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NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING

OCTOBER 12, 2010

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 12, 2010 at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

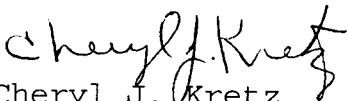
1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Public Comment
5. Approval of Minutes
 - Special Meeting - August 24, 2010 5:15 PM
 - Special Meeting - August 24, 2010 6:00 PM
 - Special Meeting - August 31, 2010
 - Regular Meeting - September 14, 2010
 - Special Meeting - September 27, 2010
6. Consideration/Approval of an Ordinance of the Town of Rancho Viejo, Texas Amending Ordinance No. 62 M and 62 N Reappointing Members of the Building Committee and Providing An Effective Date
7. Consideration/Approval of An Ordinance of the Town of Rancho Viejo, Texas Establishing the Codification of All Ordinances of the Town of Rancho Viejo which have been Enacted between January 31, 2008 and May 11, 2010

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8. Executive Session: Pursuant to the Following Section of The Texas Government Code: Section 551.071 (2) Legal Advice - Building Inspector Contract
9. Consideration/Action on Termination of Current Building Inspector Contract
10. Consideration for Approval of Mayor to Enter Negotiations and Contract with new Building Inspector on behalf of the Town
11. Public Comment
12. Adjourn


Cheryl J. Kretz
Town Administrator

Item #1:
Call to Order
by Mayor Medrano

Item #2:

Roll Call

by Isabel V. Perales, those present are:

Alderwoman Carr

Alderwoman Hager

Alderwoman Hinojosa

Alderman Lackner

Alderman Rafac

Legal Counsel, Daniel Rentfro, Jr.

Town Administrator, Cheryl J.
Kretz.

Item #3:

Invocation and Pledge

The pledge of allegiance for 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 for the Texas State Flag is,

“Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

Item #4:

Public Comment

Item #5

Approval of Minutes

Special Meeting - August 24, 2010 5:15 PM

Special Meeting - August 24, 2010 6:00 PM

Special Meeting - August 31, 2010

Regular Meeting - September 14, 2010

Special Meeting - September 27, 2010

MINUTES OF A SPECIAL MEETING
TOWN OF RANCHO VIEJO
AUGUST 24, 2010

A Special Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on August 24, 2010, at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. The meeting was called to order by Mayor Roberto Medrano at 5:15 P.M. Roll call was made by Cheryl J. Kretz, Town Administrator. Members present at the meeting were:

Mrs. Lupita Carr
Mrs. Jean Hager
Mrs. Maria Hinojosa
Mr. Robert Lackner
Mr. Joe Rafac

A quorum was present at the meeting.

David Irwin, legal counsel, was present.

Those present at the meeting were:

Lourdes Medrano
Luke Fruia

Chief M. Cruz, Jr.

WORKSHOP ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2010
TO SEPTEMBER 30, 2011:

Mayor Medrano noted that the proposed tax rate in this preliminary budget was .366737, and he was projecting a 96% collection rate. He reviewed changes in the line items in both the revenue and expense budget numbers since the first budget submittal to the board. Members of the board asked questions and commented on various items in the budget. Comments were received from members of the audience.

August 24, 2010

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ADJOURNMENT:

The workshop meeting was adjourned at 5:55 P.M.

BY: _____
Cheryl J. Kretz, Town Secretary

APPROVED: _____
Roberto Medrano, Mayor

DATE: _____

MINUTES OF A SPECIAL MEETING
TOWN OF RANCHO VIEJO
AUGUST 24, 2010

A Special Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on August 24, 2010, at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. The meeting was called to order by Mayor Roberto Medrano at 6:00 P.M. Roll call was made by Cheryl J. Kretz, Town Administrator. Members present at the meeting were:

Mrs. Lupita Carr
Mrs. Jean Hager
Mrs. Maria Hinojosa
Mr. Robert Lackner
Mr. Joe Rafac

A quorum was present at the meeting.

David Irwin, legal counsel, was present.

Those present at the meeting were:

Lourdes Medrano	Glenn Carr
Glenn McGehee	Arnulfo Montano
Luke Fruia	Jimmy McDonough
Chief M. Cruz, Jr.	

INVOCATION AND PLEDGE:

Alderwoman Hager led the group in the invocation and pledge of allegiance to the American and Texas flag.

PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2010 TO SEPTEMBER 30, 2011 (THE FINAL APPROVAL OF THE BUDGET IS SET FOR SEPTEMBER 14, 2010):

Mayor Medrano opened the public hearing on the Proposed Budget for the Fiscal Year October 1, 2010 to September 30, 2011. He summarized the budget noting the changes in some of the line items since the first budget presentation. Comments and

and questions were received from members of the public. Members of the board also stated their opinion on some of the budget items.

After everyone was given an opportunity to speak on the matter, motion was made by Alderman Rafac, seconded by Alderwoman Hinojosa, and unanimously carried, that the public hearing be closed.

PUBLIC HEARING ON PROPOSED AD VALOREM TAX RATE INCREASE:

Mayor Medrano opened the public hearing on the ad valorem tax rate. He noted that the proposed tax rate was .366737 compared to .367000 last year. After everyone was given an opportunity to speak on the matter, motion was made by Alderman Lackner, seconded by Alderwoman Carr, and unanimously carried, that the public hearing be closed.

ESTABLISH DATE, TIME, AND PLACE OF MEETING TO VOTE ON THE AD VALOREM TAX RATE:

Motion was made by Alderman Lackner, seconded by Alderman Rafac, and unanimously carried, to schedule the vote on the ad valorem tax rate for September 14, 2010 at 6:00 P.M. at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas.

ADJOURNMENT:

Motion was made by Alderwoman Hager, seconded by Alderwoman Carr, and unanimously carried, to adjourn the meeting at 6:19 P.M.

BY: _____
Cheryl J. Kretz, Town Secretary

APPROVED: _____
Roberto Medrano, Mayor

DATE: _____

MINUTES OF A SPECIAL MEETING
TOWN OF RANCHO VIEJO
AUGUST 31, 2010

A Special Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on August 31, 2010, at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. The meeting was called to order by Mayor Roberto Medrano at 6:00 P.M. Roll call was made by Cheryl J. Kretz, Town Administrator. Members present at the meeting were:

Mrs. Lupita Carr
Mrs. Jean Hager
Mrs. Maria Hinojosa
Mr. Robert Lackner
Mr. Joe Rafac

A quorum was present at the meeting.

Mr. Daniel Rentfro, Jr., legal counsel, was present.

Those present at the meeting were:

Glenn Carr	Chief M. Cruz, Jr.
Arnulfo Montano	Lydia Montano
Dr. E. J. Chaney	Margie Chaney
Glenn McGehee	Rita V. Conde
Dora Bermudez	Duane Ormes
Eduardo Richa	Louise Rigney

INVOCATION AND PLEDGE:

Alderwoman Hinojosa led the group in the invocation and pledge of allegiance to the American and Texas flag.

PUBLIC HEARING ON PROPOSED AD VALOREM TAX REVENUE INCREASE:

Mayor Medrano opened the second public hearing on the proposed ad valorem tax revenue increase. He reviewed the Notice of Tax Revenue Increase that was to be published in the newspaper noting the proposed tax rate of .366737 compared to .367000 last year.

After everyone was given an opportunity to speak on the matter, the public hearing was closed.

REVIEW AND CONSIDERATION/ACTION ON BID FOR SOLID WASTE
COLLECTION AND DISPOSAL:

Mayor Medrano reported that only bid received for the solid waste collection and disposal was from GMS at a price of \$475.00 for the first year and \$535.00 by the fifth year for the residential service.

Motion was made by Alderwoman Hinojosa, seconded by Alderwoman Hager, and unanimously carried, to reject the bid from GMS for Solid Waste Collection and Disposal.

Mayor Medrano stated that Town planned to revise the specifications to provide for curbside automated collection once a week with alternate quotes for twice a week collection and alternate proposals on brush pickup. These revised specifications would be readvertised as soon as possible. He also noted that the solid waste ordinance would have to be amended to provide for this type of service. A discussion was held on the enforcement of the solid waste ordinance and various collection methods.

ADJOURNMENT:

Motion was made by Alderwoman Carr, seconded by Alderwoman Hager, and unanimously carried, to adjourn the meeting 7:05 P.M.

BY: _____
Cheryl J. Kretz, Town Secretary

APPROVED: _____
Roberto Medrano, Mayor

DATE: _____

MINUTES OF A REGULAR MEETING
TOWN OF RANCHO VIEJO
SEPTEMBER 14, 2010

A Regular Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on Tuesday, September 14, 2010, at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. The meeting was called to order by Mayor Roberto Medrano at 6:00 P.M. Roll call was made by Cheryl J. Kretz, Town Administrator. Members present at the meeting were:

Mrs. Lupita Carr
Mrs. Jean Hager
Mrs. Maria Hinojosa
Mr. Robert Lackner
Mr. Joe Rafac

A quorum was present at the meeting.

Mr. Daniel Rentfro, Jr., legal counsel was present.

Those present in the audience were:

Lois Bican	Mack Sterling
Richard Lewis	Chief M. Cruz, Jr.
Louise Rigney	Eric Schwab
Marilyn Lindeman	Dick Lindeman
Lourdes G. Medrano	W. H. Dorsett
Alma Trevino	Bill Stevenson

INVOCATION & PLEDGE:

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

RESIDENTS' FORUM:

Mr. Richard Lindeman and Mr. Mack Sterling commented on brush collection. Mr. William Dorsett also spoke about brush pickup and illegal dumping. Ms. Alma Trevino inquired about assistance from the Town with storm damaged trees on Lago Viejo

South's property. Mr. Dorsett asked about the progress of the proposed park.

APPROVAL OF MINUTES:

Motion was made by Alderwoman Hinojosa, seconded by Alderwoman Hager, and unanimously carried, that the Minutes of the Regular Meeting held on August 10, 2010 be approved as written.

CONSIDERATION/ADOPTION OF BUDGET ORDINANCE FOR FISCAL YEAR OCTOBER 1, 2010 TO SEPTEMBER 30, 2011:

After comments by members of the board, motion was made by Alderwoman Hager, seconded by Alderwoman Hinojosa, to pass, adopt and approve ORDINANCE NO. 190 - 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 FISCAL YEAR 2010-2011. This motion passed with the following vote:

AYES: Alderwoman Hager, Alderwoman Hinojosa, and
Alderwoman Carr

NAYS: Alderman Lackner and Alderman Rafac

CONSIDERATION/RATIFICATION OF THE PROPERTY TAX (REVENUE) INCREASE REFLECTED IN THE BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2010 TO SEPTEMBER 30, 2011:

Motion was made by Alderman Lackner, seconded by Alderwoman Carr, and unanimously carried, to ratify that this budget will raise more total property taxes than last year's budget by \$16,330 or 2.1360%.

CONSIDERATION/ADOPTION OF ORDINANCE TO ESTABLISH AD VALOREM TAX RATE TO PROVIDE FOR BUDGET EXPENSES FOR FISCAL YEAR 2010/2011:

Motion was made by Alderman Rafac, seconded by Alderwoman Carr, and unanimously carried, to pass, adopt and approve ORDINANCE NO. 191 - AN ORDINANCE ESTABLISHING THE AD VALOREM AND PERSONAL PROPERTY TAX RATE FOR THE TAX YEAR 2010, SETTING THE ASSESSED VALUATION AT ONE HUNDRED (100%) PERCENT OF THE FAIR MARKET VALUE, PROVIDING FOR A HOMESTEAD EXEMPTION OF \$5,000.00, PROVIDING FOR DISCOUNTS IN THE EVENT OF EARLY PAYMENT, AND

PROVIDING FOR PENALTY AND INTEREST IN ACCORDANCE WITH STATE LAW AND PROVIDING FOR SEVERABILITY. The Maintenance and Operation Tax Rate was \$.338195 and the Debt Tax Rate was \$.028542, with the total tax rate adopted of \$.366737 for each \$100.00 of assessed valuation.

CONSIDERATION/ACTION ON BUDGET AMENDMENT FOR 2009/2010
BUDGET:

Motion was made by Alderwoman Hager, seconded by Alderwoman Carr, and unanimously carried, to approve the budget amendments for the 2009/2010 budget.

CONSIDERATION/DISCUSSION AND ACTION ON POSSIBLE AMENDMENTS
TO THE CODE OF ORDINANCES CHAPTER 45- SOLID WASTE:

After deleting the 2nd and 3rd to the last sentence of Section 46-23 Container Requirements, motion was made by Alderman Lackner, seconded by Alderwoman Hinojosa, and unanimously carried, to pass, adopt and approve ORDINANCE NO. 192 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES CHAPTER 46 - SOLID WASTE; ENACTING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY AND AUTHORIZING PUBLICATION IN CAPTION FORM.

RESIDENTS' FORUM:

Mr. William Dorsett commented on the plastic bag ordinance in Brownsville.

EXECUTIVE SESSION: PURSUANT TO THE FOLLOWING SECTION OF
THE TEXAS GOVERNMENT CODE: SECTION 551.074 TO DISCUSS
PERSONNEL MATTERS:

and

EXECUTIVE SESSION: PURSUANT TO THE FOLLOWING SECTION OF
THE TEXAS GOVERNMENT CODE: SECTION 551.071 (2) LEGAL
ADVICE-SOLID WASTE COLLECTION AND DISPOSAL CONTRACT:

Motion was made by Alderman Lackner, seconded by Alderwoman Carr, and unanimously carried, to go into Executive Session at 7:02 P.M. pursuant to the Texas Government Code Section 551.074 to discuss personnel matters and Section 551.071 (2) to discuss legal advice-solid waste collection and disposal contract.

September 14, 2010

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ADJOURNMENT:

The Board returned to open session at 8:05 P.M. and motion was made by Alderwoman Hager, seconded by Alderwoman Carr, and unanimously carried, to adjourn the meeting.

BY: _____
Cheryl J. Kretz, Town Secretary

APPROVED: _____
Roberto Medrano, Mayor

DATE: _____

MINUTES OF A SPECIAL MEETING
TOWN OF RANCHO VIEJO
SEPTEMBER 27, 2010

A Special Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on September 27, 2010, at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. The meeting was called to order by Mayor Roberto Medrano at 9:00 A.M. Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were:

Mrs. Jean Hager
Mrs. Maria Hinojosa
Mr. Robert Lackner
Mr. Joe Rafac

Members absent from the meeting were:

Mrs. Lupita Carr

A quorum was present at the meeting.

Mr. Daniel Rentfro, Jr., legal counsel, was present. Cheryl J. Kretz, Town Administrator, was also present.

Those present at the meeting were:

Jon Deicla, Allied Waste	Dan Garcia, Allied Waste
W. H. Dorsett	Ron Cassels
Bob Torres, GMS	Michael Bennett, GMS

INVOCATION & PLEDGE:

Alderwoman Hinojosa led the group in the invocation and pledge of allegiance to the American and Texas flag.

RESIDENTS' FORUM:

Mr. William Dorsett and Mr. Ron Cassels commented on the solid waste collection service.

REVIEW AND CONSIDERATION/ACTION ON PROPOSALS FOR SOLID
WASTE COLLECTION AND DISPOSAL:

Mayor Medrano recommended awarding the solid waste collection and disposal franchise to Allied Waste Services, the most advantageous proposer. He suggested adopting Alternate Bid A which was once a week curbside automated cart pickup for household trash with once a month brush pickup for residential customers for \$282.00 per year for the first year. The multi-family and commercial price would be based on the size of the bin and frequency of service.

Allied Waste Services withdrew the pricing for the 3 cubic yard bin because of a typographical error in the proposal.

The Mayor noted that he planned to meet with the VMUD#2 officials to review the possibility of adding this cost to the monthly water bill in the future. He was going to explore the idea of having a fenced area where residents could haul their brush for collection by Allied Waste Services thereby reducing the cost to the residents. He also stated that the solid waste ordinance would be enforced as to the participation by all residents.

Motion was made by Alderman Lackner, seconded by Alderman Rafac, and unanimously carried, to pass, adopt and approve ORDINANCE NO.68F - AN ORDINANCE OF THE TOWN OF RANCHO VIJEJO AWARDING A SOLID WASTE COLLECTION AND DISPOSAL FRANCHISE FROM THE TOWN OF RANCHO VIEJO TO ALLIED WASTE SERVICES AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT; with Alternate Bid A selected by the board - once a week curbside automated cart pickup and once a month brush pickup.

ADJOURNMENT:

Motion was made by Alderman Lackner, seconded by Alderwoman Hinojosa, and unanimously carried, to adjourn the meeting at 9:18 A.M.

September 27, 2010

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BY: _____
Cheryl J. Kretz, Town Secretary

APPROVED: _____
Roberto Medrano, Mayor

DATE: _____

Item #6

Consideration/Approval of an Ordinance of the Town of Rancho Viejo, Texas Amending Ordinance No. 62 M and 62 N Reappointing Members of the Building Committee and Providing an Effective Date

ORDINANCE NO.

AN ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS
AMENDING ORDINANCE NUMBERS 62M and 62N REAPPOINTING
MEMBERS OF THE BUILDING COMMITTEE AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the Town of Rancho Viejo has heretofore enacted Ordinances Numbers 62A through 62O which provided the requirements for obtaining building permits and the fees and charges for the issuance of said building permits and established a Building Committee, which committee members are appointed by the Board of Aldermen; and

WHEREAS, the Board of Aldermen of said Town wish to reappoint members of the Building Committee.

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

Section 1. The following persons are reappointed to the Building Committee for the term expiring September 30, 2012:

Tim Trapp

PASSED, ADOPTED AND APPROVED on this the 12th day of October, 2010.

TOWN OF RANCHO VIEJO

Roberto Medrano
Mayor

ATTEST:

Cheryl J. Kretz
Town Secretary

Item #7

Consideration/Approval of an
Ordinance of the Town of
Rancho Viejo, Texas
Establishing the Codification of
All Ordinances of the Town of
Rancho Viejo which have been
Enacted between January 31,
2008 and May 11, 2010

ORDINANCE NO.

AN ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS ESTABLISHING THE CODIFICATION OF ALL ORDINANCES OF THE TOWN OF RANCHO VIEJO WHICH HAVE BEEN ENACTED BETWEEN JANUARY 31, 2008 AND MAY 11, 2010; AND AUTHORIZING PUBLICATION.

WHEREAS, the Town of Rancho Viejo wishes to adopt a codification of its civil and criminal ordinances, pursuant to Chapter 53 of the Texas Local Government Code; and

WHEREAS, the Town of Rancho Viejo has previously adopted a codification of its civil and criminal ordinances which were enacted prior to January 31, 2008; and

WHEREAS, the Town of Rancho Viejo now wishes to adopt the codification of its civil and criminal ordinances which were enacted between the dates of January 31, 2008 and May 11, 2010.

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

Section 1. The Ordinances of the Town which were enacted between the dates of January 31, 2008 and May 11, 2010 shall be codified.

Section 2. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

Section 3. This Ordinance shall become effective when published or posted according to law.

PASSED, ADOPTED and APPROVED on this the ____ day of October, 2010.

TOWN OF RANCHO VIEJO

Roberto Medrano, Mayor

ATTEST:

Cheryl J. Kretz, Town Secretary

Item #8

Executive Session: Pursuant to
the Following Section of the
Texas Government Code:
Section 551.071 (2) Legal
Advice - Building Inspector
Contract

Item #9

Consideration/Action on
Termination of Current
Building Inspector Contract

Item #10

Consideration for Approval of
Mayor to Enter Negotiations
and Contract with New
Building Inspector on behalf of
the Town

Item #11

Public Comment

Item #12

Adjourn