



3301 Carmen Avenue
Rancho Viejo, Texas 78575
Phone (956)350-4093

BOARD OF ALDERMEN

Regular Meeting
August 11, 2015




NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
AUGUST 11, 2015
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 August 11, 2015 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 June 9, 2015, Special Meeting July 1, 2015, Special Meeting August 6, 2015
6. June 2015 Financial Report - Town Administrator
7. July 2015 Police Report - Police Chief
8. Consideration/Approval to Declare One 1997 Ford Expedition (Seized Vehicle that is Asset Forfeiture) Surplus Property to be Sold and Authorize the Police Chief/Mayor to Accept the Highest Offer
9. Public Hearing to Consider a "Final" Replat Request by Mr. Daniel G. Orive, Jr., agent for Mr. Alejandro Lopez, owner, 93 Pizarro, to obtain recommendation to the Board of Aldermen to approve the "Final" Replat for Lots 93 and 95, Section 2, Rancho Viejo Subdivision, into one lot
10. Consideration, Discussion and Action on "Final" Replat Request by Mr. Daniel G. Orive, Jr., agent for Mr. Alejandro Lopez, owner, 93 Pizarro, to obtain recommendation to the Board of Aldermen to approve the "Final" Replat for Lots 93 and 95, Section 2, Rancho Viejo Subdivision, into one lot
11. Consideration/Approval to Begin Discussion with the City of Brownsville to Enter Into an Agreement Regarding Financial Participation with the City of Brownsville for the Legacy Foundation Grant that was Awarded to the City of Brownsville for the Cameron County in Motion: Active Transport Master Plan Project
12. Consideration/Action of Resolution Extending the Provisions of Section 33.07 of the Property Tax Code which enables the Governing Body to assess an Additional Collection Penalty

NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
AUGUST 11, 2015
6:00 P.M.

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13. Consideration/Action to Designate an Auditor for September 30, 2015
14. Consideration/Action on a Resolution of the Town of Rancho Viejo, Texas Encouraging TXDOT to Support the Use of the Shoulders of the State of Roads as Safe Places to Ride Bicycles, and Where Feasible, to Use Rolled Asphalt as a Road Surface; Where Not Feasible, to Refrain from Using "Seal Coat" on the Shoulder Area and to "Fog Seal" that Area to Allow for a Smoother Riding Surface, and Further to Mark the Wide Shoulder Areas as Bicycle Lanes Where Possible in Conformity with the Memorandum Published by TXDOT in 2011 Encouraging the District Engineers to Take Bicyclists and Pedestrians into Account in the Design and Implementation of New TXDOT Projects
15. Consideration/ Action on a Proclamation Declaring that August 31, 2015 is "The University of Texas Rio Grande Valley Day" and Further Proclaiming that the Flag or Banner of the University of Texas Rio Grande Valley be Flown Prominently within the Town of Rancho Viejo, Texas on August 31, 2015, in Honor of the University's Opening and as a Symbol of Support by the Town of Rancho Viejo, Texas.
16. Present/Discuss Proposed Budget for Fiscal Year October 1, 2015 to September 30, 2016
17. Provide for Public Notice of Date, Time and Location of Public Hearing on Proposed Budget for Fiscal Year October 1, 2015 to September 30, 2016
18. Discuss Proposed Ad Valorem Tax Rate and Consideration/Action on Proposal for Tax Rate Increase
19. Provide for Public Notice of Date, Time and Location of Public Hearings for Tax Rate Increase
20. Discussion and Possible Action to Engage The J. Ramirez Law Firm as Bond Counsel and Authorizing Either the Mayor or City Administrator to Execute the Contract
21. Consideration/Action to Authorize Estrada Hinojosa & Company, Inc., Bond Counsel and Other Professionals to Work with Staff for an Issuance of Debt Obligations Based on Preliminary Financial Analysis in the Plan of Finance
22. Workshop on Proposed Budget for Fiscal Year October 1, 2015 to September 30, 2016
23. Executive Session Pursuant to the following Section of the Texas Government Code: Section 551.074 to Discuss Personnel Matters - Performance Evaluation of Town Administrator
24. Possible Action on Matters Discussed in Executive Session
25. Adjourn

Fred Blanco, Town Administrator

1. Call to Order

by Mayor Rathbun

2. Roll Call

by Isabel Perales

Aldерwoman Carr

Aldерwoman Guerrero

Alderman Lucio

Aldерwoman Truan

Alderman Vera

Legal Counsel, Daniel Rentfro, Jr.

Town Administrator, Fred Blanco.

3. Invocation and Pledge

The pledge of allegiance to the United States Flag:

“I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.”

And the pledge of allegiance to the Texas State Flag is,

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

4. Public Comment

5. Approval of Minutes -
Regular Meeting June 9, 2015,
Special Meeting July 1, 2015,
Special Meeting August 6,
2015

MINUTES OF A REGULAR MEETING
TOWN OF RANCHO VIEJO
JUNE 9, 2015

A Regular Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on June 9, 2015, 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 Rathbun at 6:00 P.M. Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were:

Mrs. Lupita Carr
Mr. Erick Lucio
Mrs. Bitty Truan
Mr. Javier Vera

Members absent: Mrs. Maribel Guerrero

A quorum was present at the meeting.

Legal Counsel, Daniel Rentfro, Jr. was present at the meeting and Town Administrator, Fred Blanco was also present at the meeting.

Those present in the audience were:

E.J. Chaney, M.D.	Chief M. Cruz, Jr.
Chief St. Peter	Richard P. Lewis
Judith Lucio	Nicolas Lucio
Sofia Lucio	Xavier Montemayor
Fernando Martinez, Bike Texas	Jesus Gutierrez
Mark Lund, Brownsville MPO	Nathan Pierce, Law Office of Daniel Rentfro

INVOCATION AND PLEDGE:

Alderwoman Carr led the group in the invocation and pledge of allegiance to the American and Texas flags.

ADMINISTER OATH OF OFFICE AND INSTALLATION OF ELECTED OFFICIAL:

Town Attorney, Daniel Rentfro, administered the Oath of Office to Erick Lucio as Alderman.

CONSIDERATION/ACTION ON ACKNOWLEDGEMENT OF THE BROWNSVILLE MPO'S UNDERTAKING A TOWN OF RANCHO VIEJO MASTER BICYCLE/PEDESTRIAN PLAN:

Mr. Mark Lund gave details on the MPO's position and with their Bicycle Pedestrian Plan and was requesting community support for the plan to go forward. The work program is 100 per cent federal funds and the Town would not have to match funds for the studies.

Motion was made by Alderwoman Truan, seconded by Alderwoman Carr, and unanimously carried, to approve the Brownsville MPO undertaking a Town of Rancho Viejo Master Bicycle/Pedestrian Plan.

CONSIDERATION/APPROVAL TO BEGIN DISCUSSION WITH THE CITY OF BROWNSVILLE TO ENTER INTO AN AGREEMENT REGARDING FINANCIAL PARTICIPATION WITH THE CITY OF BROWNSVILLE FOR THE LEGACY FOUNDATION GRANT THAT WAS AWARDED TO THE CITY OF BROWNSVILLE FOR THE CAMERON COUNTY IN MOTION: ACTIVE TRANSPORT MASTER PLAN PROJECT:

Mr. Ramiro Gonzalez with the City of Brownsville gave a brief update on the Legacy Grant Foundation and all of the communities that committed to participate since his last presentation.

Motion was made by Alderwoman Carr, seconded by Alderwoman Truan, and unanimously carried, to table this item for action at the next board meeting to find the fund amount.

CONSIDERATION/ACTION ON EXTENSION OF CONTRACT WITH BUILDING INSPECTOR:

Mayor Rathbun recommended the extension of the Building Inspector contract with Mr. Brent Cannon and the added higher fees for the extra large homes 3,000 square feet or over. Motion was made by Alderman Lucio, seconded by Alderwoman Carr, and unanimously carried, to extend the Contract for the Building Inspector for one year and to approve the new fee schedule.

PUBLIC COMMENT:

Chief St. Peter, Rancho Viejo Volunteer Fire Department gave an update on some of the items needed by the fire department. After everyone was given an opportunity to speak, the Public Comment was closed.

APPROVAL OF MINUTES - REGULAR MEETING MAY 19, 2015:

Motion was made by Alderman Guerrero, seconded by Alderwoman Carr, and unanimously carried, to approve the Minutes of the Regular Meeting held on May 19, 2015, as written.

APRIL 2015 FINANCIAL REPORT - TOWN ADMINISTRATOR:

Fred Blanco, Town Administrator went over the March 2015 Financial Report and the bank balances for the General Account as well as the Debt Account and the Police Asset Forfeiture Account.

MAY 2015 POLICE REPORT - POLICE CHIEF:

Police Chief Cruz went over the May 2015 Police Report and some details.

CONSIDERATION/APPROVAL OF RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS AUTHORIZING THE CONTINUATION OF BANK ACCOUNTS AND DEPOSITORY HERETOFORE ESTABLISHING AND AUTHORIZING CERTAIN PERSONS TO SIGN CHECKS AND OTHER NECESSARY TRANSACTIONS FOR SAME:

Motion was made by Alderwoman Truan, seconded by Alderwoman Carr, and unanimously carried, to approve Resolution No. - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS AUTHORIZING THE CONTINUATION OF BANK ACCOUNTS AND DEPOSITORY HERETOFORE ESTABLISHING AND AUTHORIZING CERTAIN PERSONS TO SIGN CHECKS AND OTHER NECESSARY TRANSACTIONS FOR SAME.

CONSIDERATION/APPROVAL OF A RESOLUTION OF THE TOWN OF RANCHO VIEJO APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TCC TO REVIEW AEP TEXAS CENTRAL COMPANY'S REQUESTED APPROVAL OF AN ADJUSTMENT TO ITS ENERGY EFFICIENCY COST RECOVERY FACTOR; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT AND NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO LEGAL COUNSEL:

Motion was made by Alderman Vera, seconded by Alderwoman Carr, and unanimously carried, to approve Resolution No. 271 - A RESOLUTION OF THE TOWN OF RANCHO VIEJO APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TCC TO REVIEW AEP TEXAS CENTRAL COMPANY'S REQUESTED APPROVAL OF AN ADJUSTMENT TO ITS ENERGY EFFICIENCY COST RECOVERY FACTOR; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT AND NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO LEGAL COUNSEL.

CONSIDERATION/APPOINTMENT OF MEMBERS TO THE STRATEGIC PLANNING COMMITTEE:

On the recommendation of Mayor Rathbun, motion was made by Alderman Vera, seconded by Alderwoman Carr, and unanimously carried, to appoint Alderman Lucio and Jean Hager, as regular members to the Strategic Planning Committee. This term is a two year term.

CONSIDERATION/REAPPOINTMENT OF MEMBERS TO THE BEAUTIFICATION COMMITTEE:

On the recommendation of Mayor Rathbun, motion was made by Alderwoman Truan, seconded by Alderman Vera, and unanimously carried, to re-appoint Alderwoman Carr as Chairman, and to reappoint Bridget Neubauer, Marie Phillips and Rosie Fruia as regular members to the Beautification Committee for one year terms.

CONSIDERATION/REAPPOINTMENT OF MEMBERS TO THE STREET COMMITTEE:

On the recommendation of Mayor Rathbun, motion was made by Alderman Lucio, seconded by Alderwoman Carr, and unanimously carried, to re-appoint Alderwoman Guerrero as Chairman, to re-appoint Alderman Vera as Vice-Chairman and to re-appoint Grady Deaton as a regular member. Alderman Vera recommended the appointment of Jorge de la Garza as a regular member and Alderwoman Guerrero recommended Rusty Brechot as a regular member. Motion was made by Alderwoman Carr, seconded by Alderwoman Truan, and unanimously carried, to appoint Mr. de la Garza and Mr. Brechot as regular members to the Street Committee.

REPORT FROM STREET COMMITTEE:

Alderwoman Guerrero gave an update on the Street Committee. She stated that there was a revised report from Ambiotec Civil Engineering that they are reviewing and that they are planning on several meetings. The Street Committee will be working with the club and VMUD to move ahead and start small projects.

CONSIDERATION/APPROVAL OF NEW TOWN LOGO

Motion was made by Alderwoman Carr, seconded by Alderman Lucio and unanimously carried, to approve the 2nd logo and to include filing fees for a trademark registration.

HURRICANE PREPAREDNESS:

Chief Cruz updated the information for the Hurricane Preparedness Plan and advised that there were information packets for the residents available at the Town Hall. Informational links are located on the web and will also be included on our web page.

PUBLIC COMMENT:

Chief St. Peter made some comments on the Volunteer Fire Department.

ADJOURNMENT:

Motion was made by Alderman Vera, seconded by Alderwoman Carr, and unanimously carried, to adjourn the meeting at 7:38 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Cyndie Rathbun, Mayor

DATE: _____

MINUTES OF A SPECIAL MEETING
TOWN OF RANCHO VIEJO
JULY 1, 2015

A Special Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on July 1, 2015, 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 Pro-Tem Bitty Truan at 5:06 P.M. Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were:

Mrs. Maribel Guerrero
Mr. Erick Lucio
Mr. Javier Vera
Mayor Rathbun arrived at 5:07 P.M.
Those absent: Lupita Carr

A quorum was present at the meeting.

Legal Counsel, Nathan Pierce was present at the meeting and Town Administrator, Fred Blanco was also present at the meeting.

Those present in the audience were:

Jesus Ramirez

Donald J. Gonzales

DISCUSSION AND POSSIBLE ACTION TO ENGAGE RAMIREZ & GUERRERO, LLP AS BOND COUNSEL AND AUTHORIZING EITHER THE MAYOR OR CITY ADMINISTRATOR TO EXECUTE THE CONTRACT:

Mr. Jesus Ramirez made a presentation and gave his background information as Bond Counsel. Mr. Ramirez mentioned several options and opinions on Bonds. He answered several questions from the Board. He suggested to the Board taking time to plan and take advantage of the services needed.

Motion was made by Alderman Lucio, seconded by Alderman Vera, and unanimously carried, to table this item for further discussion at the next regular Board meeting, and after Mr. Rentfro and Mr. Ramirez go over some details on the term and work on the fees.

DISCUSSION AND POSSIBLE ACTION TO ENGAGE ESTRADA HINOJOSA & COMPANY, INC. AS FINANCIAL ADVISOR AND AUTHORIZING EITHER THE MAYOR OR CITY ADMINISTRATOR TO EXECUTE THE CONTRACT:

Mr. Don Gonzales gave a small presentation and went over his background with Estrada & Hinojosa, he suggested that for further detailed discussion the Board might consider the notice of intent with Estrada Hinojosa & Company, Inc. to legally discuss the Financial Advisor services in more detail.

Motion was made by Alderman Vera, seconded by Alderwoman Guerrero, to engage Estrada Hinojosa & Company, Inc. as Financial Advisor and authorizing either the Mayor or City Administrator

to execute the contract pending further review and discussion with the option to annul the contract within 30 days with no fees only for current expenses.

PRESENTATION OF PLAN OF FINANCE BY ESTRADA HINOJOSA & COMPANY, INC. AND POSSIBLE ACTION TO AUTHORIZE FINANCIAL ADVISOR, BOND COUNSEL AND OTHER PROFESSIONALS TO WORK WITH STAFF FOR AN ISSUANCE OF DEBT OBLIGATIONS BASED ON PRELIMINARY FINANCIAL ANALYSIS IN THE PLAN OF FINANCE:

Mr. Don Gonzales made a detailed presentation and distributed information to the Board on several different options for bonds for the Town for street plans. He answered several questions from the Board and discussed the options in detail.

DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION FOR STREET IMPROVEMENTS AND VARIOUS OTHER RELATED CAPITAL EXPENDITURES AND COSTS OF ISSUANCE:

Motion was made by Alderwoman Guerrero, seconded by Alderman Lucio, and unanimously carried, to table this item.

ADJOURN:

Motion was made by Alderman Lucio, seconded by Alderwoman Guerrero, and unanimously carried, to adjourn the meeting at 7:24 P.M.

BY: _____

Fred Blanco, Town Administrator

APPROVED: _____

Cyndie Rathbun, Mayor

DATE: _____

MINUTES OF A SPECIAL MEETING
TOWN OF RANCHO VIEJO
AUGUST 6, 2015

A Special Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on August 6, 2015, 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 Cyndie Rathbun at 5:05 P.M. Roll call was made by Mayor Rathbun. Members present at the meeting were:

Mrs. Lupita Carr
Mrs. Maribel Guerrero
Mr. Erick Lucio (arrived at 5:10 P.M.)
Mrs. Bitty Truan
Mr. Javier Vera

A quorum was present at the meeting.

Legal Counsel David Irwin was present at the meeting. Town Administrator, Fred Blanco was also present at the meeting.

Those present in the audience were:

Chief Russell St. Peter	Geoffrey Ryan
Chief M. Cruz, Jr.	Xavier Montemayor
Daniel Rentfro, Jr.	

CONSIDERATION/ACTION OF STONEGARDEN GRANT - INTERLOCAL COOPERATION AGREEMENT BETWEEN COUNTY OF CAMERON, TEXAS AND THE CITY OF LOS FRESNOS, THE CITY OF SOUTH PADRE ISLAND, THE CITY OF PORT ISABEL, THE CITY OF LA FERIA, TOWN OF RANCHO VIEJO, THE CITY OF SAN BENITO, AND THE CITY OF HARLINGEN:

Police Chief Cruz answered questions from the Board. Alderwoman Truan suggested we publicize it on the Town's web page or Facebook page for Rancho Viejo citizens to be aware of the Federal grant.

Motion was made by Alderwoman Guerrero, seconded by Alderwoman Carr, and unanimously carried, to approve the Stonegarden Grant - Interlocal Cooperation Agreement Between County of Cameron, Texas and the City of Los Fresnos, the City of South Padre Island, the City of Port Isabel, the City of La Feria, Town of Rancho Viejo, the City of San Benito, and the City of Harlingen.

WORKSHOP ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2015 TO SEPTEMBER 30, 2016:

Mayor Rathbun and the Board went over the Volunteer Fire Department items Police budget items, and then the Town Hall/Administration budget items. The next workshop meeting will be held on Tuesday, August 5, 2014 at 6:00 P.M.

ADJOURN:

Motion was made by Alderman Lucio, seconded by Alderwoman Carr, to adjourn the meeting at 8:30 P.M. Motion passed with the following vote:

August 6, 2015

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AYES: Alderwoman Carr, Alderwoman Guerrero, Alderman Lucio, Alderwoman Truan
NAYES: Alderman Vera
ABSTAINING: None

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Cyndie Rathbun, Mayor

DATE: _____

6. June 2015 Financial Report - Town Administrator

7. July 2015 Police Report - Police Chief

8. Consideration/Approval to
Declare One 1997 Ford
Expedition (Seized Vehicle that
is Asset Forfeiture) Surplus
Property to be Sold and
Authorize the Police
Chief/Mayor to Accept the
Highest Offer



CAMERON COUNTY DISTRICT ATTORNEY

Luis V. Saenz

District Attorney

MEMORANDUM

TO: Chief Manuel Cruz
Rancho Viejo

FROM: Matthew M. Kendall
Assistant County and District Attorney

RE: State of Texas vs. Nestor Eleizer Chavez-Arguelles
Cause No. 2014-DCL-8673-A (107th)

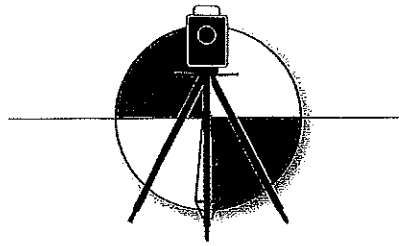
DATE: May 22, 2015

Attached hereto is one certified copy of the Final Default Judgment in Cause No.2014-DCL-8673-A (107th). This Judgment is Final and the State does not plan to Appeal. Please be advised of the following distribution of seized property:

- 1.) A 1997 Ford Expedition (VIN# 1FMEU17L6VLB91313) was seized by the Rancho Viejo Police Department and has been filed for forfeiture by the State of Texas.
- 2.) The 1997 Ford Expedition (VIN# 1FMEU17L6VLB91313) as set out in paragraph 1 is hereby awarded to the Rancho Viejo Police Department as per terms of local agreement.

Should you have any questions or concerns please do not hesitate to contact our office at (956)544-0849.

9. Public Hearing to Consider a “Final” Replat Request by Mr. Daniel G. Orive, Jr., agent for Mr. Alejandro Lopez, owner, 93 Pizarro, to obtain recommendation to the Board of Aldermen to approve the “Final” Replat for Lots 93 and 95, Section 2, Rancho Viejo Subdivision, into one lot



ORIVE Land Surveying, LLC

Surveying the Rio Grande Valley!

To whom it may concern,

Let it be known Mr. and Mrs. Alejandro Lopez are the owners of Lots 93 and 95 Pizzaro in the Town of Rancho Viejo, we are submitting a Re-Plat to combine both lots into one (93 Pizzaro). The concept of the Re-Plat was approved by Rancho Viejo in 2014, now we are submitting a Final Re-Plat.

Thank you for your consideration.

RECEIVED
MAY 13 2015
EX: 142

*Mortgage Surveys * Subdivision Plats * Elevation Certificates * Locate Property Corners * Pool Surveys
Deed Research * Meets & Bounds Descriptions * Topographic Surveys * Construction Surveys * Commercial Surveys*

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/0020/0000/0930/00

PROPERTY OWNER:

TAPIA ALEJANDRO LOPEZ & HILDA MORA
93 PIZARRO AVE
RANCHO VIEJO, TX 78575-9634

PROPERTY DESCRIPTION:

RANCHO VIEJO-RANCHO VIEJO SEC 2 LO
T 93

CAUSE # ACRES .8241 MIN% .000000000000 TYPE
BANKRUPTCY # USER CODES

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:
DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S):

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
2014	SOUTH TEXAS ISD			* ALL PAID	*
	TOWN OF RANCH VIEJO			* ALL PAID	*
	BROWNSVILLE NAVIG.			* ALL PAID	*
	CAMERON COUNTY			* ALL PAID	*
	DRAINAGE DIST #1			* ALL PAID	*
	TX SHMOST COLLEGE			* ALL PAID	*
	VALLEY MUD #2			* ALL PAID	*

TOTAL SEQUENCE 0

TOTAL TAX:	* ALL PAID	*
UNPAID FEES:	* NONE	*
INTEREST ON FEES:	* NONE	*
COMMISSION:	* NONE	*
TOTAL DUE ==>	* ALL PAID	*

TAXES PAID FOR YEAR 2014 \$6,683.03

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2014 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY TAX CODE.)

THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLECTION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS). PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/10/2015

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector

By:  DEPUTY

RECEIVED
MAY 13 2015
BY: 

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/0020/0000/0950/00

PROPERTY OWNER:

TAPIA ALEJANDRO LOPEZ & HILDA MORA
ALEJANDRO & HILDA LOPEZ LIVING TRU
93 AVENIDA PIZARRO
RANCHO VIEJO, TX 78575

PROPERTY DESCRIPTION:

LOT 95 RANCHO VIEJO SUBD SECTION I
I

CAUSE # ACRES .7230 MIN% .000000000000 TYPE
BANKRUPTCY # USER CODES

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:
DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S):

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
2014	SOUTH TEXAS ISD			* ALL PAID	*
	TOWN OF RANCH VIEJO			* ALL PAID	*
	BROWNSVILLE NAVIG.			* ALL PAID	*
	CAMERON COUNTY			* ALL PAID	*
	DRAINAGE DIST #1			* ALL PAID	*
	TX SHMOST COLLEGE			* ALL PAID	*
	VALLEY MUD #2			* ALL PAID	*

TOTAL SEQUENCE 0 * ALL PAID *

TOTAL TAX: * ALL PAID *
UNPAID FEES: * NONE *
INTEREST ON FEES: * NONE *
COMMISSION: * NONE *
TOTAL DUE ==> * ALL PAID *

TAXES PAID FOR YEAR 2014 \$4,651.32

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2014 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY
TAX CODE.)

THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL
ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT
REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLEC
TION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS).
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/10/2015

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector

By: [Signature] DEPUTY

RECEIVED
MAY 13 2015
BY: [Signature]

CAUTION: EDWARDS ABSTRACT AND TITLE CO. ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT OR FOR VERBAL STATEMENTS. The Title Certificate is furnished solely as an accommodation to the party requesting same, and represents the status of title as found by Edwards Abstract and Title Co. examiner. This certificate is not intended to be relied upon, and should not be relied upon, as a representation or warranty as to the title to the property described below. None of the information contained herein, or the absence of other information, constitutes a representation to any party as to the status of title to such property. Edwards Abstract and Title Co. assumes no liability whatsoever for the accuracy of this certificate, and shall under no circumstance be liable hereunder for any omission or error with respect hereto. If a policy of title insurance is subsequently purchased, any liability thereunder shall be determined solely by the terms of such policy. If any encumbrance or title defect should exist which is not disclosed herein, Edwards Abstract and Title Co. shall not be liable to any party for having furnished this report or for any verbal statements related to this report or to the status of title.

TITLE REPORT

EFFECTIVE DATE: September 29, 2014@ 8:00 A.M.

FILE NO: 797174

Examination from: Records of EDWARDS ABSTRACT AND TITLE CO.

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

RECORD TITLE AT THE EFFECTIVE DATE HEREOF IS VESTED IN:

ALEJANDRO LOPEZ TAPIA AND HILDA MORALES LOPEZ, AS CO-TRUSTEES OF THE ALEJANDRO AND HILDA LOPEZ LIVING TRUST UNDER DECLARATION OF TRUST DATED MAY 27, 2010 (LOT 93)

ALEJANDRO LOPEZ TAPIA AND HILDA MORALES LOPEZ, AS TRUSTEES OF THE ALEJANDRO AND HILDA LOPEZ LIVING TRUST (LOT 95)

DESCRIPTION OF PROPERTY:

Lots Ninety-three (93) and Ninety-Five (95), RANCHO VIEJO SUBDIVISION, SECTION II, an addition to the Town of Rancho Viejo, Cameron County, Texas, according to the map or plat of said subdivision recorded in Volume 25, Pages 34-46, Map Records of Cameron County, Texas.

SCHEDULE B EXCEPTIONS:

RESTRICTIONS:

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

BASEMENTS AND AGREEMENT, dated September 20, 1973, recorded in Volume 974, Page 678, Deed Records of Cameron County, Texas.

CONTRACT FOR IRRIGATION RIGHTS WITH EASEMENTS, dated April 3, 1944, recorded in Volume 354, Page 128 and in Volume 354, Page 351, both recorded in the Deed Records of Cameron County, Texas.

GENERAL UTILITY EASEMENT, dated November 18, 1974, recorded in Volume 1007, Page 951, Deed Records of Cameron County, Texas.

CONTRACT AND AGREEMENT for rights, easement rights and easement rights of way for storage and irrigation facilities for the flow, storage and use of domestic and irrigation water with the agreement for contribution to the costs of repairs to the irrigation facilities, dated April 3, 1944, filed July 26, 1945, executed by and between L.H. Prichard, C.D. Kirk, Albert H. Fernandez and Miguel Fernandez, Individually and as Co-Independent Executors of the Estate of J.G. Fernandez and Francisca C. de Fernandez, deceased, and as Attorney in Fact for Maria Fernandez Butler, Rosalie K. Fernandez, Gonzalo Fernandez and Anita F. de Ortiz, Albert H. Fernandez, as Independent Executor and Trustee under the Will of Francisca (Quica) Fernandez, deceased, Rosalia F. de Gomez and G. Phillip Wardner, Trustee for Martha Dana Mercer, and recorded in Volume 354, page 128, of the Deed Records of Cameron County, Texas.

- 7. Notice of Child Support Lien filed November 22, 2010, in the amount of \$2,022.90, plus costs, interest and attorney's fees, in favor of Ana Leyva, against Alejandro Lopez (XXX-XX-XXXX), recorded in Volume 17311, Page 76, Official Public Records, Cameron County, Texas.

This report does not cover and therefore excludes any examination or statement as to taxes, zoning, ordinances, discrepancies as to boundaries, shortages in area, overlapping of improvements, encroachments, protrusions, rights of parties in possession, adverse possession, easements which may be visible and apparent, but unrecorded, and all other matters not of record.

By acceptance of this report, the addressee accepts that Edwards Abstract & Title Co. shall be limited in its liability, if any, to the sum charged and paid for this report as liquidated damages. This report is for the sole use of addressee herein above and may not be used or relied upon by anyone other than Addressee.

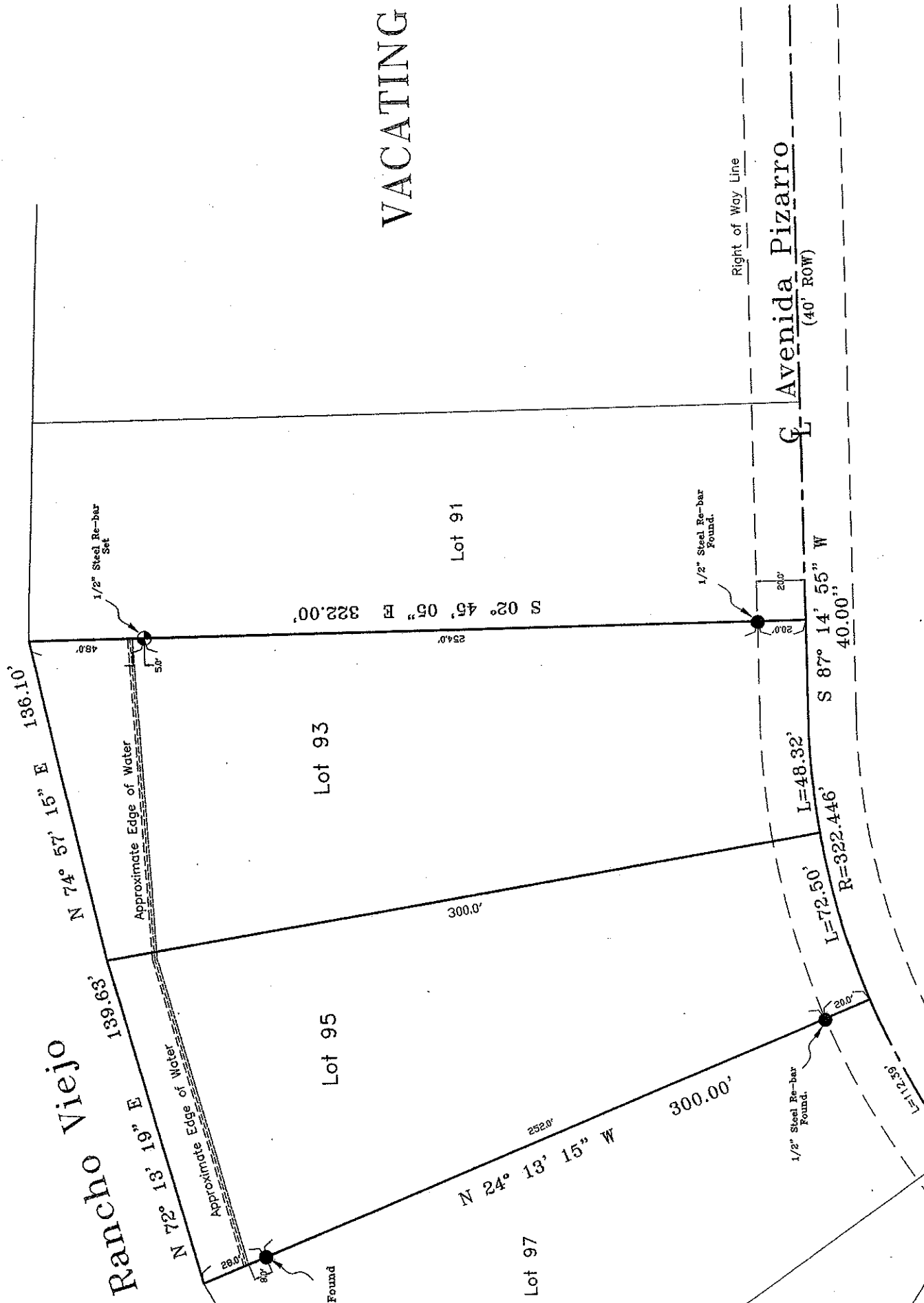
By: _____

Am Case Monica Salinas

DATE: October 8, 2014

RECEIVED
MAY 05 2015
BY: Daniel Bana
11:45 AM

VACATING PLAT

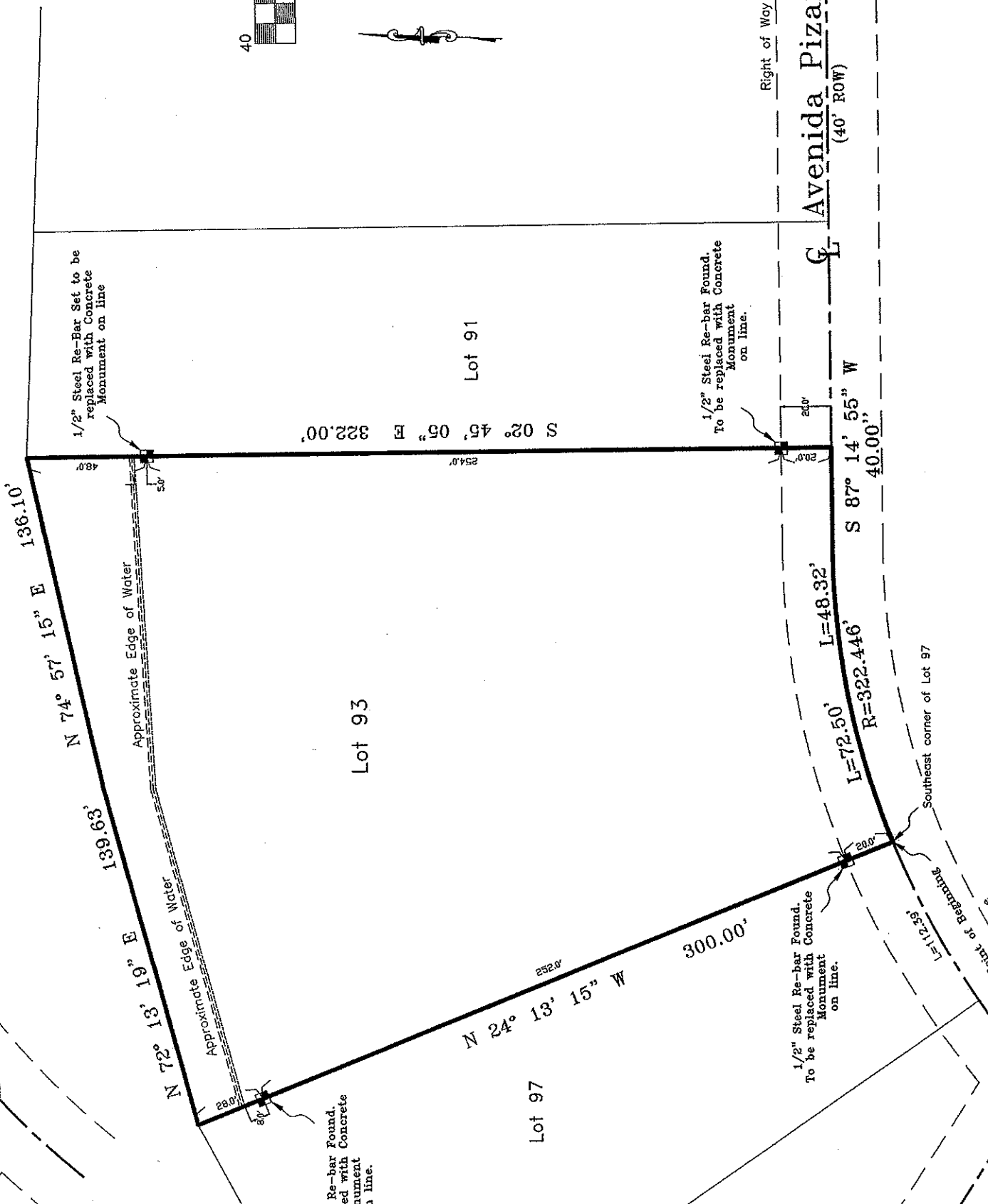


RE-PLAT



BASIS OF BEARING

RANCHO VIEJO SUBDIVISION
 VOLUME 25, PAGE 40
 M. R. C. C. T.



1/2" Steel Re-bar Found.
 To be replaced with Concrete
 Monument on line.

Lot 91

S 02° 45' 05" E 322.00'

1/2" Steel Re-bar Found.
 To be replaced with Concrete
 Monument on line.

S 87° 14' 55" W
 40.00'

Lot 93

136.10'

N 74° 57' 15" E

139.63'

N 72° 13' 16" E

N 24° 13' 15" W
 300.00'

Lot 97

300.00'

1/2" Steel Re-bar Found.
 To be replaced with Concrete
 Monument on line.

L=48.32'

L=72.50'

S 87° 14' 55" W
 40.00'

Avenida Pizarro
 (40' ROW)

Right of Way Line

Southeast corner of Lot 97

L=112.53'

Point of Beginning

Line

10. Consideration, Discussion and Action on “Final” Replat Request by Mr. Daniel G. Orive, Jr., agent for Mr. Alejandro Lopez, owner, 93 Pizarro, to obtain recommendation to the Board of Aldermen to approve the “Final” Replat for Lots 93 and 95, Section 2, Rancho Viejo Subdivision, into one lot

11. Consideration/Approval to Begin Discussion with the City of Brownsville to Enter Into an Agreement Regarding Financial Participation with the City of Brownsville for the Legacy Foundation Grant that was Awarded to the City of Brownsville for the Cameron County in Motion: Active Transport Master Plan Project

12. Consideration/Action on a Resolution Extending the Provisions of Section 33.07 of the Property Tax Code which enables the Governing Body to assess an Additional Collection Penalty

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, EXTENDING THE PROVISIONS OF SECTION 33.07 OF THE PROPERTY TAX CODE WHICH ENABLES THE GOVERNING BODY TO ASSESS AN ADDITIONAL COLLECTION PENALTY

WHEREAS, the Town of Rancho Viejo, Texas, had adopted the provisions of Section 33.07 of the Property Tax Code; and

WHEREAS, this section of the code permits the governing body to assess an additional fifteen (15) percent collection penalty to defray the costs of collection;

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

SECTION 1. That the provisions of Section 33.07 be adopted and that Ad Valorem taxes remaining unpaid on July 1, 2015, be subject to fifteen (15) percent collection penalty.

SECTION 2. That the governing body of the TOWN OF RANCHO VIEJO complied with Section 6.30 of the Code in that a delinquent tax collection contract is presently in force with the Law Office of Daniel Rentfro Jr. of Brownsville, Texas.

PASSED, ADOPTED AND APPROVED by the Board of Aldermen of the Town of Rancho Viejo, Texas at a Regular Meeting on this the 11th day of August, 2015.

Cyndie Rathbun, Mayor

ATTEST:

Fred Blanco, Town Secretary

13. Consideration/Action to
Designate an Auditor for
September 30, 2015

Mayor Rathbun to recommend
Long Chilton, LLC as auditor.

14. Consideration/Action on a Resolution of the Town of Rancho Viejo, Texas Encouraging TXDOT to Support the Use of the Shoulders of the State of Roads as Safe Places to Ride Bicycles, and Where Feasible, to Use Rolled Asphalt as a Road Surface; Where Not Feasible, to Refrain from Using “Seal Coat” on the Shoulder Area and to “Fog Seal” that Area to Allow for a Smoother Riding Surface, and Further to Mark the Wide Shoulder Areas as Bicycle Lanes Where Possible in Conformity with the Memorandum Published by TXDOT in 2011 Encouraging the District Engineers to Take Bicyclists and Pedestrians into Account in the Design and Implementation of New TXDOT Projects

Resolution No.

A RESOLUTION OF THE TOWN OF RANCHO VIEJO ENCOURAGING TXDOT TO SUPPORT THE USE OF THE SHOULDERS OF THE STATE ROADS AS SAFE PLACES TO RIDE BICYCLES, AND WHERE FEASIBLE, TO USE ROLLED ASPHALT AS A ROAD SURFACE; WHERE NOT FEASIBLE, TO REFRAIN FROM USING “SEAL COAT” ON THE SHOULDER AREA AND TO “FOG SEAL” THAT AREA TO ALLOW FOR A SMOOTHER RIDING SURFACE, AND FURTHER TO MARK THE WIDE SHOULDER AREAS AS BICYCLE LANES WHERE POSSIBLE IN CONFORMITY WITH THE MEMORANDUM PUBLISHED BY TXDOT IN 2011 ENCOURAGING THE DISTRICT ENGINEERS TO TAKE BICYCLISTS AND PEDESTRIANS INTO ACCOUNT IN THE DESIGN AND IMPLEMENTATION OF NEW TXDOT PROJECTS

Be it resolved that it is the policy of the Town of Rancho Viejo to encourage healthy activities and lifestyles; and

Whereas, It is further resolved that the Town of Rancho Viejo encourages the use of bicycles as a means of transportation and exercise to encourage a healthy lifestyle; and

Whereas, It is further resolved that the Town of Rancho Viejo wishes to encourage TXDoT to support these goals; and

Whereas, It is further recognized that it has been the stated policy of TXDoT since 2011 to take into consideration the use of roadways by bicycles in the construction and design of new facilities;

Whereas, The Town of Rancho Viejo recognizes that the surface and marking of roadways built and managed by TXDoT greatly affects the usability of the roadways for cyclists; and

Whereas, The Town of Rancho Viejo recognizes that “rolled blacktop” is the type of roadway that is most supportive of cycling; and

Whereas, The Town of Rancho Viejo recognizes that many cyclists are not confident riding in the roadways unless there is a designated bicycle lane; and

Whereas, The Town of Rancho Viejo recognizes that TXDoT is in the process of reconfiguring FM 803 to connect to Highway 100; and

Whereas, The construction phase is the best opportunity to make adjustments that might encourage the use of 803 by cyclists to connect to the Town of Rancho Viejo; and

Whereas, The Town of Rancho Viejo would request that TXDoT mark designated bicycle lanes on the roadway where possible on FM 803 to encourage cycling on that roadway; and

Whereas, The Town of Rancho Viejo also recognizes that in maintaining roadways, "rolled blacktop" is more expensive to apply than other measures such as "seal coat"; and

Whereas, The Town of Rancho Viejo recognizes that "seal coat" road surface is not conducive to use by bicyclists; and

Whereas, The Town of Rancho Viejo would encourage TXDoT to leave the shoulder of roads resurfaced with "seal coat" without such resurface coating and instead to reseal the existing surface without the aggregate; and

Whereas, the Town of Rancho Viejo would encourage TXDoT to sweep the shoulders of State Highways to remove glass, gravel and other detritus that collects there to make the use of those areas safer for cyclist and pedestrian use.

A resolution adopted this _____ day of _____.

15. Consideration/ Action on a proclamation declaring that August 31, 2015 is “The University of Texas Rio Grande Valley Day” and Further Proclaiming that the Flag or Banner of the University of Texas Rio Grande Valley be Flown Prominently within the Town of Rancho Viejo, Texas on August 31, 2015, in Honor of the University’s Opening and as a Symbol of Support by the Town of Rancho Viejo, Texas.

July 31, 2015

Ms. Cyndie Rathbun
Mayor
City of Rancho Viejo
3301 Carmen Ave.
Rancho Viejo, TX 78575

Dear Mayor Rathbun,

The University of Texas Rio Grande Valley is quickly approaching its opening day on August 31, 2015, and we would like to invite the City of Rancho Viejo to join us in commemorating our launch as the first major public university to be established in the 21st century in Texas. A university invested in its community is a truly engaged university and your partnership is critical to our success.

Enclosed is a proclamation that we are hopeful your city will adopt as part of a regional effort to demonstrate firm community support of the University. The Division of Governmental and Community Relations is reaching out to over 25 cities and the four counties across the Rio Grande Valley to participate.

Adoption of the proclamation would declare August 31 as "The University of Texas Rio Grande Valley Day" in your city. In addition, all participating cities are being asked to fly the University's flag on UTRGV Day to display your support and spirit of the University.

During the week leading up to August 31, UTRGV representatives will deliver the flag to your city. The adoption of this proclamation will display your partnership and support of UTRGV as we kick off our first official year. Additionally, we hope you can join us for our UTRGV Community Event on the evening of August 31; more information on that event is forthcoming.

Should the City of Rancho Viejo wish to partner with UTRGV or should you have any questions regarding this effort, please contact me at veronica.gonzales@utrgv.edu or Richard Sanchez, Assistant Vice President for Governmental Relations at richard.sanchez@utrgv.edu. We can also be reached at 956/665-3361.

Together, we can ensure that our Vaquero spirit echoes from one end of the Valley to the other. We look forward to your partnership throughout the next year and hope to see your city flying our flag with great pride.

Respectfully,



Veronica Gonzales
Vice President for Governmental & Community Relations

Office of the Vice President for Governmental and Community Relations

One West University Blvd.
Brownsville, Texas 78520
(956) 882-8200

1201 West University Drive
Edinburg, Texas 78539
(956) 665-2100

2102 Treasure Hills Blvd.
Harlingen, Texas 78550
(956) 365-8779

PROCLAMATION

STATE OF TEXAS

COUNTY OF _____

CITY OF _____

WHEREAS, the 83rd Texas Legislature passed legislation on May 23, 2013 establishing a new university of the first class in South Texas, and the Governor of Texas signed the bill into law on June 14, 2013; and

WHEREAS, comprised of the assets, human resources, and institutional knowledge of two renowned legacy institutions, The University of Texas Brownsville and The University of Texas Pan American, the Regional Academic Health Centers in Edinburg and Harlingen, and with the addition of a long awaited medical school, The University of Texas Rio Grande Valley will transform the academic and economic landscape of South Texas; and

WHEREAS, the Texas Constitution provides that the University is entitled to participate in the Permanent University Fund, and The University of Texas System Board of Regents has, to date, allocated hundreds of millions of dollars to The University of Texas Rio Grande Valley; and

WHEREAS, the university has adopted the Vaquero as its official mascot, the original South Texas Vaqueros being the pioneers of the region and were the precursors to the modern day American Cowboy; and

WHEREAS, the people of the Rio Grande Valley and the leaders of its local governments, institutions, businesses, and households have exhibited an outpouring of support for The University of Texas Rio Grande Valley; and

WHEREAS, UTRGV is situated in the most dynamic region of Texas, it will be a Gateway to the Americas by creating a university that is bilingual, bicultural and bi-literate; and

WHEREAS, UTRGV will welcome its inaugural class of students August 31, 2015, as the first major public university in Texas to be established in the 21st century, expecting an overall student enrollment of approximately 30,000 students, making it the second largest Hispanic Serving Institution in the nation;

NOW THEREFORE, I, _____, Mayor of the Town of Rancho Viejo, Texas by virtue of the authority vested in me and on behalf of myself and the Board of Aldermen,

Do Hereby Proclaim August 31, 2015 as:

"The University of Texas Rio Grande Valley Day"

and further Proclaim that the flag or banner of The University of Texas Rio Grande Valley be flown prominently within the Town of Rancho Viejo on August 31, 2015, in honor of the university's opening and as a symbol of support by the Town of Rancho Viejo.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Rancho Viejo to be affixed on this ____ day of _____ 2015.

16. Present/Discuss Proposed Budget for Fiscal Year October 1, 2015 to September 30, 2016

August 7, 2015

Mr. Fred Blanco
Town Administrator
Town of Rancho Viejo
3301 Carmen Avenue
Rancho Viejo, Texas 78575

Dear Mr. Blanco:

Pursuant to Texas Law, I hereby file with you as Town Administrator the Proposed Budget for the Fiscal Year October 1, 2015 to September 30, 2016.

Sincerely,

A handwritten signature in black ink, appearing to read "Cyn Rathbun", with a long horizontal line extending to the right.

Cyndie Rathbun
Mayor

CR/fb
Enclosure

2015-2016 BUDGET

This budget will raise more total property taxes than last year's budget by \$35,458 or 3.666516%, and of that amount \$9,761 is tax revenue to be raised from new property added to the roll this year.

	2014	2015
Effective Rate	.387240	.409198
Effective M&O Rate	.369792	.389190
Rollback Rate	.419907	.440510
Debt Rate	.020532	.020185
Adopted Rate	.419906	

Debt Obligations Secured By Property Tax (2015)	\$48,192
--	----------

BOARD OF ALDERMEN VOTE

AYES:

NAYS:

ABSTAINING:

PRESENT AND NOT VOTING:

**PROPOSED 8 11 15
TOWN OF RANCHO VIEJO
BUDGET
2015- 2016**

	APPROVED(2) BUDGET 2014-2015	PROPOSED BUDGET 2015-2016
REVENUES:		
1820.0000 Adm. Cost Recovered	10,000.00	10,000.00
1810.2006 Ad Val. Tax 2006	100.00	0.00
1810.2007 Ad Val. Tax 2007	100.00	100.00
1810.2008 Ad Val. Tax 2008	100.00	100.00
1810.2009 Ad Val. Tax 2009	100.00	100.00
1810.2010 Ad Val. Tax 2010	400.00	100.00
1810.2011 Ad Val. Tax 2011	3,000.00	400.00
1810.2012 Ad Val. Tax 2012	9,500.00	2,000.00
1810.2013 Ad Val. Tax 2013	18,000.00	9,500.00
1810.2014 Ad Val. Tax 2014	940,775.00 (1)	18,000.00
1811.2015 Ad Val. Tax 2015		972,450.00 (3)
2090.0000 Discount on Taxes	(19,000.00)	(19,000.00)
1920.0000 P&I on Taxes	17,000.00	17,000.00
1830.0000 Alcohol & Beverage Tax	4,500.00	4,500.00
1840.0000 Building Permits	18,000.00	25,000.00
1850.0000 Citations & Fines	105,000.00	100,000.00
1851.0000 MC Tech Fund	2,500.00	2,000.00
2090.5000 State Costs & Fees	(38,000.00)	(35,000.00)
1870.0000 Franchise - Electrical	66,000.00	66,000.00
1880.0000 Franchise - Telephone	7,500.00	7,000.00
1890.0000 Franchise - Cable TV	38,000.00	38,000.00
1900.0000 Franchise - Gas	800.00	800.00
1905.0000 Franchise - Solid Waste	1,000.00	1,000.00
1910.0000 Interest from Investments	800.00	800.00
1921.0000 Lien Revenue	6,000.00	5,000.00
1930.0000 Sales Tax	65,000.00	70,000.00
1963.0000 Police Fund Income	100.00	100.00
Total Revenues	\$1,257,275.00	\$1,295,950.00

(1) BASED ON TAX RATE OF \$.399374 for M&O Tax Rate
\$.020532 Debt Service Tax Rate
for a TOTAL TAX RATE of \$.419906 per \$100.00 Taxable Value and 97% Collections
RANCHO VIEJO'S TAXABLE VALUE FOR 2014/2015 IS \$230,973,465

(2) AS APPROVED AT 9/09/14 MEETING

(3) BASED ON TAX RATE OF \$.399721 for M&O Tax Rate
\$.020185 Debt Service Tax Rate
for a TOTAL TAX RATE of \$.419906 per \$100.00 Taxable Value and 97% Collections
RANCHO VIEJO'S TAXABLE VALUE FOR 2015/2016 IS \$238,750,099

EXPENSES:	APPROVED(2) BUDGET 2014-2015	PROPOSED BUDGET 2015-2016
Administration:		
2100.0000 Travel-Admin.	1,500.00	1,500.00
2110.0000 Seminar & Edu. - Admin.	630.00	1,000.00
2150.0000 Payroll - Admin.	116,050.00	116,110.00
2160.0000 Retirement - Admin.	10,277.00	8,744.00
2161.0000 S.S./Medicare - Admin.	7,813.00	8,882.00
2170.0000 Insurance Medical - Adm.	10,044.00	10,350.00
2171.0000 Medical Dependent	0.00	1,140.00
2180.0000 Insurance Life - Admin.	140.00	140.00
2190.0000 Ins. Workman's Comp	200.00	200.00
2200.0000 Part Time Labor - Admin.	15,000.00	15,000.00
Total Administration:	\$161,654.00	\$163,066.00
General:		
3140.0000 Telephone	3,300.00	3,300.00
3150.0000 Electricity Office	7,000.00	7,300.00
3160.0000 Insurance Liability	24,714.00	24,714.00
3170.0000 Legal Notices	3,000.00	2,300.00
3200.0000 Office Supplies	5,370.00	4,000.00
3220.0000 Postage	1,200.00	1,200.00
3230.0000 Dues & Publications	1,260.00	1,260.00
3240.0000 Appraisal & Tax Collection	16,875.00	17,500.00
3250.0000 Water	900.00	800.00
3260.0000 Election Costs	4,000.00	4,000.00
3270.0000 Building/Yard Maintenance	9,303.00	9,300.00
3280.0000 Cameron Co. Court Costs	400.00	400.00
3300.0000 Public Relations	2,000.00	2,100.00
3320.0000 Office Equip. Maint.	12,000.00	12,000.00
4220.0000 Municipal Court Supplies	200.00	200.00
6300.0000 Signs & Safety Markers	2,000.00	2,000.00
Total General:	\$93,522.00	\$92,374.00
General Service:		
5650.0000 Fire Dept.	20,000.00	20,000.00
5660.0000 Fire Protection Contract	29,500.00	32,500.00
5661.0000 Fire Hydrants	8,000.00	8,000.00
Total General Service:	\$57,500.00	\$60,500.00

	APPROVED(2) BUDGET 2014-2015	PROPOSED BUDGET 2015-2016
Professional:		
5100.0000 Legal Fees	31,500.00	32,000.00
5200.0000 Audit Fees	7,800.00	8,500.00
5400.0000 Building Inspection	15,500.00	15,500.00
5500.0000 Municipal Judge	12,042.00	12,042.00
Total Professional:	\$66,842.00	\$68,042.00
Police General:		
4140.0000 Clothing - Police	3,000.00	5,878.00
4150.0000 Payroll - Police	371,859.00	395,455.00
4160.0000 Police Ret & Empl. Tax	32,881.00	30,731.00
4161.0000 Medicare & S.S.	14,800.00	15,150.00
4170.0000 Ins. Medical	40,176.00	41,210.00
4171.0000 Ins. Medical Dependant	8,717.00	13,363.00
4180.0000 Ins. Life	544.00	544.00
4190.0000 Ins. Workman's Comp	9,748.00	9,748.00
4200.0000 Cleaning of Uniforms	2,500.00	2,500.00
4210.0000 Office Supplies	3,500.00	3,500.00
4210.5000 Printing	600.00	600.00
4230.0000 Travel - Police	1,600.00	1,600.00
4240.0000 Seminar & Education - PD	3,000.00	2,000.00
4250.0000 Auto Repairs	7,000.00	8,500.00
4260.0000 Auto Fuel	30,600.00	24,750.00
4291.0000 Fire Prevention/1st Aid Police	300.00	300.00
4300.0000 Radio Equipment Maint.	1,000.00	1,000.00
4330.0000 Dispatch	7,632.00	7,320.00
4331.0000 Police Investigation	8,322.00	11,522.40
4333.0000 Drug Testing	450.00	250.00
4291.6220 Hurricane Preparedness	3,600.00	2,600.00
6710.0000 Mosquito Spraying	5,000.00	5,000.00
Total Police General:	\$556,829.00	\$583,521.40

	APPROVED(2) BUDGET 2014-2015	PROPOSED BUDGET 2015-2016
Public Works:		
6500.0000 Lighting Expenses	45,050.00	45,050.00
6600.0000 Lot Mowing	2,000.00	2,000.00
6640.0000 Common Area Maint.	45,320.00	45,320.00
6700.0000 Comm Area Water&Elec.	12,950.00	12,950.00
6660.0000 Beautification Project	5,000.00	5,000.00
6660.0002 Community Alert System	1,800.00	1,800.00
6660.0003 Animal Control	2,051.00	1,551.00
6660.0004 Security Device Reserve	750.00	750.00
6705.0001 Security Device Maint.	7,444.00	7,444.00
Total Public Works:	\$122,365.00	\$121,865.00
Street:		
6000.0000 St. Rehab.	40,000.00	40,000.00
6200.0000 St. Rehab. Engineer	20,000.00	20,000.00
Total Street Expense:	\$60,000.00	\$60,000.00
Capital Outlay:		
3210.0000 Office Equipment	5,000.00	5,000.00
Total Capital:	\$5,000.00	\$5,000.00
Security Device/Vehicle Loan:		
Scheduled Principal	3,305.00	0.00
Interest Payable	140.00	0.00
Total Loan:	\$3,445.00	\$0.00
Total Operating Expense:	\$1,127,157.00	\$1,154,368.40
Town Hall Debt Service Account:		
Interest Payable	19,219.00	18,192.00
Scheduled Principal	30,000.00	30,000.00
Total TH Debt Service:	\$49,219.00	\$48,192.00
Total All Expenses:	\$1,176,376.00	\$1,202,560.40
Total Revenues:	\$1,257,275.00	\$1,295,950.00
To General Fund:	\$80,899.00	\$93,389.60

17. Provide for Public Notice of Date, Time and Location of Public Hearing on Proposed Budget for Fiscal Year October 1, 2015 to September 30, 2016

Public Hearing on Proposed
Budget for Fiscal Year October
1, 2015 to September 30, 2016
to be Tuesday, August 25,
2015 at 6:00 P.M.

18. Discuss Proposed Ad Valorem Tax Rate and Consideration/Action on Proposal for Tax Rate Increase

2015 Property Tax Rates in TOWN OF RANCHO VIEJO

This notice concerns 2015 property tax rates for TOWN OF RANCHO VIEJO. It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$919,782
Last year's debt taxes	\$47,286
Last year's total taxes	\$967,068
Last year's tax base	\$230,305,896
Last year's total tax rate	0.419906/\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$967,449
÷ This year's adjusted tax base (after subtracting value of new property)	\$236,425,632
= This year's effective tax rate	0.409198/\$100

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate and/or enhanced indigent health care expenditures)	\$920,145
÷ This year's adjusted tax base	\$236,425,632
= This year's effective operating rate	0.389190/\$100
× 1.08 = this year's maximum operating rate	0.420325/\$100
+ This year's debt rate	0.020185/\$100
= This year's rollback rate	0.440510/\$100

Statement of Increase/Decrease

If TOWN OF RANCHO VIEJO adopts a 2015 tax rate equal to the effective tax rate of 0.409198 per \$100 of value, taxes would increase compared to 2014 taxes by \$ 6,971.

Schedule A: Unencumbered Fund Balances:

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
General	102,826

Schedule B: 2015 Debt Service:

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
Town Hall Debt	30,000	18,192	0	48,192
Total required for 2015 debt service				\$48,192
- Amount (if any) paid from funds listed in Schedule A				\$0
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2015				\$48,192
+ Amount added in anticipation that the unit will collect only 100.000000% of its taxes in 2015				\$0
= Total Debt Levy				\$48,192

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 3301 Carmen Ave, Rancho Viejo, TX 78575.

Name of person preparing this notice: FRED BLANCO

Title: TOWN ADMINISTRATOR

Date prepared: July 27, 2015

19. Provide for Public Notice of Date, Time and Location of Public Hearings for Tax Rate Increase

First Public Hearing on Tax
Rate Increase, Tuesday, August
25, 2015 at 6:00 P.M.

Second Public Hearing on Tax
Rate Increase, Tuesday,
September 1, 2015 at 6:00 P.M.

20. Discussion and Possible Action to Engage The J. Ramirez Law Firm as Bond Counsel and Authorizing Either the Mayor or City Administrator to Execute the Contract

THE J. RAMIREZ LAW FIRM

Attorneys at Law

Ebony Park Estates
700 N. Veterans Blvd., Suite B
San Juan, Texas 78589
Phone: (956) 502-5424
Fax: (956) 502-5007

July 8, 2015

Mayor and Board of Aldermen
Town of Rancho Viejo
3301 Carmen Avenue
Rancho Viejo, Texas 78575

Re: Engagement of Bond Counsel

Dear Mayor and Board of Aldermen:

We are pleased to submit to you our agreement for The J. Ramirez Law Firm to serve as Bond Counsel with respect to one or more series of obligations (including new money bonds, refunding bonds, personal property finance obligations and lease and lease purchase and installment purchase agreements) that the Town of Rancho Viejo (the "Issuer") may issue in the future, for the purposes, respectively, of construction of improvements, purchase of personal property and/or to refund or restructure its existing debt service or lease-purchase revenue bonds through a public facilities corporation (hereinafter referred to as the "Obligations"). When approved by you, this letter will become effective and will evidence an agreement between the Issuer and The J. Ramirez Law Firm, Bond Counsel. Our fees are billed only if the obligations are issued. Any out-of-pocket costs are reimbursable.

Basic Services

Bond Counsel will prepare, or assist the Issuer in the preparation of, all required legal documents and proceedings and will perform all other necessary legal work in connection with the Issuer's authorization, issuance and sale of each series of the Obligations. Our services as Bond Counsel will include the following Basic Services, which we will carry out directly or in concert with officials, staff, and consultants of the Issuer:

(1) Preparation of all notices (including notices of public meetings, notices and resolutions regarding reimbursement bonds and published notices), resolutions and orders (including those governing calling bond elections), resolutions and other legal proceedings necessary to authorize issuance of each series of the Obligations, and all other instruments which comprise the transcript of legal proceedings of the Issuer pertaining to the authorization, issuance and sale of each such series;

(2) Attendance of all meetings called or arranged by or on behalf of the Issuer or Issuer personnel (or their representatives) who are responsible for the issuance, sale and delivery of the Obligations, to the extent required or requested by such persons, to discuss the legal aspects of the Obligations, including but not limited to the sizing, timing or sale of each series of the Obligations;

(3) Consultation with Issuer officials and staff and the Issuer's financial advisors and independent auditors to review information to be included in the offering documents for each series of the Obligations;

(4) Preparation and submission, as required by law, of transcripts of legal proceedings pertaining to the issuance of each series of the Obligations to the Attorney General of Texas;

(5) Supervision of the printing of each series of the Obligations and the delivery thereof to the purchasers, including, if requested, solicitation of bids from bond printers under the direction of the President, the Superintendent or financial advisor or other Issuer personnel who are responsible for the issuance, sale and delivery of the Obligations, to obtain the lowest responsible printing costs for the Issuer;

(6) At the closing of each series of the Obligations, delivery of an approving opinion, based on facts and law existing as of its date, which shall be fully acceptable in the national public finance field, generally to the effect that such series has been duly issued, executed and delivered in accordance with the Constitution and laws of the State of Texas, that the Obligations of each series constitute valid and legally binding obligations of the Issuer secured by a lien on and pledge of, as appropriate, ad valorem taxes, revenues, or other available funds of the Issuer pledged to their payment in the respective Bond Order (subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws in effect from time to time relating to or affecting the enforcement of rights of creditors, and the Issuer) and that interest on such series of the Obligations is excludable from the gross income of the owners thereof for federal income tax purposes under then existing law; provided that after the closing we do not undertake to provide continuing advice concerning any actions necessary to assure that interest paid on the Obligations will continue to be excluded from gross income for federal income tax purposes;

(7) Review of any investment vehicle which the Issuer will use for purposes of investing bond proceeds to assure the procurement of investments conforms to Issuer policy, state law, and the IRS Code and Regulations; and

(8) Prior to and in connection with the closing of each series of the Obligations, preparation and delivery of a Tax Exemption Certificate that will enable appropriate officials of the Issuer to comply with the arbitrage requirements of the Internal Revenue Code of 1986 as they affect the Obligations, including yield restrictions and rebate requirements.

Compensation

A base fee of \$12,000 for up to \$3,000,000 in principal amount of bonds;

\$1,000 for every \$1,000,000 from \$3,000,000 to \$20,000,000;

\$750 for every \$1,000,000 from \$20,000,000 and above

Additional Services

In addition to the foregoing Basic Services, as Bond Counsel, The J. Ramirez Law Firm is prepared to undertake the following Additional Services, as requested by the Issuer or Issuer's personnel who are responsible for the issuance, sale and delivery of the Obligations. Services rendered in connection with calling a bond election limited to preparing a bond election order, preparing an order for appointment of early voting and election personnel, preparing form notices of the election, preparing a letter request for pre-clearance under Section 5 of the Voting Rights Act, and providing advisory opinions to the Issuer related to calling and publicizing the election and to the appointment of early voting and election personnel will be billed at a flat fee of \$3,000.00. The fee for any additional services which do not constitute direct bond counsel fees but are needed in connection with, resolving a legal issue, will be at an hourly rate of \$200.00 or \$175.00, depending on lawyer assigned.

The compensation for legal services stated herein will be contingent on the Issuer's sale of any bonds authorized for issuance.

Bond Counsel will be reimbursed for up to a maximum \$1,000.00 of its reasonable and actual out-of-pocket expenses, such as the cost of reproduction of documents, out-of-town travel, long distance telephone, telegraph, telex and similar expenses, deliveries, and for the actual cost of all items paid for by Bond Counsel on behalf of the Issuer, incurred in connection with the performance of all services hereunder. All of the expenses of Bond Counsel will be reasonable and expenses which may exceed \$1,000.00 will be subject to prior approval of the Issuer. The Attorney General filing fees and the costs of printing the bonds will be the responsibility of issuer.

Payment to Bond Counsel for all services shall be payable only out of the proceeds of the sale of each series of the Obligations and shall be contingent upon the sale and delivery of each series of the Obligations during the term of this agreement.

The term of this agreement shall be for one year from the date of its approval by the Issuer. Additionally, the Issuer may at any time terminate this agreement by giving us 10 days written notice of termination.

No provision of this agreement shall be deemed to be an agreement or undertaking of any member of the Issuer's governing body or any official or employee of the Issuer, and no such member, official or employee shall be personally liable in connection herewith or be subject to any personal liability or accountability by reason of the terms hereof.

If this proposed agreement for the services of The J. Ramirez Law Firm as Bond Counsel is satisfactory, please evidence your acceptance and approval by executing two copies in the space provided below.

Very truly yours,

THE J. RAMIREZ LAW FIRM

By: _____
Jesus Ramirez

APPROVED AND ACCEPTED:

TOWN OF RANCHO VIEJO

Mayor

City Secretary

(SEAL)

21. Consideration/Action to Authorize Estrada Hinojosa & Company, Inc., Bond Counsel and Other Professionals to Work with Staff for an Issuance of Debt Obligations Based on Preliminary Financial Analysis in the Plan of Finance

22. Workshop on Proposed Budget for Fiscal Year October 1, 2015 to September 30, 2016

23. Executive Session
Pursuant to the following
Section of the Texas
Government Code: Section
551.074 to Discuss Personnel
Matters - Performance
Evaluation of Town
Administrator

24. Possible Action on Matters Discussed in Executive Session

25. Adjourn