



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
DECEMBER 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 DECEMBER 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 – Special Meeting November 8, 2023, Regular Meeting November 14, 2023
6. Consideration/Action to Approve Plains Capital Bank's Request to Release Pledged Securities
7. Consideration/Action to designate the Mayor to negotiate an architectural services contract with GMS Architects, LLC for an American Rescue Plan Act (ARPA) project for designing a basketball court with overhang for property parcel adjoining Rancho Viejo Park Street maintenance
8. Consideration of Bids and Award of Contract for Common Area Maintenance
9. Consideration/Action of Contract with Building Inspector
10. November 2023 Police Report - Police Chief
11. 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.
12. Possible Action on Matters Discussed in Executive Session
13. 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 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 December 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

Police Chief, Robert Tyler.

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 November 8, 2023
And Regular Meeting November 14,
2023

MINUTES OF A SPECIAL MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
NOVEMBER 8, 2023

A SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, November 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 6:10 PM.

2. ROLL CALL:

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

A quorum was present at the meeting.

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

Those present in the audience were:

Anthony Mills, TMRS Lorraine Moreno, TMRS

3. BOARD OF ALDERMEN WORKSHOP: A. Town of Rancho Viejo's Municipal Retirement System Benefits, B: Town of Rancho Viejo Comprehensive Plan:

Anthony Mills from TMRS gave a detailed presentation on the Town's retirement benefits. The Board had several questions and comments.

ARPA

4. ADJOURN:

The meeting was adjourned at 6:55 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Maribel B. Guerrero, Mayor

DATE: _____

MINUTES OF A REGULAR MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
NOVEMBER 14, 2023

A REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, November 14, 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 Guerrero at 6:04 PM.

2. ROLL CALL:

Roll call was made by Fred Blanco, Town Administrator.

Members present at the meeting were:

Aldерwoman Laura Kaechele, Alderman Alfredo Hernandez and Alderman Javier Vera. Alderman Marcos Ricoy was present by video conference.

Members absent: Alderman Mark Johnson

A quorum was present at the meeting.

Legal counsel Daniel Rentfro, Jr. and David Irwin, Town Administrator Fred Blanco, and Police Lieutenant Arturo Huerta were also present at the meeting.

Those present in the audience were:

Roberto Medrano Rosa Weisse Ulrich Weisse Tony DePonce
Gonzalez

3. INVOCATION AND PLEDGE:

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

4. PUBLIC COMMENT:

Mayor Guerrero opened the public comment. There were no comments from the public.

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

5. APPROVAL OF MINUTES - REGULAR MEETING OCTOBER 10, 2023:

Motion was then made by Alderman Vera, seconded by Alderwoman Kaechele, and unanimously carried to approve the minutes of a Regular Meeting held on October 10, 2023, as written.

6. ANNOUNCEMENT - 8TH ANNUAL CHRISTMAS GOLF CART & BIKE PARADE – SUNDAY, DECEMBER 10TH AT 5:00 P.M.:

Mayor Guerrero announced the 8th Annual Christmas Golf Cart & Bike Parade to be held on Sunday, December 10th at 5:00 P.M. She talked about sharing the map and route on our website and social media. She welcomed everyone to join us.

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:

The Board of Aldermen discussed the ordinance, and it is the intent for the current employees' contributions to change from 1.5 to 1 to be 2 to 1 and to change the retirement period from 25 years to 20 years and for it to be effective January 1, 2024.

Motion was then made by Alderman Vera, seconded by Alderwoman Kaechele, and unanimously carried to approve Ordinance No. 256 - 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, for the current employees' contributions to change from 1.5 to 1 to be 2 to 1 and to change the retirement period from 25 years to 20 years and for it to be effective January 1, 2024.

8. CONSIDERATION/ACTION ON APPROVAL OF A RESOLUTION TO AUTHORIZE THE TOWN OF RANCHO TO PURCHASE FROM MARTHA N. MARTINEZ ALL THE RIGHTS, TITLE, AND INTEREST IN THAT CERTAIN REAL PROPERTY LEGALLY DESCRIBED AS 0.176 ACRES OUT OF LOT 2 OF THE AMENDED PLAT OF SANDRA SUE ESTATES, AS RECORDED IN CABINET 1, SLOT 912-A OF THE CAMERON COUNTY, MAP RECORDS, CAMERON COUNTY, TEXAS:

Motion was then made by Alderman Vera, seconded by Alderman Ricoy, and unanimously carried to approve the Resolution – A RESOLUTION TO AUTHORIZE THE TOWN OF RANCHO TO PURCHASE FROM MARTHA N. MARTINEZ ALL THE RIGHTS, TITLE, AND INTEREST IN THAT CERTAIN REAL PROPERTY LEGALLY DESCRIBED AS 0.176 ACRES OUT OF LOT 2 OF THE AMENDED PLAT OF SANDRA SUE ESTATES, AS RECORDED IN CABINET 1, SLOT 912-A OF THE CAMERON COUNTY, MAP RECORDS, CAMERON COUNTY, TEXAS.

9. CONSIDERATION/ACTION TO APPROVE TEXAS REGIONAL BANK'S REQUEST TO RELEASE PLEDGED SECURITIES:

Town Administrator Fred Blanco stated that the Town has a new contract for Depository Services with Plains Capital Bank and the former bank Texas Regional Bank requested the Town to release pledged securities.

Motion was then made by Alderman Vera, seconded by Alderman Hernandez, and unanimously carried, to approve the Texas Regional Bank's request for the Town to release pledged securities.

10. CONSIDERATION/AUTHORIZATION TO ADVERTISE FOR BIDS FOR COMMON AREA MAINTENANCE:

Town Administrator Mr. Blanco stated that the Town will be advertising for bids for Common Area Maintenance, and it will be run in the San Benito newspaper two times. Mayor asked if we could notify several different landscape companies to be able to receive more bids.

Motion was then made by Alderman Vera, seconded by Alderman Hernandez, and unanimously carried to advertise for bids for Common Area Maintenance.

11. CONSIDERATION/ACTION TO APPROVE AIR CONDITIONING/HEATING SYSTEMS SERVICE AGREEMENT:

Mr. Blanco stated that he received two quotes, this agreement is for a one-year term for monthly service. After review, he recommended Sunwave Air Conditioning & Heating, LLC.

Motion was then made by Alderman Hernandez, seconded by Alderman Vera, and unanimously carried, to approve the agreement with Sunwave Air Conditioning & Heating, LLC. for a one-year term, monthly service at \$160.50 per month.

12. SEPTEMBER 2023 FINANCIAL REPORT - TOWN ADMINISTRATOR a. BUILDING COMMITTEE REPORT:

Town Administrator Fred Blanco went over the September 2023 financial report and building permits report.

13. OCTOBER 2023 POLICE REPORT - POLICE CHIEF:

Police Lieutenant Huerta went over the October 2023 Police Report.

14. 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.:

Motion was made by Alderman Hernandez, seconded by Alderwoman Kaechele, and unanimously carried, to 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. at 6:05 P.M.

Motion was made by Alderman Vera, seconded by Alderwoman Kaechele, and unanimously carried to reconvene the meeting at 6:56 P.M.

15. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:

Motion was then made by Alderwoman Kaechele, seconded by Alderman Vera, and unanimously carried to adopt decisions as discussed in Executive Session.

The Mayor stated that the Board wants to relay flexibility, guidance, and negotiations, and the intent is to support developers and allow ordinance flexibility. There are already some stipulations in our ordinance for a Special Use Permit. The Town Attorney will develop plans and be guided.

16. ADJOURN:

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

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Maribel B. Guerrero, Mayor

DATE: _____

6. Consideration/Action to Approve Plains Capital Bank's Request to Release Pledged Securities

7. Consideration/Action to designate the Mayor to negotiate an Architectural Services Contract with GMS Architects, LLC for an American Rescue Plan Act (ARPA) project for designing a basketball court with overhang for property parcel adjoining Rancho Viejo Park Street Maintenance

8. Consideration of Bids and Award of Contract for Common Area Maintenance

9. Consideration/Action of Contract with Building Inspector

10. November 2023 Police Report - Police Chief

11. 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.

12. Possible Action on Matters Discussed in Executive Session

13. Adjourn