00** **\$168,925.00**

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**

Professional:

5100.0000 Legal Fees	45,000.00	42,500.00
5200.0000 Audit Fees	9,900.00	9,900.00
5400.0000 Building Inspection	29,500.00	26,500.00
5500.0000 Municipal Judge	14,500.00	14,500.00

Total Professional: **\$98,900.00** **\$93,400.00**

	PROPOSED BUDGET 2023-2024	APPROVED(2) BUDGET 2022-2023
Police General:		
4150.0000 Salaries- Police	464,315.00	442,833.00
4151.0000 Salaries- Police - O.P.S.G. grant	36,900.00	36,900.00
4152.0000 Salaries- Police - L.B.S. grant	10,000.00	10,000.00
4155.0000 Longevity - Police	2,185.00	2,005.00
4160.0000 Police Ret & Empl. Tax	36,200.00	26,200.00
4161.0000 Medicare & S.S.	32,000.00	30,400.00
4170.0000 Ins. Medical	50,000.00	39,500.00
4171.0000 Ins. Medical Dependent	17,500.00	2,600.00
4180.0000 Ins. Life	580.00	580.00
4190.0000 Ins. Workman's Comp	17,500.00	12,000.00
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	24,000.00
4291.6220 Hurricane Preparedness	5,000.00	5,000.00
4330.0000 Dispatch	4,100.00	4,100.00
4331.0000 Police Investigation	24,000.00	21,200.00
Total Police General:	\$742,880.00	\$675,918.00
Public Works:		
6300.0000 Signs & Safety Markers	3,500.00	3,000.00
6500.0000 Lighting Expenses	48,000.00	47,000.00
6600.0000 Lot Mowing	2,000.00	2,500.00
6640.0000 Common Area Maint.	63,000.00	60,700.00
6700.0000 Comm Area Water&Elec.	7,800.00	7,800.00
6660.0000 Beautification Project	5,000.00	5,000.00
6660.0002 Community Alert System	2,250.00	2,250.00
6660.0003 Animal Control	2,500.00	2,500.00
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:	\$150,900.00	\$147,600.00
Streets:		
6000.0000 St. Rehab.	50,000.00	20,000.00
6100.0000 St. Rehab. Engineer	20,000.00	3,000.00
6200.0000 Street Reserve	75,000.00	75,000.00
Total Street Expense:	\$145,000.00	\$98,000.00
Capital Outlay:		
3210.0000 Office Equipment	5,000.00	5,000.00
4210.0000 Town Hall Improvements	21,000.00	0.00
Total Capital:	\$26,000.00	\$5,000.00
Total Operating Expense:	\$1,719,672.00	\$1,493,924.00
General Fund Net Excess/(Deficit):	\$226,185.00	\$17,679.00

	PROPOSED BUDGET 2023-2024	APPROVED(2) BUDGET 2022-2023
DEBT FUND		
REVENUES:		
5811.2022 Ad Val. Debt Tax 2022		253,739.00 (1)
5811.2022 Ad Val. Debt Tax 2022 - 2% allowance		(5,075.00) (1)
5811.2023 Ad Val. Debt Tax 2023	257,814.00 (3)	
5811.2023 Ad Val. Debt Tax 2023 - 2% allowance	(5,156.00) (3)	
5811.8704 Discount on Debt Taxes	(3,000.00)	(3,000.00)
5811.8703 P&I on Debt Taxes	2,000.00	2,000.00
5720.8615 Transfer In - General Fund	5,156.00	5,075.00
Total Debt Revenues	\$256,814.00	\$252,739.00
EXPENSES:		
Town Hall Debt Service Account:		
5820.8715 Interest Payable	7,207.00	8,997.00
5820.8710 Scheduled Principal	50,000.00	40,000.00
Total Town Hall Debt Service:	\$57,207.00	\$48,997.00
Streets Debt Service Account:		
5820.8725 Interest Payable	81,120.00	84,923.00
5820.8720 Scheduled Principal	110,000.00	115,000.00
Total Streets Debt Service:	\$191,120.00	\$199,923.00
Total Debt Service:	\$248,327.00	\$248,920.00
Debt Fund Net Excess/(Deficit):	\$8,487.00	\$3,819.00
Total All Expenses:	\$1,967,999.00	\$1,742,844.00
Total All Revenues:	\$2,202,671.00	\$1,764,342.00
Total All Net Excess/(Deficit):	\$234,672.00	\$21,498.00
To General Fund:	\$234,672.00	\$21,498.00

7. Consideration/Ratification of the Property Tax (Revenue) Increase Reflected in the Budget for Fiscal Year October 1, 2023, to September 30, 2024

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

I move that the property tax rate be increased by the adoption of a tax rate of .450000, which is effectively a 0.243001 percent increase in the no new revenue tax rate.

8. Consideration/Adoption of Ordinance to Establish Ad Valorem Tax Rate to Provide for Budget Expenses for Fiscal Year 2023 – 2024

ORDINANCE NO.

AN ORDINANCE ESTABLISHING THE AD VALOREM AND PERSONAL PROPERTY TAX RATE FOR THE TAX YEAR 2023, 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:

\$.379666 Maintenance & Operation Tax Rate
\$.070334 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 MORE REVENUE FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE MORE BY 30.573965 PERCENT AND WILL RAISE MORE REVENUE FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$88.90.

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 2023.

Section 4. There is hereby granted a discount for early payment of the 2023 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 12th day of September 2023.

Maribel B. Guerrero, Mayor

ATTEST:

Fred Blanco, Town Administrator

9. Consideration/Action of
Depository Applications and
Depository Contract for Two Years
with the Possibility of Three One-
Year Extensions at the Town's
Option

10. Consideration/Action to
Designate an Auditor for Fiscal Year
Ending September 30, 2023

11. Consideration/Approval of Fire Protection Contract with the City of Brownsville

THE STATE OF TEXAS §
CITY OF BROWNSVILLE § **KNOW ALL PERSONS BY PRESENTS**
COUNTY OF CAMERON §

CONTRACT

This agreement is made and entered by and between the Town of Rancho Viejo (Rancho Viejo) and the City of Brownsville (Brownsville), both municipal corporations located in Cameron County, Texas, acting by and through their respective undersigned Mayors, both Mayors having been authorized to execute this agreement upon an affirmative majority vote of their respective governmental bodies acting pursuant to the Interlocal Cooperation Act codified in Chapter 791 of the Texas Government Code.

In consideration of the Mutual Covenants, Agreements and benefits to both parties, it is AGREED as follows:

I. PROVISION OF SERVICES

During the term of this Agreement, BROWNSVILLE agrees to furnish firefighting services to areas located within RANCHO VIEJO. Such services shall only include those required for grass fires, structure fires and/or vehicle fires.

II. COMPENSATION

Rancho Viejo AGREES TO PAY TO Brownsville the sum of \$30,000 per annum for the firefighting services referenced in Section I.

Payments for said services shall be made in equal quarterly installments in advance of the service period. Payments shall be due as follows:

<u>Payment Due Date</u>	<u>Amount</u>
October 1, 2023, 2024, 2025	\$7,500.00
January 1, 2024, 2025, 2026	\$7,500.00
April 1, 2024, 2025, 2026	\$7,500.00
July 1, 2024, 2025, 2026	\$7,500.00

It is agreed further that as a condition precedent to payment, BROWNSVILLE shall provide a written report summarizing the services rendered during the previous quarterly period, with said report listing all calls by date, location and nature made on behalf of RANCHO VIEJO.

III. TERM OF AGREEMENT

The term of this agreement shall be for three (3) years beginning on October 1, 2023, and terminating on September 30, 2026.

IV. TERMINATION/RENEWAL

If BROWNSVILLE does not intend to renew this contract under the same terms and conditions at the end of the term, BROWNSVILLE shall provide RANCHO VIEJO with written notice of its intent to not renew said contract. A notice of its intent not to renew shall be sent by United States Mail, Certified Mail Return Receipt Requested, no later than the 1st of August 2026. This sixty (60) day notice is intended to allow RANCHO VIEJO sufficient time to secure an alternate fire protection service.

If RANCHO VIEJO does not intend to renew this contract under the same terms and conditions, RANCHO VIEJO shall provide BROWNSVILLE with written notice of its intent to not renew said contract. A notice of this intent shall be sent by United States Mail, Return Receipt Requested, no later than the first of August 2026.

In the event that neither City notifies the other City of its intent not to renew this contract under the same terms and conditions, this Contract will be renewed for an additional term of one year under the same terms and conditions as presently agreed upon in this instrument.

In the event re-negotiation of the contract is necessary and if such negotiations have not been completed on or before the end of the current term, both BROWNSVILLE and RANCHO VIEJO expressly agree to act in accordance with the terms and conditions of this Contract for a period of thirty days after the expiration of the current term. If during such time both parties fail to negotiate a new contract, the negotiation period shall terminate at the end of the thirtieth day of said period, however, the contract obligations of both parties shall be extended for an additional thirty day period beyond the end of the negotiation period to allow RANCHO VIEJO time to secure an alternate fire protection service. At the end of this second period, all obligations of BROWNSVILLE shall cease.

However, notwithstanding the provisions above, this contract may be terminated at will by either party and termination shall be effective sixty (60) days from the date of notice is received by the other party. Such notice shall be sent by United States Mail, Return Receipt Requested.

V. INDEMNIFICATION

RANCHO VIEJO hereby agrees to and shall defend, protect and hold BROWNSVILLE harmless from any liability or damages for property damage or bodily injury, including death, which may arise from RANCHO VIEJO's negligent acts or omissions under this Agreement.

VI. MISCELLANEOUS

This Contract shall comprise the entire agreement between the parties hereto and any amendment shall be enforceable only after being reduced to writing, mutually executed by the parties hereto and attached hereto.

WITNESS the signature of the Mayor of the CITY OF BROWNSVILLE duly authorized to represent and bind said city of the terms and conditions of this Contract, affixed hereto on this ____ day of _____, 2023

CITY OF BROWNSVILLE

By: _____
JOHN COWEN, MAYOR

ATTEST:

YOLANDA GALARZA
City Secretary

WITNESS the signature of the Mayor of the TOWN OF RANCHO VIEJO duly authorized to represent and bind said city to the terms and conditions of this Contract, affixed hereto on this ____ day of _____, 2023.

TOWN OF RANCHO VIEJO

By: _____
MAYOR MARIBEL B. GUERRERO

ATTEST:

FRED BLANCO, TOWN ADMINISTRATOR

12. Consideration/Action to Approve Extension for Request for Qualifications (RFQ) for Architecture, Landscape Architecture, Park Planning Services to assist the Town of Rancho Viejo in its Implementation of a Project Funded by the US Department of Treasury under the ARPA program.

13. July 2023 Financial Report - Town Administrator

14. Consideration/Action on Budget Amendments for 2022/2023

15. Announcement – National
Night Out – Thursday, September
14, 2023, 5:30 PM to 7:30 PM

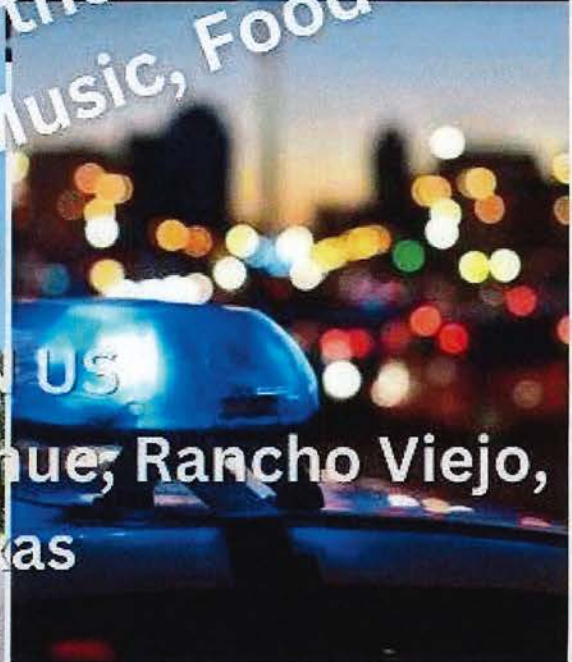


**RANCHO VIEJO
POLICE
DEPARTMENT**

**NATIONAL NIGHT OUT
SEPTEMBER 14, 2023
5:30 PM- 7:30 PM**



*Fun for All the Family
Games, Music, Food*



JOIN US
**3301 Carmen Avenue, Rancho Viejo,
Texas**

16. August 2023 Police Report - Police Chief



RANCHO VIEJO POLICE DEPARTMENT
MONTHLY STATISTICAL REPORT
 MONTH OF: August 2023
 Chief Robert R. Tyler



I	PENAL CODE:	SECTOR	No.	Prior	YTD	ARST	COMMENTS
	SEXUAL ASSAULT		1	1			19 yr male-see notes
	STALKING						
	ASSAULT FV				4		
	HARASSMENT						
	BURGLARY HAB						
	BURLGARY VEH		3				see notes
	THEFT (M)						
	THEFT (F)			1	11		
	FRAUD/CREDIT		2		5		see notes
	CRIMINAL MISCHIEF						
	POSSESSION (M)				6		
	POSSESSION (F)		1		1	1	see notes
	Endangering Child						
	Indecency W/A Child						
	BAIL JUMPING FTA						
	DWI						
	Public Intox			4			
	DUTY STRIKING FIXT				4		
	CRIMINAL TRESPASS			1	16		
	UNLAWFUL RESTRT						
		TOTAL	7	7	47	2	
II	INCIDENT REPORTS:	SECTOR	NO.	Prior	YTD	Citation	COMMENTS
	DOMESTIC NV		4	2	10		
	Civil Dispute		3		24		Child Cust / Prop Fence
	WELFARE CHECK		1	1	20		
	Traffic Accident		1	2	18		
	Neighbor Disturbance				1		
	DIST (Music) (K9)		1	1	22		600 Blk DeLeon (K9)
	Natural Death Report						
	Suspicious V/P			10	29		
	LOST/FOUND PROP				2		
	LIVESTOCK DIST						
	VEH IMPOUNDMENTS		2	1	2		
	ALARM RESIDENTIAL		9	4	69		
	EMS		4	3	68		
	FIRE			1	7		
	Agency ASSIST		2		21		assist SO
		TOTAL	27	25	293	0	
III	TRAFFIC STOPS:		NO.	Prior	YTD	Collect	Warrants Issued
	Citations		41	363	404	\$740	see notes

RF

IV	TRAFFIC WARRANTS		NO.	CLRD	DIFF	
	WARRANTS		13	4	9	93

V	SPEED TRAILER					
	AVENUE	POSTED		AVG.		TOP
	CARMEN	25		28		35
	CARMEN	35		37		44
	MORELOS	25		25		33
	TESORO	25		25		35
	ESCANDON	25		26		34
	SANTA ANA	25		25		35
	SANTA ANA	15		18		25
	ZAPATA	25		26		34
	BALBOA	25		24		29
	PIZARRO	25		27		31
	CORTEZ	25		27		35
	BOLIVAR	25		22		31
	EL DORADO	25		23		30
	RANCHO NUEVO	25		23		34
	ALVARADO	25		27		34
	HIDALGO	25		27		34
	DELEON	25		23		29
		25		25.471		33.0588

VI	POLICE MILEAGE:	Starting	Ending	Total	Gls	MPG	Miles Per Day
	C-21	41460	43584	2124	191.4	11.0972	
	F21 (OPSG)	20622	21,820	1,198	85	14	
	C-20 (OPSG)	70883	73140	2257	194	11.634	
	C18	44,166	44735	569	38	14.8564	
	F-18	0	0	0	0	#DIV/0!	out of rotation
	F17	103,871	104450	579	60	10	
	Totals	281002	280,217	6,727	569	#DIV/0!	

VII CHIEF'S COMMENTS

- Sexual Assault of Minor Investigation -19 yr old male (Escandon) Under investigation
- Burglary of Vehicle (300 Blk Bolivar, 2- 3500 Carmen Ave.) Unlocked Vehicles / Local susp
- Credit Card Scam - 100 Blk Jacklyn Cir (Reported to FBI) 2100 Blk El Dorado (Under Investigation)
- Possession of Cocaine/Xanax/ Wanted Person (officer investigating a suspicious vehicle) arrest
- Non-Violent Domestic Disturbance 700 Blk Morelos, 50 Blk Cortez, 200 Blk Morelos (verbal disputes)
- EMS called out to Las Haciendas reference to male subject electrocuted (transported to hospital)
- Municipal Court - FTA's 13 new warrants issued / Rescheduling of court dates / not guilty pleas

RF

Violations by Filed Date...

TRAFFIC	33	
STATE LAW	5	
CITY ORDINANCE	3	
Total Filed Violations		41

Completed Cases...

Paid Fine...		
TRAFFIC	1	
STATE LAW	0	
CITY ORDINANCE	0	
Total Paid Fines		1
Before Judge...		
TRAFFIC	1	
STATE LAW	0	
CITY ORDINANCE	0	
Total Before Judge		1
Total Completed		2

Other Completed...

DISMISSED DSC SECTION 1		
TRAFFIC	4	
STATE LAW	0	
CITY ORDINANCE	0	
Total		4
DISMISSED AFTER DEFERRED ADJ.		
TRAFFIC	26	
STATE LAW	2	
CITY ORDINANCE	0	
Total		28
DISMISSED/PRESENTED INSURANCE		
TRAFFIC	1	
STATE LAW	0	
CITY ORDINANCE	0	
Total		1
DISMISSED/COMPLIANCE		
TRAFFIC	1	
STATE LAW	0	
CITY ORDINANCE	1	
Total		2
Total Other Completed		35
Grand Total Completed		37
Net Difference Filed/Complete		4

Warrants...

Issued...		
TRAFFIC	8	
STATE LAW	5	
CITY ORDINANCE	0	
Total Violations		13
Total Warrants Issued		13
Cleared...		
TRAFFIC	2	
STATE LAW	2	
CITY ORDINANCE	0	
Total Violations		4
Total Warrants Cleared		4
Change in Total Warrants		9

Other Paid Cases...

Paid Fine...		
Total Other Paid Fines		3

FINE FINE		\$238.00
CCC20 CCC 2020		\$232.27
TFC TFC		\$11.24
AR ARREST FEE		\$18.73
STF19 STATE TRAFFIC FEE		\$187.31
LMCBSF Local Building Security Fund		\$18.36
LTPDF Local Truancy Prevention Fund		\$18.73
LMCTF Local Court Technology Fund		\$14.99
LMJF Local Municipal Jury Fund		\$0.37
Total Fees/Fines Paid		\$740.00

17. Adjourn into Executive Session, as authorized by Subchapter D of Chapter 551 of the Government Code to deliberate the purchase, exchange, lease, or value of real property.

18. Possible Action on Matters Discussed in Executive Session

19. Adjourn