



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
BOARD OF ALDERMEN  
REGULAR MEETING  
OCTOBER 10, 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 OCTOBER 10, 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 – Special Meeting September 5, 2023, Regular Meeting September 12, 2023
6. Public Hearing on An Ordinance Regarding the Town of Rancho Viejo's Texas Municipal Retirement System Benefits Regarding: (1) A Change in Town Contributions to The Current Service Annuity Reserve on The Retirement of System Members Who Were Town Employees; (2) Annually Accruing Updated Service Credits; And (3) Retirement Eligibility for The Texas Municipal Retirement System.
7. Consideration/Action on An Ordinance Regarding the Town of Rancho Viejo's Texas Municipal Retirement System Benefits Regarding: (1) A Change in Town Contributions to The Current Service Annuity Reserve on The Retirement of System Members Who Were Town Employees; (2) Annually Accruing Updated Service Credits; And (3) Retirement Eligibility for The Texas Municipal Retirement System.
8. Comprehensive Planning Services Update
9. Consideration/Action to Pass a Resolution to Nominate and Vote for Cameron Appraisal District Director and Submit the Resolution and Ballot to the Cameron Appraisal District
10. Consideration/Action on Statements of Qualifications 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.
11. September 2023 Police Report - Police Chief
12. Adjourn into Executive Session, as authorized by Section 551.071 of the Texas Government Code to confer with legal counsel about legal issues with Rancho Estates, L.P.
13. Possible Action on Matters Discussed in Executive Session.
14. 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 October 6, 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 the 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 –  
Special Meeting September 5, 2023,  
Regular Meeting September 12,  
2023

MINUTES OF A SPECIAL MEETING  
TOWN OF RANCHO VIEJO  
BOARD OF ALDERMEN  
SEPTEMBER 5, 2023

A SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, September 5, 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:

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The meeting was called to order by Mayor ProTem Javier Vera at 6:03 PM.

2. ROLL CALL:

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Roll call was made by Fred Blanco, Town Administrator. Members present at the meeting were: Alfredo Hernandez, Laura Kaechele, Marcos Ricoy and Javier Vera.

Those not present: Maribel Guerrero *arrived/left at 6:04 PM* and Mark Johnson

A quorum was present at the meeting.

Legal Counsel Daniel Rentfro, Jr. and Police Chief Robert R. Tyler were also present at the meeting.

Those present in the audience were:

No one was present in the audience.

3. INVOCATION AND PLEDGE:

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Mayor ProTem Javier Vera led the group in the invocation and pledge of allegiance to the American and Texas flags.

4. PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2023, TO SEPTEMBER 30, 2024:

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Motion was made by Alderman Ricoy, seconded by Alderwoman Kaechele, and unanimously carried, to open the public hearing on the proposed budget for fiscal year October 1, 2023, to September 30, 2024.

There were no comments from the public.

After everyone was given an opportunity to speak on the matter, a motion was made by Alderman Ricoy, seconded by Alderman Hernandez, and unanimously carried, to close the public hearing.

5. POSSIBLE ACTION ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2023, TO SEPTEMBER 30, 2024, INCLUDING BUT NOT LIMITED TO SETTING A DATE, TIME, AND PLACE OF MEETING FOR FINAL APPROVAL OF THE BUDGET:

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Motion was made by Alderman Hernandez, seconded by Alderwoman Kaechele, and unanimously carried, to set the meeting date for September 12, 2023, at 6:00 PM, at the Town Hall for final approval of the budget.

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

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Motion was made by Alderman Hernandez, seconded by Alderman Ricoy, and unanimously carried, to open the public hearing on the proposed Ad Valorem Tax Revenue increase.

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There were no comments from the public.

After everyone was given an opportunity to speak on the matter, a motion was made by Alderwoman Kaechele, seconded by Alderman Hernandez, and unanimously carried, to close the public hearing.

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, 2023, TO SEPTEMBER 30, 2024, OR (B) SETTING A DATE, TIME AND PLACE OF MEETING TO VOTE ON THE AD VALOREM TAX RATE:

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Motion was made by Alderman Hernandez, seconded by Alderwoman Kaechele, and unanimously carried, to set the meeting date for September 12, 2023, at 6:00 PM, at the Town Hall to set the Ad Valorem Tax Rate.

8. COMPREHENSIVE PLAN UPDATE - EDGAR SADA, GRANTWORKS PLANNER:

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Edgar Sada from GrantWorks, Inc. gave a brief update on the Comprehensive Plan. There were several questions from the Board.

9. 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:

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Motion was made by Alderwoman Kaechele, seconded by Alderman Ricoy, and unanimously carried, to go into 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; 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 6:47 PM.

10. 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:

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The meeting was reconvened at 7:45 PM.

11. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:

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Motion was made by Alderman Hernandez, seconded by Alderwoman Kaechele, and unanimously carried, to extend the contract for Town Administrator for 1 year with the salary to be discussed at a later time as soon as possible.

There was no action taken for item 10.

12. ADJOURN:

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Motion was made by Alderwoman Kaechele, seconded by Alderman Ricoy, and unanimously carried, to adjourn the meeting at 7:47 P.M.

SEPTEMBER 5, 2023

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BY: \_\_\_\_\_  
Fred Blanco, Town Administrator

APPROVED: \_\_\_\_\_  
Maribel B. Guerrero, Mayor

DATE: \_\_\_\_\_

MINUTES OF A REGULAR MEETING  
TOWN OF RANCHO VIEJO  
BOARD OF ALDERMEN  
SEPTEMBER 12, 2023

A REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was 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:

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The meeting was called to order by Mayor ProTem Javier Vera at 6:05 PM.

2. ROLL CALL:

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Roll call was made by Isabel Perales, Assistant Town Secretary

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.

*Mayor Guerrero arrived at 6:09 P.M.*

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:

Anthony DePonce

Adriana McDermid

Marcela Lawler

Rosie Weisse

Ulrich Weisse

Dacia Salinas

Roxanna de Leon

Adan Ortiz

Scott Allex

3. INVOCATION AND PLEDGE:

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Mayor ProTem Javier Vera led the group in the invocation and the pledge of allegiance to the American and Texas flags.

4. PUBLIC COMMENT:

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

Marcela Lawler talked about children driving golf carts and asked about an ordinance or enforcement. She asked about the community coming together for the safety of our children.

*Mayor Guerrero arrived at 6:09 P.M.*

Ulrich Weisse addressed the same issue that he mentioned at the last meeting. There is a pack of dogs roaming the streets of Rancho Viejo and he is asking the Board to be aware of the severity of the situation. Mr. Ulrich stated that he has already made a police report and sent pictures on both occasions when cats were killed on the association property. He believes that this issue needs to be investigated and addressed.

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

5. APPROVAL OF MINUTES- REGULAR Meeting August 8, 2023, Special Meeting August 22, 2023:

Motion was made by Alderman Vera, seconded by Alderwoman Kaechele, and unanimously carried, to approve the minutes of a Regular Meeting held on August 8, 2023, as written and to approve the minutes of a Special Meeting held on August 22, 2023, as written.

6. CONSIDERATION/ADOPTION OF BUDGET ORDINANCE FOR FISCAL YEAR OCTOBER 1, 2023, TO SEPTEMBER 30, 2024:

Town Administrator Fred Blanco stated that there was one change to the police Health Insurance line item, the item should be: \$67,000. Motion was made by Alderwoman Kaechele, and seconded by Alderman Hernandez to pass, adopt, and approve Ordinance No. 254 – 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.

Motion passed with the following vote:

AYES: Alderman Hernandez, Alderman Johnson, Alderwoman Kaechele, Alderman Ricoy.

NAYES: Alderman Vera.

ABSTAINING: None.

7. CONSIDERATION/RATIFICATION OF THE PROPERTY TAX (REVENUE) INCREASE REFLECTED IN THE BUDGET FOR FISCAL YEAR OCTOBER 1, 2023, TO SEPTEMBER 30, 2024:

Motion was made by Alderwoman Kaechele, and seconded by Alderman Ricoy, to adopt a tax rate of .450000, which is effectively a 0.243001 percent increase in the no new revenue tax rate.

Motion passed with the following vote:

AYES: Alderman Hernandez, Alderman Johnson, Alderwoman Kaechele, Alderman Ricoy.

NAYES: Alderman Vera.

ABSTAINING: None.

8. CONSIDERATION/ADOPTION OF ORDINANCE TO ESTABLISH AD VALOREM TAX RATE TO PROVIDE FOR BUDGET EXPENSES FOR FISCAL YEAR 2023 – 2024:

Motion was made by Alderwoman Kaechele and seconded by Alderman Ricoy to pass, adopt and approve Ordinance No. 255 – 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.

Motion passed with the following vote:

AYES: Alderman Hernandez, Alderman Johnson, Alderwoman Kaechele, Alderman Ricoy.

NAYES: Alderman Vera.

ABSTAINING: None.

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:

Alderman Vera stated that the Town received 3 proposals for Depository Services. The submittals were from Lonestar National Bank, Texas Regional Bank, and Plains Capital Bank. After review, Alderman Vera recommended the approval of Plains Capital Bank. The representatives for each of the banks answered several questions from the Board.

Motion was made by Alderman Vera and seconded by Alderman Ricoy, to approve the Depository Contract with Plains Capital Bank for two years with the possibility of 3 one-year extensions at the Town's option.

Motion passed with the following vote:

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

NAYES: None.

ABSTAINING: Alderman Johnson.

10. CONSIDERATION/ACTION TO DESIGNATE AN AUDITOR FOR FISCAL YEAR ENDING SEPTEMBER 30, 2023:

Town Administrator, Fred Blanco stated that Cascos and Associates had conducted the Town's last audit for the Fiscal Year ending September 30, 2022. When the contract was approved for the last audit, Cascos & Associates communicated that they would be willing to extend the contract for one more year and honor the same price of \$9,900 if the Town decided to extend the contract.

Motion was made by Alderwoman, Kaechele, seconded by Alderman Hernandez, and unanimously carried, to extend the contract for one year and to designate Cascos and Associates, PC as the auditor for the Town of Rancho Viejo for the fiscal year ending September 30, 2023, at the rate of \$9,900.

11. CONSIDERATION/APPROVAL OF FIRE PROTECTION CONTRACT WITH THE CITY OF BROWNSVILLE:

Motion was made by Alderman Vera, seconded by Alderwoman Kaechele, and unanimously carried, to approve the Fire Protection Contract with the City of Brownsville starting October 1, 2023, until September 30, 2026.

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:

Motion was made by Alderwoman Kaechele, seconded by Alderman Ricoy, and unanimously carried, to approve the extension 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, for the deadline to be before the next agenda. If it is required to advertise in the newspaper, for it to be in the Brownsville Herald or Harlingen newspaper.

13. July 2023 Financial Report - Town Administrator:

Town Administrator Fred Blanco went over the July 2023 financial report.

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

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Town Administrator Fred Blanco presented the budget amendments for the current fiscal year 2022-2023. There were some questions from the Board.

Motion was made by Alderman Vera, seconded by Alderman Hernandez to approve the amendments to the 2022-2023 budget as presented.

Motion passed with the following vote:

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

NAYES: None.

ABSTAINING: Alderman Johnson.

15. ANNOUNCEMENT - NATIONAL NIGHT OUT – THURSDAY, SEPTEMBER 14, 2023, 5:30 P.M. TO 7:30 P.M.:

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Police Chief Robert Tyler announced this year’s National Night Out, it will be held on Thursday, September 14, 2023, 5:30 PM to 7:30 PM.

16. AUGUST 2023 POLICE REPORT - POLICE CHIEF:

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Police Chief Robert Tyler went over the August 2023 police report.

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:

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Motion was made by Alderman Ricoy, seconded by Alderman Vera, 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 7:09 PM.

The meeting reconvened at 7:20 PM.

18. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:

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Motion was made by Alderman Johnson, seconded by Alderman Vera, and unanimously carried, to have Dan Rentfro prepare a contract and have Fred Blanco deliver that contract to make an official offer for \$35,000 for the property that they are discussing.

19. ADJOURN:

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Motion was made by Alderman Johnson, seconded by Alderwoman Kaechele, and unanimously carried, to adjourn the meeting at 7:21 P.M.

BY: \_\_\_\_\_  
Fred Blanco, Town Administrator

APPROVED: \_\_\_\_\_  
Maribel B. Guerrero, Mayor

DATE: \_\_\_\_\_

6. Public Hearing on An Ordinance Regarding the Town of Rancho Viejo's Texas Municipal Retirement System Benefits Regarding: (1) A Change in Town Contributions to The Current Service Annuity Reserve on The Retirement of System Members Who Were Town Employees; (2) Annually Accruing Updated Service Credits; And (3) Retirement Eligibility for The Texas Municipal Retirement System.

**AN ORDINANCE REGARDING THE TOWN OF RANCHO VIEJO'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS REGARDING: (1) A CHANGE IN TOWN CONTRIBUTIONS TO THE CURRENT SERVICE ANNUITY RESERVE ON THE RETIREMENT OF SYSTEM MEMBERS WHO WERE TOWN EMPLOYEES; (2) ANNUALLY ACCRUING UPDATED SERVICE CREDITS; AND (3) RETIREMENT ELIGIBILITY FOR THE TEXAS MUNICIPAL RETIREMENT SYSTEM.**

Whereas, the Town of Rancho Viejo, Texas (the "Town"), elected to participate in the Texas Municipal Retirement System (the "System" or "TMRS") pursuant to Subtitle G of Title 8, Texas Government Code (which subtitle is referred to as the "TMRS Act"); and

Whereas, each person who is or becomes an employee of the Town on or after the effective date of the Town's participation in the System in a position that normally requires services of 1,000 hours or more per year ("Employee") shall be a member of the System ("Member") as a condition of their employment; and

Whereas, the Board of Aldermen finds that it is in the public interest to: (1) authorize a change in Town contributions to the System's Current Service Annuity Reserve at retirement so that the Town's match of an employee's contributions at retirement is increased, (2) in accordance with TMRS Act § 853.404(e), reauthorize annually accruing Updated Service Credits, and (3) authorize Employees to retire and receive a service retirement benefit upon achieving twenty (20) years of credited service in the System, now:

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

**Section 1. Authorization of a Change in Town Contributions to the Current Service Annuity Reserve on the Retirement of System Members Who Were Town Employees.**

(a) For each month of current service rendered to the Town by a Member after the effective date of this Section, the Town elects to provide, at the time of such Member's retirement, a sum that is 200% of such Member's accumulated contributions (as defined in the TMRS Act) for such month of employment and said sum shall be a liability of the Town's account in the System's benefit accumulation fund in accordance with TMRS Act §855.501.

(b) The increase in Town contributions shall be effective on the January 1 immediately following the year in which this Ordinance is approved.

**Section 2. Authorization of Annually Accruing Updated Service Credits.**

(a) The Town authorizes, on the terms and conditions set out in TMRS Act §§853.401 through 853.404, each member who on the first day of January of the calendar year immediately preceding the January 1 on which the Updated Service Credits will take effect (i) has current service credit or prior service credit in the System by reason of service to the Town, (ii) has at least 36 months of credited service with the System, and (iii) is a TMRS-contributing employee of the Town, to receive "Updated Service Credit," as that term is defined and calculated in accordance with TMRS Act §853.402.

(b) The Updated Service Credit authorized and provided under this Ordinance shall be 100% of the "base Updated Service Credit" of the TMRS member calculated as provided in TMRS Act §853.402.

(c) Each Updated Service Credit authorized and provided by this Ordinance shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(d) The initial Updated Service Credit authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the Board of Trustees ("Board") of the System. Pursuant to TMRS Act §853.404, the authorization and grant of Updated Service Credits in this Section shall be effective on January 1 of each subsequent year, using the same percentage of the "base Updated Service Credit" stated in Subsection (b) in computing Updated Service Credits for each future year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

**Section 3. Authorization of Twenty (20) Year Retirement Eligibility.**

(a) Pursuant to TMRS Act §854.202(g), the Town authorizes any Member of the System who is or was an Employee of the Town to retire and receive a service retirement benefit if the Member has at least twenty (20) years of credited service in the System performed for one or more municipalities, including the Town, that have adopted a like provision under TMRS Act §854.202(g).

(b) Prior to adopting this Ordinance, the Town has: (1) prepared an actuarial analysis of member retirement annuities at 20 years of service; and (2) held a public hearing pursuant to the notice provisions of the Texas Open Meetings Act (Chapter 551, Texas Government Code).

(c) The retirement eligibility authorized in this Ordinance shall be in addition to the plan provisions previously adopted by the Town and in force at the effective date of this Ordinance pursuant to the TMRS Act.

(d) The retirement eligibility authorized in this Ordinance shall be effective on the first day of \_\_\_\_\_, 20\_\_\_\_.

Passed and approved \_\_\_\_\_, 20\_\_\_\_\_.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Town Administrator

\_\_\_\_\_  
Mayor

7. Consideration/Action on An Ordinance Regarding the Town of Rancho Viejo's Texas Municipal Retirement System Benefits Regarding: (1) A Change in Town Contributions to The Current Service Annuity Reserve on The Retirement of System Members Who Were Town Employees; (2) Annually Accruing Updated Service Credits; And (3) Retirement Eligibility for The Texas Municipal Retirement System.

# 8. Comprehensive Planning Services Update

9. Consideration/Action to Pass a Resolution to Nominate and Vote for Cameron Appraisal District Director and Submit the Resolution and Ballot to the Cameron Appraisal District

# CAMERON APPRAISAL DISTRICT

Richard Molina - Chief Appraiser  
P.O. Box 1010, 2021 Amistad Dr.  
San Benito, Texas 78586  
[www.cameroncad.org](http://www.cameroncad.org)  
(956) 399-9322  
(956) 541-3365  
(956) 428-8020  
Fax: (956) 399-6969



MEMBERS OF THE BOARD  
David A. Garza, Chairperson  
David Argabright, Vice-Chairperson  
Jesse Villarreal, Secretary  
Gloria Casas  
Frank Davalos, Jr.  
Eddie Garcia  
Rosalinda G. Garcia  
Alan T. Ozuna  
Jim Tipton  
Tony Yzaguirre, Jr., Ex-Officio

September 25, 2023

Ms. Maribel B. Guerrero  
Mayor, Town of Rancho Viejo  
3301 Carmen Avenue  
Rancho Viejo, TX 78575

Dear Ms. Guerrero:

Please place on your September or October agenda an action item that will name your nominee for Cameron Appraisal District Director and submit the nominee's name to our office before **October 15, 2021**. Your current representative is **Mr. Alan Ozuna**. Pursuant to Texas Property Tax Code Sec.6.03(g), each taxing unit entitled to vote may **nominate by resolution adopted by its governing body one candidate**. The Chief Appraiser will then deliver a ballot to your governing body by **October 30<sup>th</sup>**.

**According to Senate Bill 2, enacted in July during the second called session of the 88th Legislature, this year will be the last in which Directors are appointed by the method currently in place at the District. On January 1, 2025, the Cameron Appraisal District, like all other appraisal districts in counties with populations of 75,000 or more, will have nine members as follows:**

1. **Five Directors who will be appointed by the taxing units, with the units casting votes according to tax levy,**
2. **Three Directors who will be elected by popular vote, and**
3. **The Tax Assessor-Collector, who will be a voting member.**

**The various provisions contained in Senate Bill 2 have different effective dates so that during all of 2024, the Board will comprise the ten members that it has had historically. However, the election for the three elected members will be conducted in May 2024 and the elected Directors will take office on July 1, 2024, thereby adding three members to the current Board. The Tax Assessor shall become a voting member on July 1. This means that for the last six months in 2024, the Board of Directors will contain 13 voting members. On January 1, 2025, the Board will have nine members when the rest of Senate Bill 2 takes effect with respect to Board membership.**

I am available to answer any questions you may have about the process imposed by Senate Bill 2. For 2024, the method of appointing members and laws affecting the process are set forth below.

**Section 6.03, Tax Code, is amended by amending Subsection (k-1)**

This subsection applies only to an appraisal district established in a county with a population of 120,000 or more. The governing body of each taxing unit entitled to cast at least five percent of the total votes must determine its vote by resolution adopted **at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers the ballot to the presiding officer of the governing body.** The governing body must submit its vote to the chief appraiser **not later than the third day following the date the resolution is adopted.**

Pursuant to Chapter 6 of the Texas Property Tax Code, the requirements for eligibility to serve on an appraisal district board of directors are as follows:

1. The individual must have resided in the district for at least two years immediately preceding taking office.
2. An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.
3. An individual is ineligible to serve if the individual is related within the second degree by consanguinity or affinity to an individual who is engaged in the business of appraising property for compensation for use in proceedings under this title or of representing property owners for compensation in proceedings under this title in the appraisal district.
4. An individual is ineligible to serve if related to an employee of the appraisal district within the second degree by affinity or within the third degree by consanguinity unless the employee resigns.
5. An individual is ineligible to serve if the individual or a business entity in which the individual has a substantial interest is a party to a contract with the appraisal district or a taxing unit that participates in the appraisal district.
6. An individual is ineligible to serve if the individual owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless the delinquent taxes and penalties are being paid under an installment payment agreement or the taxes are deferred or abated under Tax Code Section 33.06 or 33.065.

***NOTE: The following section becomes effective January 1, 2022. Any prior service does not count as part of the 5 term limitation. (SB 63)***

7. An individual is ineligible to serve if the person has served as a member of the board of directors for all or part of five terms, unless (A) the individual was the county assessor-collector at the time the individual served as a board member; or (B) the appraisal district is established in a county with a population of less than 120,000.
8. An individual is ineligible to serve if the person has engaged in the business of appraising property for compensation for use in proceedings under this title at any time during the preceding three years.

9. An individual is ineligible to serve if the person has engaged in the business of representing property owners (for compensation) under this title in the appraisal district in the preceding three years.
10. An individual is ineligible to serve if the person has been an employee of the appraisal district at any time during the preceding three years.

Please feel free to call if any further information is needed.

Sincerely,



Richard Molina, RPA  
Chief Appraiser  
Cameron Appraisal District

RM/lcs

Cc: Mr. Fred Blanco  
Town Administrator

Alan Ozuna  
CAD Board Director

RESOLUTION NO.

WHEREAS, the Town of Rancho Viejo, Texas along with fourteen (14) other cities in Cameron County is represented by one (1) board member sitting as position nine (9) on the Cameron Appraisal District Board of Directors; and

WHEREAS, each of the fifteen (15) cities represented by this director shall have the opportunity to nominate and vote for the representative of its choice for the two (2) year term commencing January 1, 2024; and

WHEREAS, the candidate receiving the greatest number of votes will hold director position nine (9);

NOW THEREFORE, BE IT RESOLVED this the 10<sup>th</sup> day of October 2023, that the Board of Aldermen of the Town of Rancho Viejo do hereby nominate \_\_\_\_\_ to hold position nine (9) of the Cameron Appraisal District Board of Directors.

PASSED, ADOPTED AND APPROVED by the Board of Aldermen of the Town of Rancho Viejo on this the 10<sup>th</sup> day of October, 2023.

Town of Rancho Viejo

Maribel B. Guerrero, Mayor

ATTEST:

Fred Blanco, Town Administrator

10. Consideration/Action on Statements of Qualifications 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.

# 11. September 2023 Police Report - Police Chief



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



I	PENAL CODE:	SECTOR	No.	Prior	YTD	ARST	COMMENTS
	SEXUAL ASSAULT			1	1		
	STALKING						
	ASSAULT FV				4		
	HARASSMENT						
	BURGLARY HAB						
	BURLGARY VEH			3			
	THEFT (M)						
	THEFT (F)				12		
	FRAUD/CREDIT			2	5		
	CRIMINAL MISCHIEF						
	POSSESSION (M)				6		
	POSSESSION (F)			1	1		
	Endangering Child						
	Indecency W/A Child						
	BAIL JUMPING FTA						
	DWI						
	Public Intox				4		
	DUTY STRIKING FIXT				4		
	CRIMINAL TRESPASS				17		
	UNLAWFUL RESTRT						
		<b>TOTAL</b>	<b>0</b>	<b>7</b>	<b>54</b>		
II	INCIDENT REPORTS:	SECTOR	NO.	Prior	YTD	Citation	COMMENTS
	DOMESTIC NV		2	4	12		
	Civil Dispute		1	3	24		child custody
	WELFARE CHECK			1	21		
	Traffic Accident			1	20		
	Neighbor Disturbance				1		
	DIST (Music) (K9)		1	1	23		200 block of Santa Ana
	Natural Death Report		1				400 block of Bolivar
	Suspicious V/P		2	10	29		2 vehicles
	LOST/FOUND PROP		1		2		lost wallet
	LIVESTOCK DIST						
	VEH IMPOUNDMENTS			2	3		
	ALARM RESIDENTIAL		7	9	73		
	EMS		1	9	71		
	FIRE		1		8		
	Agency ASSIST			2	21		assist SO
		<b>TOTAL</b>	<b>17</b>	<b>42</b>	<b>308</b>	<b>0</b>	
III	TRAFFIC STOPS:		NO.	Prior	YTD	Collect	Warrants Issued
	Citations		33	404	437	\$5,268	
IV	TRAFFIC WARRANTS		NO.	CLRD	DIFF		

WARRANTS		13	4	9	102
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V	SPEED TRAILER					
	AVENUE	POSTED		AVG.		TOP
	CARMEN	25		28		35
	CARMEN	35		37		44
	MORELOS	25		25		33
	TESORO	25		26		35
	ESCANDON	25		26		35
	SANTA ANA	25		25		35
	SANTA ANA	15		18		25
	ZAPATA	25		27		34
	BALBOA	25		24		26
	PIZARRO	25		25		31
	CORTEZ	25		28		35
	BOLIVAR	25		23		31
	EL DORADO	25		23		30
	RANCHO NUEVO	25		23		34
	ALVARADO	25		28		34
	HIDALGO	25		28		34
	DELEON	25		23		29
		25		25.706		32.9412

VI	POLICE MILEAGE:	Starting	Ending	Total	Gls	MPG	Miles Per Day
	C-21	43701	46081	2380	218	10.9174	
	F21 (OPSG)	21859	23,100	1,241	90	14	
	C-20 (OPSG)	73140	74790	1650	163.7	10.0794	
	C16	44,989	45844	855	47	18.1915	
	F-18	0	0	0	0	#DIV/0!	out of rotation
	F17	104,595	105260	665	63	11	
	Totals	288284	280,217	6,791	582	#DIV/0!	

**VII CHIEF'S COMMENTS**

-Reports of shots fired (investigation determined Dove Hunting season)  
 -K-9 10-75's - officers have reported a pack of stray dogs running around the town. K-9's do not belong to any resident.  
 -400 Block of Bolivar Ave. 49 year old male deceased at residence (foul smell reported by neighbor's).  
 -Fire call determined to be grass fire on Carmen and Las Haciendas  
 -Child Custody/Civil Matter with mother reporting welfare concern 100 Block of Canteros  
 -Vehicle Repo at 4600 Block of Carmen

\*\*\* National Night Out Event a success\*\*\*

Violations by Filed Date...			
TRAFFIC		26	
STATE LAW		5	
CITY ORDINANCE		2	
	Total Filed Violations		33

Completed Cases...			
Paid Fine...			
TRAFFIC		4	
STATE LAW		0	
CITY ORDINANCE		0	
	Total Paid Fines		4
Before Judge...			
TRAFFIC		12	
STATE LAW		0	
CITY ORDINANCE		1	
	Total Before Judge		13
	Total Completed		17

Other Completed...			
DISMISSED DSC SECTION 1			
TRAFFIC		1	
STATE LAW		0	
CITY ORDINANCE		0	
	Total		1
DISMISSED AFTER DEFERRED ADJ.			
TRAFFIC		4	
STATE LAW		0	
CITY ORDINANCE		0	
	Total		4
DISMISSED BY JUDGE			
TRAFFIC		2	
STATE LAW		1	
CITY ORDINANCE		0	
	Total		3
DISMISSED/COMPLIANCE			
TRAFFIC		3	
STATE LAW		0	
CITY ORDINANCE		0	
	Total		3
DISMISSED BY PROSECUTOR			
TRAFFIC		0	
STATE LAW		0	
CITY ORDINANCE		2	
	Total		2
	Total Other Completed		13
	Grand Total Completed		30
	Net Difference Filed/Complete		3

Warrants...			
Issued...			
TRAFFIC		8	
STATE LAW		5	
CITY ORDINANCE		0	
	Total Violations		13
	Total Warrants Issued		13
Cleared...			
TRAFFIC		3	
STATE LAW		1	
CITY ORDINANCE		0	
	Total Violations		4
	Total Warrants Cleared		4
	Change in Total Warrants		9

Other Paid Cases...			
Paid Fine...			
	Total Other Paid Fines		19

FINE FINE		\$1,813.80	
CCC20 CCC 2020		\$1,863.48	
TFC TFC		\$45.69	
AR ARREST FEE		\$153.86	
STF19 STATE TRAFFIC FEE		\$753.21	
LMCBSF Local Building Security Fund		\$149.96	
LTPDF Local Truancy Prevention Fund		\$153.02	
LMCTF Local Court Technology Fund		\$122.43	
LMJF Local Municipal Jury Fund		\$3.05	
TP-S TIME PAYMENT PLAN - STATE		\$66.91	
TP-L TIME PAYMENT PLAN - LOCAL		\$53.52	
TP-L-C TIME PAYMENT - LOCAL EFFICIENT		\$13.37	
AF ADMINISTRATIVE FEE		\$20.00	
CCC04 CONSOLIDATED COURT FEES		\$6.69	
CTF COURT TECHNOLOGY FUND		\$0.67	
STF STATE TRAFFIC FEE		\$5.03	
SJRF STATE JURY FEE		\$0.67	
JFCI Judicial Fee- City		\$0.10	
JFCT2 Judicial Fee-State		\$0.90	
IDF Indigent Defense Fee		\$0.34	
TPF TRUANCY PREVENTION FUND		\$0.34	
CJFS Civil Justice Fee State		\$0.02	
WRNTEF WARRANT FEE		\$14.00	
TLFTA1 OMNI FEES		\$17.96	
TLFTA2 OMNI BASE STATE		\$5.39	
TLFTA3 LOCAL OMNI BASE FEE		\$3.59	
Total Fees/Fines Paid		\$5,268.00	

12. Adjourn into Executive Session, as authorized by Section 551.071 of the Texas Government Code to confer with legal counsel about legal issues with Rancho Estates, L.P.

# 13. Possible Action on Matters Discussed in Executive Session

# 14. Adjourn