



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
AUGUST 8, 2017
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 8, 2017 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 July 11, 2017, Special Meeting July 24, 2017
6. Consideration/Action of a New Agreement with Rio Rancho Nuevo Phase I, LLC, Concerning Second Entrance to Rio Rancho Nuevo Subdivision
7. Street Committee Report
8. Discussion/Action on Proposal from Raba Kistner for Geotechnical Engineering Services and Materials Testing
9. Consideration/Approval 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 Texas Governor, BG-Rifle Resistant Body Armor Grant Program
10. Consideration/Action to Declare one 2007 Chevrolet Impala (Seized Vehicle that is Asset Forfeiture) Surplus Property to be Sold and Authorize the Police Chief/Mayor to Accept the Highest Offer
11. Consideration/Approval of a Resolution for the Town of Rancho Viejo Approval of Hazard Mitigation Plan
12. Present/Discuss Proposed Budget for Fiscal Year October 1, 2017 to September 30, 2018
13. Provide for Public Notice of Date, Time and Location of Public Hearing on Proposed Budget for Fiscal Year October 1, 2017 to September 30, 2018
14. Discuss Proposed Ad Valorem Tax Rate and Consideration/Action on Proposal for Tax Rate Increase
15. Provide for Public Notice of Date, Time and Location of Public Hearings for Tax Rate Increase
16. June 2017 Financial Report - Town Administrator
17. July 2017 Police Report - Chief of Police
18. Public Comment
19. Adjourn

Fred Blanco, Town Administrator

1. Call to Order by Mayor Rathbun

2. Roll Call

by Isabel Perales

Alderwoman Guerrero

Alderman Lucio

Alderwoman Salinas

Alderwoman 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 July 11, 2017, Special Meeting July 24, 2017

MINUTES OF A REGULAR MEETING
TOWN OF RANCHO VIEJO
JULY 11, 2017

A Regular Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas, was held on, July 11, 2017 at 6:00 P.M., in the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas to consider the following items:

1. CALL TO ORDER:

The meeting was called to order by Mayor Rathbun at 6:18 P.M.

2. ROLL CALL:

Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were:

Mr. Erick Lucio

Mrs. Grace Salinas

Mrs. Bitty Truan

Members absent:

Mrs. Maribel Guerrero

Mr. Javier Vera

A quorum was present at the meeting.

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

Those present in the audience were:

Chief M. Cruz, Jr.

Scott Fry

Rick Cardenas

Baldemar Pulido, MEG Engineers

Milton KinCannon

Bryant Touchy

Vicente Mendez

3. INVOCATION AND PLEDGE:

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

4. PUBLIC COMMENT:

There were no comments from the audience.

5. APPROVAL OF MINUTES - REGULAR MEETING JUNE 13, 2017:

Motion was made by Alderman Salinas and seconded by Alderman Truan, to approve the Minutes of the Regular Meeting held on June 13, 2017 with one correction, that the first name listed under "those present should be changed to: Zeke.

Motion passed with the following vote:

AYES: Alderman Salinas and Alderman Truan

NAYES: None

ABSTAINING: Alderman Lucio

6. REPORT FROM STREET COMMITTEE:

There were no chairmen or committee members present from the Street Committee to give their report. Mr. Vicente Mendez, Ambiotec Engineering has been present and in contact with the Street Committee, he mentioned that Pederson Construction was selected for Phase 1A of the Street Improvement Project, they have met and submitted the agreement along with bonds for the Town to review. Once the agreement is finalized there will be a preconstruction meeting between Ambiotec Engineers and Pederson Construction and they have 10 days to start on the project. Lab work will be needed once work is commenced for material and soil sampling. Mr. Mendez mentioned that it will be about the beginning of August when they start seeing movement.

Alderman Salinas asked about notice to residents about construction/street closures ahead of time. Mr. Mendez said that in the preconstruction meeting part of discussion with the contractor will be about notifications to residents on the timelines for specific streets so that residents are aware of when they'll be working in the area. We will also be posting announcements on the Town's web page, Facebook page and alert system.

7. DISCUSSION/CONSIDERATION/ACTION ON STATEMENTS OF QUALIFICATIONS FOR GEOTECHNICAL ENGINEERING SERVICES AND MATERIALS TESTING:

Mr. Mendez stated that the Town had received 5 Statements of Qualifications for Geotechnical Engineering Services and Materials Testing. After the Street Committee's review their recommendation was to select 2 out of the 5 firms. The Street Committee selected Raba Kistner and MEG Engineers. They will be able to request proposals from the 2 firms according to the specifications for material testing. Once those are received and reviewed they will choose one and keep the other on rotation for any other projects. The samples of the material need to be according to specifications and need consistency.

Motion was made by Alderman Truan, seconded by Alderman Salinas, and unanimously carried to approve Raba Kistner and MEG Engineers as 2 out of the 5 firms to request proposals according to the specifications for material testing.

8. CONSIDERATION/ACTION TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN VALLEY MUD NO. 2 AND THE TOWN OF RANCHO VIEJO FOR STREET REPAIR AND PAVING IMPROVEMENTS PHASE 1:

Scott Fry, General Manager for VMUD#2 stated that there was no dollar amount but it has since been update to \$11,850 for Phase 1 on page 1, and there were some minor changes/correction to the indemnity clause.

Motion was made by Alderman Lucio, seconded by Alderman Salinas, and unanimously carried to approve the Interlocal Agreement between Valley Municipal Utility District No. 2 and the Town of Rancho Viejo for the Street Repair and Paving Improvements Phase 1 contingent upon Mr. Rentfro's review for legal counsel.

13. CONSIDERATION/ACTION OF AMENDMENT TO AGREEMENT WITH RIO RANCHO NUEVO PHASE I, LLC, CONCERNING SECOND ENTRANCE TO RANCHO NUEVO SUBDIVISION:

Mayor Rathbun stated that the Town's current agreement from 2004 with Mr. Rick Cardenas, President of Rancho Nuevo and Mr. Milton KinCannon, Secretary of Rancho Nuevo was for a new crossing to be started after 30 certificates of occupancy were issued in the Rancho Nuevo Phase 1 Subdivision.

Motion was made by Alderman Lucio, seconded by Alderman Salinas, and unanimously carried, to authorize Mr. Rentfro to work on an agreement to be presented to the Board of Aldermen in agreement with Rancho Nuevo Phase 1, LLC land owners/property owners, concerning a second entrance to the Rancho Nuevo Subdivision.

The board took a break at 7:29 P.M. The meeting reconvened at 7:32 P.M.

9. CONSIDERATION/APPROVAL ON A RESOLUTION OF THE TOWN OF RANCHO VIEJO APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TO REVIEW AEP TEXAS INC.'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 ANY 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 Lucio, seconded by Alderman Truan, and unanimously carried, to approve Resolution No. 303 - A RESOLUTION OF THE TOWN OF RANCHO VIEJO APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TO REVIEW AEP TEXAS INC.'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 ANY 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.

10. CONSIDERATION/APPROVAL ON A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS SUSPENDING THE JULY 20, 2017 EFFECTIVE DATE OF THE STATEMENT OF INTENT OF TEXAS GAS SERVICE COMPANY TO INCREASE RATES WITHIN THE INCORPORATED AREAS OF ITS SERVICE TERRITORY TO PERMIT THE TOWN TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; FINDING THAT THE TOWN'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; AUTHORIZING PARTICIPATION WITH OTHER RIO GRANDE VALLEY TEXAS MUNICIPALITIES; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AN DIRECT ANY 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 THE COMPANY AND LEGAL COUNSEL:

Motion was made by Alderman Truan, seconded by Alderman Salinas, and unanimously carried, to approve Resolution No. 304 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS SUSPENDING THE JULY 20, 2017 EFFECTIVE DATE OF THE STATEMENT OF INTENT OF TEXAS GAS SERVICE COMPANY TO INCREASE RATES WITHIN THE INCORPORATED AREAS OF ITS SERVICE TERRITORY TO PERMIT THE TOWN TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; FINDING THAT THE TOWN'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; AUTHORIZING PARTICIPATION WITH OTHER RIO GRANDE VALLEY TEXAS MUNICIPALITIES; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AN DIRECT ANY 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 THE COMPANY AND LEGAL COUNSEL.

11. 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:

Motion was made by Alderman Lucio, seconded by Alderman Salinas, and unanimously carried, to approve Resolution No. 305 - 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 with the change on Section 1., to be changed from tax year 2016 to 2017.

12. CONSIDERATION/ACTION TO DESIGNATE AN AUDITOR FOR SEPTEMBER 30, 2017:

Mayor Rathbun recommended Pattillo, Brown and Hill as auditors for the fiscal year ending September 30, 2017. This will be their 3rd year as auditors at the preset fee of \$7,800.00. Motion was made by Alderman Salinas, seconded by Alderman Truan, and unanimously carried, to designate Pattillo, Brown and Hill as the Town Auditor for the fiscal year ending September 30, 2017.

14. MAY 2017 FINANCIAL REPORT - TOWN ADMINISTRATOR

Town Administrator Fred Blanco went over the May 2017 financial report and the bank balances for the General Account, Debt Account, Police Asset Forfeiture Account and the Certificates of Obligation Account and all interests.

15. JUNE 2017 POLICE REPORT - CHIEF OF POLICE:

Police Chief Cruz went over the items on the June 2017 Police Report.

16. PUBLIC COMMENT

There were no comments from the public.

17. ADJOURN:

Motion was made by Alderman Lucio, seconded by Alderman Salinas, and unanimously carried, to adjourn the meeting at 7:52 P.M.

BY: _____

Fred Blanco, Town Administrator

APPROVED: _____

Cyndie Rathbun, Mayor

DATE: _____

MINUTES OF A SPECIAL MEETING
TOWN OF RANCHO VIEJO
JULY 24, 2017

A Special Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on July 24, 2017, at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

1. CALL TO ORDER:

The meeting was called to order by Mayor Rathbun at 5:45 P.M.

2. ROLL CALL:

Roll call was made by Fred Blanco, Town Administrator. Members present at the meeting were:

Mrs. Maribel Guerrero

Mr. Erick Lucio

Mrs. Grace Salinas

Mrs. Bitty Truan

Mr. Javier Vera

A quorum was present at the meeting.

Town Administrator, Fred Blanco was present at the meeting.

Those present in the audience were:

Chief M. Cruz, Jr.

3. WORKSHOP ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2017 TO SEPTEMBER 30, 2018:

Mayor Rathbun and the Board went over the budget items. The final approval of the budget is scheduled for the regular meeting, Tuesday, September 12, 2017 at 6:00 P.M.

4. ADJOURNMENT:

The meeting was adjourned at 9:00 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Cyndie Rathbun, Mayor

DATE: _____

6. Consideration/Action of a New Agreement with Rio Rancho Nuevo Phase I, LLC, Concerning Second Entrance to Rio Rancho Nuevo Subdivision

**RIGHT OF ENTRY AGREEMENT
AND
PUBLIC SAFETY INGRESS/EGRESS EASEMENT**

The Town of Rancho Viejo, Texas, a municipal corporation of the State of Texas (hereinafter referred to as "Town"), and Rio Rancho Nuevo Phase I, LLC (hereinafter referred to as "Owner"), enter into this Right of Entry Agreement and Public Safety Ingress/Egress Easement on this _____ day of _____, 2017.

PREAMBLE

WHEREAS, Owner currently holds legal title to that parcel of real property which is the subject of this Agreement, a legal description of which is attached hereto as Exhibit "A", and made a part hereof by this reference; and

WHEREAS, Owner wishes to voluntarily grant to Town the right to enter its private or limited access road or roads, owned or maintained by Owner of the property, in the event of an emergency or natural disaster, for the sole purpose of clearing and making passable said roadways for the free passage of emergency vehicles and emergency egress from the Town.

WHEREAS, it is in the Town's best interest of public safety to have the right to clear and make passable roadways in the event of an emergency or natural disaster, when the Town determines after discussion with the Emergency Management Coordinator, that Town resources are available for such purpose, thus providing for the free passage emergency vehicles within its municipal boundaries.

NOW, THEREFORE, for and in consideration of the mutual covenants and undertakings of the parties hereto, and other good and valuable consideration, the parties hereto covenant and agree, each with the other as follows:

- 1) That the foregoing preamble is hereby ratified and confirmed as true and correct.
- 2) Owner in consideration for commitments of Town stated herein, does hereby declare, establish, provide, give and grant to the Town, its successors, administrators and assigns, a perpetual non-exclusive easement for the ingress and egress over and across the property to clear and make passable its roadways for the free passage of emergency vehicles as well as private vehicles in the case of an emergency.

- 3) Owner further agrees that the Town shall have the right, but not the obligation, to enter any private or limited access road or roads, owned or maintained by Owner of the property, in the event of an emergency or natural disaster, for the purpose of clearing and making passable said roadways for the free passage of emergency vehicles.
- 4) Emergency vehicles may use the easement for ingress and egress at any time. Private vehicles shall have the right to use the easement during a declaration of a state of local disaster by Town's Mayor, pursuant to Section 418.108 of the Texas Government Code. However, Town shall have no obligation to stop private use of the easement during other times.
- 5) Town may make the rights under this Agreement available to federal, state, and local law enforcement and emergency management agencies and their personnel.
- 6) Owner and Town jointly agree that, in implementation of this Agreement, a crossing shall be constructed across the currently dry bed of Resaca del Rancho Viejo, with:
 - a) The crossing will be constructed at Owner's cost, and will be located approximately 2,500 linear feet south of the VMUD No. 2 spillway.
 - b) The easements described above will run from Jacklyn Avenue south to the Resaca crossing and on east side of the Resaca heading north to the tie-in with the dead-end at El Dorado.
 - c) Construction will commence within fifteen days after approval of this agreement by all parties.
 - d) Crossing will be made of broken concrete, dirt and will have a flow valve. Crossing will be at the height of, or lower than, the VMUD No. 2 spillway to assure that no water is impeded in the event of a hurricane or other water storm event.
 - e) The Town engineer, the VMUD No. 2 management, and the landowner will determine the specific requirements for the construction of the crossing.
- 7) Should new developments be proposed in the vicinity of the through and through right of way easements, and is in the Rancho Viejo ETJ, landowner will annex the new areas into the Town of Rancho Viejo.
- 8) Owner, Town and VMUD No. 2 entered into a Letter Agreement dated December 6, 2004, which is attached hereto as Exhibit A, for the construction of a Resaca crossing using the VMUD No. 2 spillway, to connect Bolivar Avenue to El Dorado Avenue (the "2004 Letter Agreement"). Town, in

- 9) The rights and easement herein granted shall be effective on the date hereof, and shall be binding upon all parties or persons claiming under them, and shall run with the title for the described properties until abrogated, rescinded or revoked as provided in this Agreement.
- 10) This Agreement, or a separate easement for emergency purposes, shall be recorded in the Official Records of Cameron County, Texas, and shall be binding upon, and shall inure for the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto.
- 11) The terms, covenants, conditions, grants and provisions of this Agreement may only be extended, modified, abrogated, rescinded, or revoked in whole or in part with the written consent of both the Town and Owner, and such duly executed instrument being recorded in the Official Records of Cameron County, Texas.
- 12) Nothing in this Agreement is intended to waive any defense of governmental immunity available to Town.

Owner: Milton Ed KinCannon Date

Mayor Cyndie Rathbun _____ Date _____
Town of Rancho Viejo

Attest: Fred Blanco, Town Secretary Date

7. Street Committee Report

8. Discussion/Action on Proposal from Raba Kistner for Geotechnical Engineering Services and Materials Testing

9. Consideration/Approval 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 Texas Governor, BG-Rifle Resistant Body Armor Grant Program

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OR RANCHO VIEJO, TEXAS, FOR THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE TEXAS GOVERNOR, BG-RIFLE RESISTANT BODY ARMOR GRANT PROGRAM

WHEREAS, The Town of Rancho Viejo finds it in the best interest of the citizens of Rancho Viejo Texas that the Body Armor Rifle Resistant Grant be operated for the 2018 grant cycle; and

WHEREAS, Town of Rancho Viejo agrees that in the event of loss or misuse of the Rifle-Resistant Body Armor Grant Program funds, the Rancho Viejo Police Department assures that the funds will be returned to the Office of the Governor Grants Division in full.

WHEREAS, the Town of Rancho Viejo designates Mayor Cyndie Rathbun as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the Town of Rancho Viejo, Texas approves submission of the grant application for the Body Armor Rifle Resistant Grant to the Office of the Governor.

Grant Number: 3449001

PASSED, ADOPTED AND APPROVED by the Board of Aldermen of the Town of Rancho Viejo, Texas at a Regular Meeting on this the 8th day of August, 2017.

Cyndie Rathbun, Mayor

ATTEST:

Fred Blanco, Town Secretary

10. Consideration/Action to
Declare one 2007 Chevrolet Impala
(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. Marco A. Rodriguez and Lewis Zhivgo
Cause No. 2016-DCL-7870-H (444th)

DATE: July 14, 2017

Attached hereto is one certified copy of the Final Default Judgment in Cause No.2016-DCL-7878-H (357th). This Judgment is Final and the State does not plan to Appeal. Please be advised of the following distribution of seized property:

- 1.) A 2007 Chevrolet Impala (VIN#2G1WB58K879300532) was seized by the Rancho Viejo Police Department and have been filed for forfeiture by the State of Texas.
- 2.) The 2007 Chevrolet Impala (VIN#2G1WB58K879300532) 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).

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

11. Consideration/Approval of a Resolution for the Town of Rancho Viejo Approval of Hazard Mitigation Plan



City of Los Fresnos Hazard Mitigation Plan Update

Project Overview

BACKGROUND

The City of Los Fresnos (Council of Cities) is developing a **Hazard Mitigation Action Plan update (“Plan” or “HMAP”)** that will address natural and human-caused hazards that affect the city. The Federal Emergency Management Agency (FEMA) defines *Mitigation* as *sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects*. Therefore, the goal of the Plan is to minimize or eliminate the long-term risk to human life and property from known hazards through effective mitigation.

In accordance with FEMA regulations for HMAP updates, this Plan will be prepared as a new, stand-alone Plan, reflecting conditions that have changed and/or have had an impact on the community since the previous Plan was completed. When complete, the HMAP update will comply with all applicable provisions of the Disaster Mitigation Act of 2000 (DMA 2000) and FEMA’s criteria for approval of mitigation plans required in the Hazard Mitigation Assistance Unified Guidance (July, 2013.)

A FEMA-approved hazard mitigation plan is required for eligibility for grant funds through FEMA’s Hazard Mitigation Assistance (HMA) programs, which include: Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation (PDM), and Flood Mitigation Assistance (FMA) programs. Funds from these federal grant programs may be awarded directly to the City of Los Fresnos (Council of Cities) to implement mitigation projects identified in the Plan.

PROCESS OF PLAN DEVELOPMENT

The City of Los Fresnos (Council of Cities) has secured the services of a consultant team headed by H2O Partners, Inc. to assist in the preparation of the Plan and the planning process, which involves the following steps:

1. Capability Assessment

As part of this effort, the H2O team will conduct a Capability Assessment by examining and evaluating the programmatic, technical, administrative and fiscal capabilities of the City of Los Fresnos (Council of Cities) to implement projects to mitigate the effects of natural hazards. This assessment includes the identification, review, and update of any new or relevant plans, policies and programs in place such as land use plans, flood mitigation plans, evacuation and response plans, ordinances and building codes, subdivision regulations, post-disaster public assistance grants, and capital improvements plans. The purpose is to detect any existing gaps, shortfalls or

conflicts within existing or ongoing activities that could contribute to hazard vulnerability. The assessment will also highlight the positive measures in place that should continue to be supported and enhanced through future mitigation efforts.

2. Hazard Identification and Risk Analysis

During this step, the planning team will identify and compile relevant data on all potential hazards that threaten the planning area. Information to be collected includes local historical data on past hazard events and how these events impact residents, property, and the overall community.

Based upon historical occurrences and best available data, the planning team will identify and describe hazards that threaten the area. Detailed hazard profiles will include information on the frequency, magnitude, location and impact for each hazard in addition to estimating the probabilities for future hazard events.

3. Mitigation Strategy Development

Based on the findings of the **Capability Assessment** and **Risk Analysis** the planning team will draft an overall **Mitigation Strategy** for the planning area. The strategy will be comprised of a comprehensive range of mitigation actions, or projects. Types of projects include: structural projects, natural resource protection strategies, upgrading local plans and regulations, and conducting public education activities. Once established, the actions will be prioritized and a method and schedule for implementing, evaluating and monitoring actions will be developed.

PUBLIC PARTICIPATION

Public Participation is integral to mitigation planning; as such the public will be invited to attend meetings through the City of Los Fresnos (Council of Cities) and AISD website, social media, flyers, and newspapers to solicit input, participation and feedback. In addition, a public survey is available on the City of Los Fresnos (Council of Cities) website: www.surveymonkey.com/s/Austin_HMP

PLAN REVIEW, ADOPTION AND APPROVAL

In accordance with federal planning requirements, planning team members must review and approve the Plan. Once approved by the planning team it will be submitted for formal approval to the Texas Division of Emergency Management (TDEM). H2O will complete any revisions requested by TDEM. After review and approval, TDEM will submit the Plan to FEMA for review. After FEMA approval, planning team members must formally adopt the Plan by resolution.



FEMA

June 13, 2017

Ms. Sandra Fulenwider
State of Texas
Texas Division of Emergency Management
P.O. Box 4087
Austin, TX 78773-0220

RE: Approvable Pending Adoption of the Council of Cities, Texas Multi-Jurisdiction
Hazard Mitigation Plan.
Funding Source: HMGP; DR 4136-011

Dear Ms. Fulenwider:

This office has concluded its review of the referenced plan, in conformance with the Final Rule on Mitigation Planning (44 CFR Part 201.6). Formal approval of this plan is contingent upon the adoption by resolution by the participants on Enclosure A, as well as the receipt of a CD containing all components of this plan.

Adopting resolutions must be submitted to this agency for review and approval no later than 90 days from the date of this letter. Failure to submit these resolutions in a timely manner could lead to a required update of the plan prior to FEMA approval.

Once this final requirement has been met, a letter of official approval will be generated. The Local Hazard Mitigation Planning Tool, with the reviewer's comments has been enclosed to further assist the jurisdictions in complying with planning requirements.

If you have any questions, please contact Jamie Leigh Price, HM Community Planner, at (940) 898-5440.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald C. Wanhanen".

Ronald C. Wanhanen
Chief, Risk Analysis Branch

Enclosure

cc: Marty Chester, R6-MT-HM

Enclosure A

**Council of Cities, Texas
Multi-Jurisdiction
Hazard Mitigation Plan Participants**

Attached is the list of approved participating governments included in the June 13, 2017 review of the referenced Hazard Mitigation plan.

Community Name	
1)	Bayview town
2)	Indian Lake town
3)	Laguna Vista town
4)	Los Fresnos city
5)	Port Isabel city
6)	Primera town
7)	Rancho Viejo town
8)	Rio Hondo city
9)	San Benito city
10)	South Padre Island town

Adoption Submittal (Final)

Region 6 recommends that all jurisdictions refrain from adopting a plan until it has received an Approvable Pending Adoption status from FEMA. Following the issuance of Approvable Pending Adoption letter, all participants are provided 90 days to adopt the plan and submit it through the state to FEMA. For multi-jurisdictional plans, multiple adoptions should be submitted as a complete package as outlined below.

- Include a state transmittal letter containing:
 - Plan name, sub-grantee, FEMA funding source, grant or disaster number, and project number, as applicable.
 - Information on enclosed adoptions.
- Include an electronic (CD) version containing the final plan formatted as a single document, and all signed resolutions as an additional single document on the disk.
 - Track changes, strikethroughs, highlights must be removed from the final plan.
 - A bound paper copy of the plan is not required for this submittal.
 - Plan must be dated to final adoption month and year.
- E-mail submittals will not be accepted.
- Submittals which do not conform to the above requirements will be returned to the State for resubmission.

RESOLUTION NO.
RESOLUTION FOR TOWN OF RANCHO VIEJO
APPROVAL OF HAZARD MITIGATION PLAN

WHEREAS, natural hazards in the Town of Rancho Viejo area historically have caused significant disasters with losses of life and property and natural resources damage; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 and Federal Emergency Management Agency (FEMA) require communities to adopt a hazard mitigation action plan to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, FEMA requires that communities update hazard mitigation action plans every five years in order to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the Town of Rancho Viejo has assessed the community's potential risks and hazards and is committed to planning for a sustainable community and reducing the long-term consequences of natural and man-caused hazards; and

WHEREAS, the Council of Cities Hazard Mitigation Plan outlines a mitigation vision, goals and objectives; assesses risk from a range of hazards; and identifies risk reduction strategies and actions for hazards that threaten the community.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Council of Cities Hazard Mitigation Plan is approved in its entirety;
2. The Town of Rancho Viejo will pursue available funding opportunities for implementation of the proposals designated therein, and will, upon receipt of such funding or other necessary resources, seek to implement the actions contained in the mitigation strategies;
3. The Town of Rancho Viejo vests with the Mayor the responsibility, authority, and means to inform all parties of this action; assure that the Hazard Mitigation Plan will be reviewed at least annually; and that any needed adjustments will be presented to the City Council for consideration; and
4. The Town of Rancho Viejo agrees to take such other action as may be reasonably necessary to carry out the objectives of the Plan and report on progress as required by FEMA and the Texas Division of Emergency Management (TDEM).

ADOPTED this 8th day of August, 2017.

(Mayor)

(Town Administrator)

12. Present/Discuss Proposed Budget for Fiscal Year October 1, 2017 to September 30, 2018

August 8, 2017

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, 2017 to September 30, 2018.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cyndie Rathbun", with a long horizontal flourish extending to the right.

Cyndie Rathbun
Mayor

CR/fb
Enclosure



2017-2018 BUDGET

This budget will raise more revenue from property taxes than last year's budget by \$25,231 or 2.242053%, and of that amount \$16,549 is tax revenue to be raised from new property added to the roll this year.

	2016	2017
Effective Rate	.405500	.446571
Effective M&O Rate	.386008	.351973
Rollback Rate	.512215	.473254
Debt Rate	.095327	.093124
Adopted Rate	.450000	

Debt Obligations Secured By Property Tax (2017)	\$238,102
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BOARD OF ALDERMEN VOTE

AYES:

NAYS:

ABSTAINING:

PRESENT AND NOT VOTING:

PROPOSED 8/8/17
TOWN OF RANCHO VIEJO
BUDGET
2017- 2018

	PROPOSED BUDGET 2017-2018	APPROVED(2) BUDGET 2016-2017
GENERAL FUND		
REVENUES:		
7000.0000 Operation Stone Garden grant	21,875.00	
7001.0000 Local Border Star grant	12,000.00	
1820.0000 Adm. Cost Recovered	14,000.00	14,000.00
1811.2008 Ad Val. Tax 2008	0.00	100.00
1811.2009 Ad Val. Tax 2009	200.00	100.00
1811.2010 Ad Val. Tax 2010	200.00	100.00
1811.2011 Ad Val. Tax 2011	400.00	100.00
1811.2012 Ad Val. Tax 2012	450.00	400.00
1811.2013 Ad Val. Tax 2013	1,200.00	2,000.00
1811.2014 Ad Val. Tax 2014	2,500.00	9,500.00
1811.2015 Ad Val. Tax 2015	8,000.00	18,000.00
1811.2016 Ad Val. Tax 2016	18,000.00	888,945.00 (1)
1811.2016 Ad Val. Tax 2016 - 3% allowance		(26,668.00) (1)
1811.2017 Ad Val. Tax 2017	913,239.00 (3)	
1811.2017 Ad Val. Tax 2017 - 3% allowance	(27,397.00) (3)	
2090.0000 Discount on Taxes	(19,500.00)	(19,000.00)
1920.0000 P&I on Taxes	23,000.00	20,000.00
1830.0000 Alcohol & Beverage Tax	7,300.00	5,500.00
1840.0000 Building Permits	38,000.00	33,000.00
1850.0000 Citations & Fines	81,000.00	76,000.00
1851.0000 MC Tech Fund	1,600.00	1,500.00
2090.5000 State Costs & Fees	(27,000.00)	(26,000.00)
1870.0000 Franchise - Electrical	65,000.00	67,000.00
1880.0000 Franchise - Telephone	6,600.00	6,250.00
1890.0000 Franchise - Cable TV	40,000.00	37,000.00
1900.0000 Franchise - Gas	3,500.00	1,100.00
1905.0000 Franchise - Solid Waste	1,000.00	1,000.00
1910.0000 Interest from Investments	2,000.00	6,000.00
1921.0000 Lien Revenue	6,500.00	7,000.00
1930.0000 Sales Tax	87,500.00	76,000.00
1963.0000 Police Fund Income	100.00	100.00
1963.5000 Seasonal Improvements Donation	1,000.00	1,000.00
1964.0000 Volunteer Fire Dept. Donations	8,400.00	8,400.00
0012.0000 PD Grant	9,987.00	4,900.00
Total Revenues	\$1,300,654.00	\$1,213,327.00

(1) BASED ON TAX RATE OF \$.354673 for M&O Tax Rate
\$.095327 Debt Service Tax Rate
for a TOTAL TAX RATE of \$.450000 per \$100.00 Taxable Value and 97% Collections
RANCHO VIEJO'S TAXABLE VALUE FOR 2016/2017 IS \$250,638,020

(2) AS APPROVED AT 9/13/16 MEETING

(3) BASED ON TAX RATE OF \$.356876 for M&O Tax Rate
\$.093124 Debt Service Tax Rate
for a TOTAL TAX RATE of \$.450000 per \$100.00 Taxable Value and 97% Collections
RANCHO VIEJO'S TAXABLE VALUE FOR 2017/2018 IS \$255,898,005

EXPENSES:	PROPOSED BUDGET 2017-2018	APPROVED(2) BUDGET 2016-2017
Administration:		
2100.0000 Travel-Admin.	2,000.00	1,500.00
2110.0000 Seminar & Edu. - Admin.	1,200.00	1,000.00
2150.0000 Payroll - Admin.	122,621.00	116,270.00
2160.0000 Retirement - Admin.	9,791.00	8,834.00
2161.0000 S.S./Medicare - Admin.	8,147.00	7,822.00
2170.0000 Insurance Medical - Adm.	12,334.00	9,594.00
2171.0000 Medical Dependent	1,384.00	996.00
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.	22,000.00	20,000.00
Total Administration:	\$179,817.00	\$166,356.00
General:		
3140.0000 Telephone	4,200.00	3,400.00
3150.0000 Electricity Office	6,800.00	7,300.00
3160.0000 Insurance Liability	29,100.00	29,092.00
3170.0000 Legal Notices	2,300.00	2,300.00
3200.0000 Office Supplies	4,300.00	4,000.00
3220.0000 Postage	800.00	1,000.00
3230.0000 Dues & Publications	2,543.00	2,443.00
3240.0000 Appraisal & Tax Collection	25,248.00	23,500.00
3250.0000 Water	1,900.00	800.00
3260.0000 Election Costs	4,000.00	4,000.00
3270.0000 Building/Yard Maintenance	9,500.00	9,500.00
3280.0000 Cameron Co. Court Costs	555.00	460.00
3300.0000 Public Relations	8,000.00	3,430.00
3320.0000 Office Equip. Maint.	7,500.00	7,480.00
4220.0000 Municipal Court Supplies	3,350.00	3,350.00
6300.0000 Signs & Safety Markers	3,000.00	4,000.00
1720.6730 Transfer Out to Debt Service	7,149.00	7,000.00
Total General:	\$120,245.00	\$113,055.00
General Service:		
5650.0000 Fire Dept.	8,400.00	20,400.00
5660.0000 Fire Protection Contract	30,000.00	30,000.00
5661.0000 Fire Hydrants	3,034.00	4,000.00
Total General Service:	\$41,434.00	\$54,400.00
Professional:		
5100.0000 Legal Fees	32,000.00	32,000.00
5200.0000 Audit Fees	7,800.00	7,800.00
5400.0000 Building Inspection	22,000.00	16,500.00
5500.0000 Municipal Judge	12,042.00	12,042.00
Total Professional:	\$73,842.00	\$68,342.00

	PROPOSED BUDGET 2017-2018	APPROVED(2) BUDGET 2016-2017
Police General:		
4140.0000 Clothing - Police	3,000.00	3,000.00
4150.0000 Payroll - Police	439,534.00	387,986.00
4160.0000 Police Ret & Empl. Tax	32,342.00	29,284.00
4161.0000 Medicare & S.S.	15,838.00	15,466.00
4170.0000 Ins. Medical	49,333.00	38,375.00
4171.0000 Ins. Medical Dependant	10,080.00	13,096.00
4180.0000 Ins. Life	544.00	544.00
4190.0000 Ins. Workman's Comp	11,474.00	10,466.00
4200.0000 Cleaning of Uniforms	2,500.00	2,500.00
4210.0000 Office Supplies	3,872.00	3,872.00
4210.5000 Printing	100.00	100.00
4230.0000 Travel - Police	1,600.00	1,600.00
4240.0000 Seminar & Education - PD	3,100.00	2,000.00
4250.0000 Auto Repairs	8,000.00	8,000.00
4260.0000 Auto Fuel	20,250.00	20,250.00
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	3,600.00	3,600.00
4331.0000 Police Investigation	16,798.00	13,222.00
4333.0000 Drug Testing	250.00	250.00
4291.6220 Hurricane Preparedness	1,300.00	1,300.00
6710.0000 Mosquito Spraying	7,000.00	5,000.00
Total Police General:	\$631,815.00	\$561,211.00
Public Works:		
6500.0000 Lighting Expenses	40,000.00	48,750.00
6600.0000 Lot Mowing	1,000.00	1,000.00
6640.0000 Common Area Maint.	49,580.00	49,580.00
6700.0000 Comm Area Water&Elec.	7,850.00	10,700.00
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	1,275.00	1,175.00
6660.0004 Security Device Reserve	750.00	750.00
6705.0001 Security Device Maint.	7,500.00	7,500.00
Total Public Works:	\$114,755.00	\$126,255.00
Streets:		
6000.0000 St. Rehab.	25,000.00	25,000.00
6100.0000 St. Rehab. Engineer	0.00	0.00
6200.0000 Street Reserve	80,000.00	80,000.00
Total Street Expense:	\$105,000.00	\$105,000.00
Capital Outlay:		
3210.0000 Office Equipment	5,000.00	5,000.00
25131.0001 Automobile	28,691.00	
Total Capital:	\$33,691.00	\$5,000.00
Total Operating Expense:	\$1,300,599.00	\$1,199,619.00
General Fund Net Excess/(Deficit):	\$55.00	\$13,708.00

	PROPOSED BUDGET 2017-2018	APPROVED(2) BUDGET 2016-2017
DEBT FUND		
REVENUES:		
5811.2016 Ad Val. Debt Tax 2016		\$238,928.00 (1)
5811.2016 Ad Val. Debt Tax 2016 - 3% allowance		(\$7,168.00) (1)
5811.2017 Ad Val. Debt Tax 2017	238,302.00 (3)	
5811.2016 Ad Val. Debt Tax 2017 - 3% allowance	(7,149.00) (3)	
5811.8704 Discount on Debt Taxes	(1,000.00)	(1,000.00)
5811.8703 P&I on Debt Taxes	1,400.00	1,400.00
5720.8615 Transfer In - General Fund	7,149.00	7,000.00
Total Debt Revenues	\$238,702.00	\$239,160.00

EXPENSES:

Town Hall Debt Service Account:

5820.8715 Interest Payable	15,941.00	17,120.00
5820.8710 Scheduled Principal	35,000.00	30,000.00

Total Town Hall Debt Service: **\$50,941.00** **\$47,120.00**

Streets Debt Service Account:

5820.8725 Interest Payable	102,161.00	106,808.00
5820.8720 Scheduled Principal	85,000.00	85,000.00

Total Streets Debt Service: **\$187,161.00** **\$191,808.00**

Total Debt Service: **\$238,102.00** **\$238,928.00**

Debt Fund Net Excess/(Deficit): **\$600.00** **\$232.00**

CERTIFICATES OF OBLIGATIONS FUND

REVENUES:

8655.0000 Interest from Investments	2,500.00
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Total Certificates of Obligations Revenues: **\$2,500.00**

EXPENSES:

9280.6000 Street Rehab Reserves M&O Phase 1	189,000.00	217,350.00
9280.6001 Street Cert. Obligations 2016 Phase 1	2,788,765.00	2,939,745.00
	\$2,977,765.00	\$3,157,095.00

Total Certificates of Obligations Expenses: **\$2,977,765.00** **\$3,157,095.00**

Certificates of Obligations Net Excess/(Deficit): **(\$2,975,265.00)** **(\$3,157,095.00)**

Total All Expenses: **\$4,516,466.00** **\$4,595,642.00**

Total All Revenues: **\$1,541,856.00** **\$1,452,487.00**

Total All Net Excess/(Deficit): **(\$2,974,610.00)** **(\$3,143,155.00)**

Other Financing Sources

1810.7600 Transfer In - Street Reserves Phase 1	189,000.00	217,350.00
1810.7600 Transfer In - Obligations 2016 Phase 1	2,788,765.00	2,939,745.00

Total Other Financing Sources: **\$2,977,765.00** **\$3,157,095.00**

To General Fund: **\$3,155.00** **\$13,940.00**

13. Provide for Public Notice of Date, Time and Location of Public Hearing on Proposed Budget for Fiscal Year October 1, 2017 to September 30, 2018

Public Hearing on Proposed Budget
for Fiscal Year October 1, 2017 to
September 30, 2018 is Tuesday,
August 29, 2017 at 6:00 P.M.

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

2017 Property Tax Rates in TOWN OF RANCHO VIEJO

This notice concerns the 2017 property tax rates for TOWN OF RANCHO VIEJO. It presents information about three tax rates. Last year's tax rate is the actual tax 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 start 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	\$887,508
Last year's debt taxes	\$238,540
Last year's total taxes	\$1,126,048
Last year's tax base	\$250,232,889
Last year's total tax rate	\$0.450000/\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$1,125,374
÷ This year's adjusted tax base (after subtracting value of new property)	\$252,003,231
= This year's effective tax rate (Maximum rate unless unit publishes notices and holds hearings.)	\$0.446571/\$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 healthcare expenditures)	\$886,984
÷ This year's adjusted tax base	\$252,003,231
= This year's effective operating rate	\$0.351973/\$100
x 1.08 =this year's maximum operating rate	\$0.380130/\$100
+ This year's debt rate	\$0.093124/\$100
= This year's total rollback rate	\$0.473254/\$100

Statement of Increase/Decrease

If TOWN OF RANCHO VIEJO adopts a 2017 tax rate equal to the effective tax rate of \$0.446571 per \$100 of value, taxes would increase compared to 2016 taxes by \$15,748.

Schedule A - Unencumbered Fund Balance

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
unencumbered fund balance	103,940

Schedule B - 2017 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	35,000	15,941	0	50,941
Streets Rehab Debt	85,000	102,161	0	187,161

Total required for 2017 debt service	\$238,102
- Amount (if any) paid from Schedule A	\$0
- Amount (if any) paid from other resources	\$0
- Excess collections last year	\$0
= Total to be paid from taxes in 2017	\$238,102
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2017	\$0
= Total debt levy	\$238,102

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 964 E HARRISON BROWNSVILLE TX 78520.

Name of person preparing this notice: Jesse Garcia Jr
Title: Chief Deputy
Date Prepared: 08/04/2017

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

First Public Hearing on Tax Rate Increase is scheduled for Tuesday, August 29, 2017 at 6:00 P.M.

Second Public Hearing on Tax Rate Increase is scheduled for Tuesday, September 5, 2017 at 6:00 P.M.

16. June 2017 Financial Report - Town Administrator

17. July 2017 Police Report - Chief of Police

18. Public Comment

19. Adjourn