



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

# BOARD OF ALDERMEN

Regular Meeting  
October 13, 2015



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
BOARD OF ALDERMEN  
REGULAR MEETING  
OCTOBER 13, 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 OCTOBER 13, 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 9/8/2015
6. August 2015 Financial Report - Town Administrator
7. September 2015 Police Report - Police Chief
8. Consideration/Approval to Declare One 1996 GMC Sierra 2500 (Seized Vehicle that is Asset Forfeiture) Surplus Property to be Sold and Authorize the Police Chief/Mayor to Accept the Highest Offer
9. Municipal Judge Report
10. Street Committee Report
11. Consideration/Possible Appointment of New Member to the Planning and Zoning Committee
12. Public Comment
13. Executive Session: Pursuant to the following Section of the Texas Government Code: Section 551.074 to Consider the re-appointment, employment, evaluation, or duties of the Town Administrator and to Consider a New Proposed Contract for the Town Administrator
14. Possible action on matters discussed in Executive Session
15. 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 9/8/2015

MINUTES OF A REGULAR MEETING  
TOWN OF RANCHO VIEJO  
SEPTEMBER 8, 2015

A Regular Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on September 8, 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  
Mrs. Maribel Guerrero  
Mr. Erick Lucio  
Mrs. Bitty Truan  
Mr. Javier Vera

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:

Xavier Montemayor  
Chief St. Peter, RVVFD

Chief M. Cruz, Jr.

INVOCATION AND PLEDGE:

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

APPROVAL OF MINUTES - REGULAR MEETING 8/11/2015, SPECIAL MEETING 8/12/2015, SPECIAL MEETING 8/19/2015, SPECIAL MEETING 8/26/2015, SPECIAL MEETING 9/1/2015:

Motion was made by Alderwoman Carr, seconded by Alderman Lucio, and unanimously carried, to approve the Minutes of the Regular Meeting 8/11/2015, Special Meeting 8/12/2015, Special Meeting 8/19/2015, Special Meeting 8/26/2015 and Special Meeting 9/1/2015, as written.

PUBLIC COMMENT:

There were no comments from the public.

JULY 2015 FINANCIAL REPORT - TOWN ADMINISTRATOR:

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

AUGUST 2015 POLICE REPORT - POLICE CHIEF:

Police Chief Cruz went over the August 2015 Police Report.

CONSIDERATION/ACTION OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, FOR THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION:



Motion was made by Alderman Lucio, seconded by Alderwoman Carr, and unanimously carried, to approve Resolution No. 274 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, FOR THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION, and for the mayor to sign the application.

CONSIDERATION/ACTION TO PASS A RESOLUTION THAT NAMES A NOMINEE FOR CAMERON APPRAISAL DISTRICT DIRECTOR AND SUBMIT THE NOMINEE'S NAME TO THE CAMERON APPRAISAL DISTRICT BEFORE OCTOBER 15, 2015:

Motion was made by Alderwoman Carr to nominate a person to the Cameron Appraisal District for the position of Director, motion was not considered for lack of a second.

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

CONSIDERATION/REAPPOINTMENT OF MEMBERS TO THE BEAUTIFICATION COMMITTEE:

Alderwoman Carr recommended the reappointment of Maggie Perkild and Anita Grasso as members to the Beautification Committee. Motion was made by Alderwoman Guerrero, seconded by Alderman Vera, and unanimously carried, to reappoint Maggie Perkild and Anita Grasso as members to the Beautification Committee.

CONSIDERATION/REAPPOINTMENT OF MEMBERS TO THE BUILDING COMMITTEE:

Motion was made by Alderman Lucio, seconded by Alderman Vera, and unanimously carried, to reappoint Rick Campos, Brent Cannon, and E. J. Chaney as members to the Building Committee. These terms are 2 year terms.

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

Motion was made by Alderman Lucio, seconded by Alderman Vera, and unanimously carried, to approve the Fire Protection Contract with the City of Brownsville for \$30,000.00 per year, this agreement is for 3 years effective October 1, 2015 and terminating on September 30, 2018.

CONSIDERATION/ADOPTION OF BUDGET ORDINANCE FOR FISCAL YEAR OCTOBER 1, 2015 TO SEPTEMBER 30, 2016:

Mayor Rathbun recommended changing one item, for Payroll Administration to be increased by \$750.00. Motion was made by Alderman Lucio, seconded by Alderwoman Carr, and unanimously carried, to pass, adopt and approve Ordinance No. 217 - AN ORDINANCE OF THE BOARD OF ALDERMEN APPROVING AND ADOPTING THE BUDGET FOR THE TOWN OF RANCHO VIEJO, TEXAS, AS PREPARED BY THE MAYOR FOR THE FISCAL YEAR 2015-2016, with one change as listed above.

CONSIDERATION/RATIFICATION OF THE PROPERTY TAX (REVENUE) INCREASE REFLECTED IN THE BUDGET FOR FISCAL YEAR OCTOBER 1, 2015 TO SEPTEMBER 30, 2016:

Motion was made by Alderwoman Guerrero, seconded by Alderman Lucio, and unanimously carried, to ratify that 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.

CONSIDERATION/ADOPTION OF ORDINANCE TO ESTABLISH AD VALOREM TAX RATE TO PROVIDE FOR BUDGET EXPENSES FOR FISCAL YEAR 2015-2016:

Motion was made by Alderwoman Guerrero, seconded by Alderwoman Truan, and unanimously carried, that the property tax rate be increased by the adoption of a tax rate of \$.419906, which is effectively a 2.705876% increase in the tax rate; and to pass, adopt and approve Ordinance No. 218 - AN ORDINANCE ESTABLISHING THE AD VALOREM AND PERSONAL PROPERTY TAX RATE FOR THE TAX YEAR 2015, SETTING THE ASSESSED VALUATION AT ONE HUNDRED (100%) PERCENT OF THE FAIR MARKET VALUE, PROVIDING FOR A HOMESTEAD EXEMPTION OF \$5,000, PROVIDING FOR DISCOUNTS IN THE EVENT OF EARLY PAYMENT, AND PROVIDING FOR PENALTY AND INTEREST IN ACCORDANCE WITH STATE LAW AND PROVIDING FOR SEVERABILITY. The total tax rate adopted was \$.419906.

CONSIDERATION/ACTION ON EXTENSION OF BANK DEPOSITORY CONTRACT WITH INTERNATIONAL BANK OF COMMERCE:

Motion was made by Alderwoman Carr, seconded by Alderman Lucio, and unanimously carried, to approve the third and final one year extension of our Bank Depository Contract with International Bank of Commerce effective October 1, 2015.

CONSIDERATION/ACTION TO DESIGNATE AN AUDITOR FOR OCTOBER 1, 2014 THROUGH SEPTEMBER 30, 2015:

Motion was made by Alderwoman Carr, seconded by Alderwoman Guerrero, and unanimously carried, to designate Pattillo, Brown and Hill, L.L.P. as the Town auditor for the fiscal year October 1, 2014 through September 30, 2015.

PUBLIC COMMENT:

Police Chief Cruz mentioned there would be an "Open Carry" Webinar available for the City Officials to be held on September 10, 2015 at Town Hall. Mayor Rathbun mentioned that the Lower Valley Hispanic Chamber of Commerce would be having a meeting on October 8, 2015 at 9:00 A.M. for small city council commissions and would like for the Aldermen to attend.

ADJOURN:

Motion was made by Alderwoman Carr, seconded by Alderwoman Guerrero, and unanimously carried, to adjourn the meeting at 6:59 P.M.

BY: \_\_\_\_\_

Fred Blanco, Town Administrator

APPROVED: \_\_\_\_\_

Cyndie Rathbun, Mayor

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

# 6. August 2015 Financial Report - Town Administrator

# 7. September 2015 Police Report - Police Chief

8. Consideration/Approval to  
Declare One 1996 GMC Sierra  
2500 (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. Jesus Reyes  
Cause No. 2015-DCL-140-C (197<sup>th</sup>)

**DATE:** September 22, 2015

Attached hereto is one certified copy of the Final Judgment in Cause No.2015-DCL-140-C (197<sup>th</sup>). This Judgment is Final and the State does not plan to Appeal. Please be advised of the following distribution of seized property:

- 1.) A 1996 GMC Sierra 2500 (VIN# 1GTGC24R1TZ520606) was seized by the Rancho Viejo Police Department and have been filed for forfeiture by the State of Texas.
- 2.) The 1996 GMC Sierra 2500 (VIN# 1GTGC24R1TZ520606) as set out in paragraph 1 is hereby awarded to the Rancho Viejo Police Department as per terms of local agreement.

Any cash proceeds awarded to Cameron County District Attorney's Office that have not yet been deposited with Cameron County Treasurer's Office will be remitted to the DA's Finance Department (956-544-0849 Ext. 2527).

Should you have any questions or concerns please do not hesitate to contact our office.

# 9. Municipal Judge Report

# 10. Street Committee Report



# 11. Consideration/Possible Appointment of New Member to the Planning and Zoning Committee

Mayor Rathbun to recommend  
Craig Grove as a new member to the  
Planning and Zoning Commission  
and to recommend Oscar Gonzalez  
as Chairman for the Planning and  
Zoning Commission.

FW: Craig Grove Quick Bio

From: crathbun@ranchoviejotexas.com

Sent: Fri, Oct 9, 2015 at 4:57 pm

To: Fred Blanco, iperales@ranchoviejotexas.com

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-----Original Message-----

From: "Craig Grove [REDACTED]"

Sent: Friday, October 9, 2015 4:16pm

To: crathbun@ranchoviejotexas.com

Subject: Craig Grove Quick Bio

Mayor Rathbun,

Per your request, here is a quick Bio on myself.

I was born in Fort Worth, Texas and attended Sam Houston State University. I graduated in 1997 with a Bachelor of Fine Arts in Radio Television and Film. I lived in Austin and worked in the technology industry doing online marketing and hardware sales until 2006. At that time I moved to Brownsville. Once here in Brownsville I immediately became involved in the community. In 2009 I got my real estate license and began working in the industry. Shortly after that I launched Brownsville Living on Facebook and other social media networks. I have used that network to become more involved and help to promote positive involvement in our community.

I have served on numerous boards and committees. I served on the Young Men's Business League in Austin Texas as an active member and board member for four years prior to moving to Brownsville. Once I became established in Brownsville I served for a year and a half on the Board of the Brownsville Museum of Fine Arts. After leaving that board I was nominated to sit on the Planning and Zoning Committee which I served for over two years until I moved to Rancho Viejo. I also sat on the CIAC board which met infrequently and focused on finding capitol funding for programs in downtown Brownsville. Although moving to Rancho required me to leave P&Z and CIAC I was able to stay on the Brownsville Convention and Visitors Bureau. I currently still actively participate on that board and serve as the HR Chair.

In addition to community and board involvement I also have my own business. I launched Grove Realty Team in January 2012. It has grown to be one of the most successful and well known small brokerages in the area. I have two sons that I strive to spend time with and for whom I wish to set a good example by being involved in our community. I look forward to making Rancho Viejo my home and to participating in helping it to grow and in a positive way that benefits all of our residents and staff.

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Best Regards,

Craig Grove, Realtor® e-PRO

2010, 2011, 2012 & 2014 "Brownsville Herald" Reader's Choice Award Winner

Broker/Owner Texas License #591779

Grove Realty Team, LLC

# 12. Public Comment

**13. Executive Session:  
Pursuant to the following  
Section of the Texas  
Government Code: Section  
551.074 to Consider the re-  
appointment, employment,  
evaluation, or duties of the  
Town Administrator and to  
Consider a New Proposed  
Contract for the Town  
Administrator**

# 14. Possible action on matters discussed in Executive Session

# 15. Adjourn