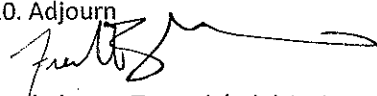




NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
AUGUST 14, 2018
6:00 P.M.

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 14, 2018 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 10, 2018, Special Meeting August 7, 2018, Special Meeting August 8, 2018
6. Public Hearing on Petition for Annexation from Rancho Estates, LP, concerning 21.10 Acres, More or Less, of Land Out of Share 1, Espiritu Santo Grant, Cameron County, Texas at the Northeast Corner of FM 1732 and Carmen Avenue in Accordance with the Town's Ordinances
7. Consideration/Action on Extension of Bank Depository Contract with Texas Regional Bank
8. Consideration of Bids and Award of Contract for Common Area Maintenance
9. Consideration/Approval of Fire Protection Contract with the City of Brownsville
10. Street Committee Report
11. Consideration/Action on an MOU with VMUD#2 Regarding a Joint Water/Wastewater and Street Reconstruction Project
12. Human Resource Committee Report
13. Present/Discuss Proposed Budget for Fiscal Year October 1, 2018 to September 30, 2019
14. Provide for Public Notice of Date, Time and Location of Public Hearing on Proposed Budget for Fiscal Year October 1, 2018 to September 30, 2019
15. Discuss Proposed Ad Valorem Tax Rate and Consideration/Action on Proposal for Tax Rate Increase
16. Provide for Public Notice of Date, Time and Location of Public Hearings for Tax Rate Increase
17. June 2018 Financial Report - Town Administrator
18. July 2018 Police Report - Chief of Police
19. Public Comment
20. Adjourn


Fred Blanco, Town Administrator



State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF A REGULAR MEETING of the Board of Aldermen of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the Window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on August 10, 2018 at 5:00 P.M. and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST:

Fred Blanco, Town Administrator

1. Call to Order by Mayor Rathbun

2. Roll Call

by Isabel Perales

Alderwoman Guerrero

Alderwoman Salinas

Alderwoman Truan

Alderman Tumlinson

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 10, 2018, Special Meeting August 7, 2018, Special Meeting August 8, 2018

MINUTES OF A REGULAR MEETING
TOWN OF RANCHO VIEJO
JULY 10, 2018

A Regular Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas, was held on, July 10, 2018 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 6:06 P.M.

2. ROLL CALL:

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

Ms. Grace Salinas
Mrs. Bitty Truan
Mr. David L. Tumlinson, IV.
Mr. Javier Vera

Members absent:
Mrs. Maribel Guerrero

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:
Brent Cannon Anthony De Ponce Officer A. Perez

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:

Mayor Rathbun requested to move item #8 after approvals of minutes. Vera, 2nd Tumlinson. She gave a reminder that brush pick up will be tomorrow, the second Wednesday of the month and recycling will be this Saturday, the second Saturday of the month. Mayor Rathbun and Alderman Tumlinson talked about the appreciation of code enforcement and mosquito control due to the rain.

5. APPROVAL OF MINUTES - REGULAR MEETING JUNE 12, 2018:

Motion was made by Alderman Vera, seconded by Alderman Salinas, and unanimously carried, to approve the minutes of the Regular Meeting held on June 12, 2018 with the correction on item #4, paragraph 2, approval of minutes to read: Alderman Guerrero will help represent as an alternate on the seat and Alderman Vera will serve one time.

8. CONSIDERATION/ACTION ON EXTENSION OF CONTRACT WITH BUILDING INSPECTOR:

Mayor Rathbun recommended the extension of the Building Inspector contract with Brent Cannon. Motion was made by Alderman Salinas, seconded by Alderman Truan, and unanimously carried, to approve the extension of Contract for Building Inspector with Brent Cannon for one year with the addition of the word "inspection" on item #6 before fees to read "inspection fees", for clarification.

6. CONSIDERATION/ACTION ON PROPOSED DEVELOPMENT AGREEMENT WITH RANCHO ESTATES, LP, CONCERNING 21.10 ACRES, MORE OR LESS, OF LAND OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS AT THE NORTHEAST CORNER OF FM 1732 AND CARMEN AVENUE:

Mayor Rathbun mentioned that the Town's proposed development agreement was rejected by the developer. Motion was made by Alderman Truan, seconded by Alderman Salinas, and unanimously carried, to accept and acknowledge the rejection and to continue with the original plans as presented by the developer.

7. CONSIDERATION/ACTION ON A RESOLUTION IN REGARD TO THE PETITION OF RANCHO ESTATES, LP, CONCERNING 21.10 ACRES, MORE OR LESS, OF LAND OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS AT THE NORTHEAST CORNER OF FM 1732 AND CARMEN AVENUE INCLUDING SETTING OF DATES FOR PUBLIC HEARINGS, AUTHORIZING PUBLICATION OF NOTICE FOR PUBLIC HEARINGS, INSTRUCTING STAFF TO DRAFT A SERVICE AGREEMENT, AND NOTIFYING CERTAIN PUBLIC ENTITIES AS REQUIRED BY LAW:

There were several questions from the Board about the deadlines for annexations. Motion was made by Alderman Vera, seconded by Alderman Truan, and unanimously carried, to approve Resolution No. 323 - A RESOLUTION IN REGARD TO THE PETITION OF RANCHO ESTATES, LP, CONCERNING 21.10 ACRES, MORE OR LESS, OF LAND OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS AT THE NORTHEAST CORNER OF FM 1732 AND CARMEN AVENUE INCLUDING SETTING OF DATES FOR PUBLIC HEARINGS, AUTHORIZING PUBLICATION OF NOTICE FOR PUBLIC HEARINGS, INSTRUCTING STAFF TO DRAFT A SERVICE AGREEMENT, AND NOTIFYING CERTAIN PUBLIC ENTITIES AS REQUIRED BY LAW.

9. 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 Salinas, seconded by Alderman Tumlinson, and unanimously carried, to approve Resolution No. 324 - 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.

10. CONSIDERATION/ACTION TO DESIGNATE AN AUDITOR FOR SEPTEMBER 30, 2018:

Mayor Rathbun recommended to designate Pattillo, Brown and Hill as auditors for the fiscal year ending September 30, 2018. Motion was made by Alderman Salinas, seconded by Alderman Tumlinson, and unanimously carried, to designate Pattillo, Brown and Hill as the Town Auditor for the fiscal year ending September 30, 2018 and to authorize the Mayor to sign the engagement letter for the fee to remain at \$7,800.00 as in the previous contract.

11. STREET COMMITTEE REPORT:

Alderman Vera stated that the Street Committee had not met. Mayor Rathbun and Alderman Guerrero are working with VMUD#2 and with the Engineer in order to determine which streets would benefit the

Most, along the water district repairs. VMUD#2 is moving forward and will start the work as soon as they receive and award bids for their repairs.

12. HUMAN RESOURCES COMMITTEE REPORT:

Alderman Salinas reported that the HR Committee is in the data collection phase, they are reviewing what is currently in effect, existing policies, procedural process and policy format. Once they gather all information and are ready to meet they will post the public meetings. Alderman Salinas is planning for a rough draft, 1st, 2nd and final drafts for review and then final Board approval. They will prepare a draft report for the Board meeting next month.

13. PUBLIC COMMENT:

Mr. Tony De Ponce thanked the Board about the proposed annexation deadlines.

14. ADJOURN:

Motion was made by Alderman Tumlinson, seconded by Alderman Truan, and unanimously carried, to adjourn the meeting at 6:58 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Cyndie Rathbun, Mayor

DATE: _____

MINUTES OF A SPECIAL MEETING
TOWN OF RANCHO VIEJO
AUGUST 7, 2018

A Special Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on August 7, 2018 at 6:00 P.M., 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 Cyndie Rathbun at 6:02 P.M.

2. ROLL CALL:

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

Mrs. Maribel Guerrero

Ms. Grace Salinas

Mrs. Bitty Truan

Mr. David L. Tumlinson, IV.

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:

Anthony DePonce

3. PUBLIC HEARING ON PETITION FOR ANNEXATION FROM RANCHO ESTATES, LP, CONCERNING 21.10 ACRES, MORE OR LESS, OF LAND OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS AT THE NORTHEAST CORNER OF FM 1732 AND CARMEN AVENUE IN ACCORDANCE WITH THE TOWN'S ORDINANCES:

Mayor Rathbun opened the public hearing. Mr. Anthony DePonce talked about the land in question. He answered several questions from the board. The second public hearing is scheduled for August 14, 2018 at 6:00 P.M. After everyone was given an opportunity to speak on the matter the public hearing was closed.

4. CONSIDERATION/ACTION ON PETITION FOR ANNEXATION FROM RANCHO ESTATES, LP, CONCERNING 21.10 ACRES, MORE OR LESS, OF LAND OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS AT THE NORTHEAST CORNER OF FM 1732 AND CARMEN AVENUE IN ACCORDANCE WITH THE TOWN'S ORDINANCES:

No action to be taken on this item.

5. ADJOURN:

Motion was made by Alderman Tumlinson, seconded by Alderman Guerrero, and unanimously carried, to adjourn the meeting at 6:25 P.M.

August 7, 2018

Page 2

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Cyndie Rathbun, Mayor

DATE: _____

MINUTES OF A SPECIAL MEETING
TOWN OF RANCHO VIEJO
AUGUST 8, 2018

A Special Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on August 8, 2018 at 6:00 P.M., 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 6:30 P.M.

2. ROLL CALL:

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

Mrs. Maribel Guerrero

Ms. Grace Salinas

Mr. David L. Tumlinson, IV.

Mr. Javier Vera

Members absent:

Mrs. Bitty Truan

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.

Officer R. I. Cantu

3. WORKSHOP ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2018 TO SEPTEMBER 30, 2019:

Mayor Rathbun and the Board went over the budget items. The final approval of the budget is scheduled for the regular meeting, Tuesday, September 11, 2018 at 6:00 P.M.

4. ADJOURNMENT:

The meeting was adjourned at 8:50 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Cyndie Rathbun, Mayor

DATE: _____

6. Public Hearing on Petition
for Annexation from Rancho
Estates, LP, concerning 21.10
Acres, More or Less, of Land
Out of Share 1, Espiritu Santo
Grant, Cameron County, Texas
at the Northeast Corner of FM
1732 and Carmen Avenue in
Accordance with the Town's
Ordinances

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER

TO THE MAYOR OF THE GOVERNING BODY OF RANCHO VIEJO, TEXAS:

The undersigned owner of the hereinafter described tract of land, which is vacant and without residents, hereby petitions your honorable Body to extend the present city limits so as to include as part of the City of Rancho Viejo, Texas, the property described in exhibit A, attached.

I certify that the tract of land describe in Exhibit A hereto is contiguous and adjacent to the City of Rancho Viejo, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledge by each and every person having an interest in said land.

This request is made on the following conditions:

1. The land is general land use including Commercial and multi-family;
2. The land shall continue to maintain the "Agricultural" designation by the taxing authorities until such time as all or any portion of the land is developed.

If and when such development takes place, only that portion of the land which is subject to the development will receive a designation other than "Agricultural." The undeveloped portion of the property will remain "Agricultural."

Signed _____

Rancho Estates, L.P.

By it's General Partner:

Golden Estancias, LLC

By Anthony De Ponce, President

THE STATE OF TEXAS

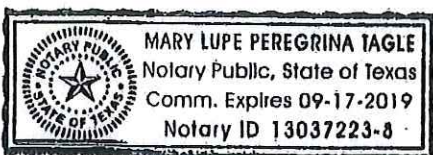
COUNTY OF CAMERON

BEFORE ME, the undersigned authority, on this day personally appeared Anthony De Ponce, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he had authority to execute and did executed the same for the purposes expressed therein.

Given under my hand and seal of office, this 1st. day of June 1, 2018

Mary Lupe P. Tagle

Notary Public in and for Cameron County, Texas



REPORT OF TITLE

FILE NO.: TE2018-1311

We hereby certify that we have examined our records through May 18, 2018 as to the hereinafter described real property and find the following, to wit:

RECORD OWNER:

Rancho Estates, LP

TITLE BY VIRTUE:

by Deed dated February 3, 2015 from Jason R. Mann, Substitute Trustee, recorded in Volume 20763, Page 37, Official Records, Cameron County, Texas.

DESCRIPTION OF PROPERTY:

Being 21.10 acres of land situated in Cameron County, Texas and being out of a 50.71 acre tract in Share 1, Espiritu Santo Grant; said 50.71 acres tract being conveyed to Fernando Nunez and Margarita Nunez by Deed recorded in Volume 2448, Page 102 of the Cameron County, Deed Records of Cameron County, Texas, and said 21.10 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch rod found for the Northwest corner of said 50.71 acre tract and the Northwest corner of said tract herein described, said iron rod also being located on the centerline of Carmen Avenue (50 feet wide);

Thence, South 82 degrees 50 minutes, 29 seconds East, 946.11 feet, with the North line of said 50.71 acre tract to a 1.2 inch iron rod found for the Northeast corner of said 50.71 acre tract and the Northeast corner of said tract herein described;

Thence, South 7 degrees 09 minutes, 31 seconds West, with the East line of said 50.71 acre tract, at a distance of 927.6 feet pass a 1/2 inch iron rod found for reference on the North right-of-way line of F.M. 1732 (80 feet wide) and continuing for a total distance of 967.65 feet to a nail found for the Southeast corner of said tract herein described;

Thence, North 83 degrees 18 minutes 30 seconds West, 946.14 feet with the centerline of said F.M. 1732 to a nail found for the Southwest corner of said tract herein described;

Thence, North 7 degrees 09 minutes 31 seconds East, 975.36 feet, with the West line of said 50.71 acre tract and with the centerline of Carmen Avenue to the POINT OF BEGINNING and CONTAINING 21.10 acres of land, more or less.

LIENS:

None of record.

MISCELLANEOUS:

None of record.

This Report is made from the examination of the records in the Office of Sierra Title Company of Cameron and Willacy Counties. No examination has been made as to the real property taxes, mineral reservations, oil and gas leases, easements, rights-of-way, restrictions, etc. THIS IS NOT A POLICY OF TITLE INSURANCE, NOR A WARRANTY OF TITLE. Liability of the Company for errors or omissions in this Report is hereby limited to the cost of said Report.

This Report is issued for the use and shall inure to the benefit of Anthony De Ponce.

PREPARED BY SIERRA TITLE COMPANY OF CAMERON AND WILLACY COUNTIES, on this May 22, 2018.

Sierra Title Company of Cameron and Willacy Counties

BY: Stephanie Mendoza
Examiner: Stephanie Mendoza

FEE \$350.00

A detailed site plan of a property located at 8378 30th St NW, Apt 1732. The plan includes the following labels and features:

- Top Labels:** "S 83° 50' 00" W 1 140.5'", "N 83° 16' 30" E 140.5'", "E 90° 00' 00" 140.5'
- Left Side Labels:** "OVERHEAD POWER LINE", "WATER METER", "TRAILER OFFICE", "P.O.D.", "EXISTING SEPTIC SYSTEM"
- Central Features:** "BARN", "COOK", "HORSE MANURE", "COWEN (TICK)", "EXISTING SEPTIC SYSTEM", "NEW SLAB AT DRIVE", "1\"

DISINTEGRATE SEPTIC SYSTEM
CONTAINS OF
2-100 GALL TANKS
CONNECTED TO A
DRAIN FIELD
THIS SYSTEM WAS SET UP
FOR A HOUSE THAT USED
TO BE IN THIS PROPERTY
BUT WAS REMOVED. THE
SEPTIC SYSTEM REMAINS
IN PLACE.



Robert A. Chavez, P.E.
573105

21.12 ACRES, MORE OR LESS, OUT OF A 50.71 ACRE TRACT
IN SHARPS 1, EIGHTH SEVENTH QUANT, AS RECORDED IN 197
2440, P.O. 192, G.C.D.R., CANTON OXLEY TEXAS.
SOLD. 10-10-7

FOR TONY DE POUCE

**RESOLUTION
OF RANCHO ESTATES, LP.**

The Undersigned being the General Partner of RANCHO ESTATES, LP that is duly organized under the law of the States of Texas by Certificate No.888452234 certifies that, a meeting of the above described Limited Partnership duly called and held at 608 Zapata Ave., Rancho Viejo, Cameron County, Texas, 78575 by the majority of Limited Partners as prescribed by the Limited Partnership Agreement and for the following purposes:

RESOLVED, that ANTHONY DE PONCE is the Registered Agent and General Partner of said Limited Partnership since its legal formation and is hereby authorized to act in behalf of the Partnership with the authority granted to him to perform his duties at his own discretion.

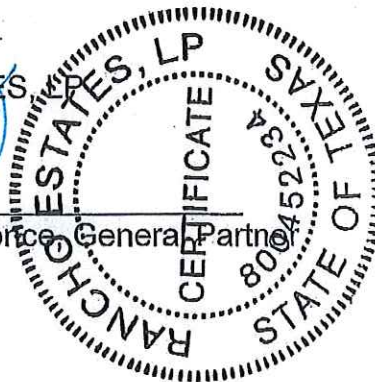
Executed this 5 day of June, 2018.

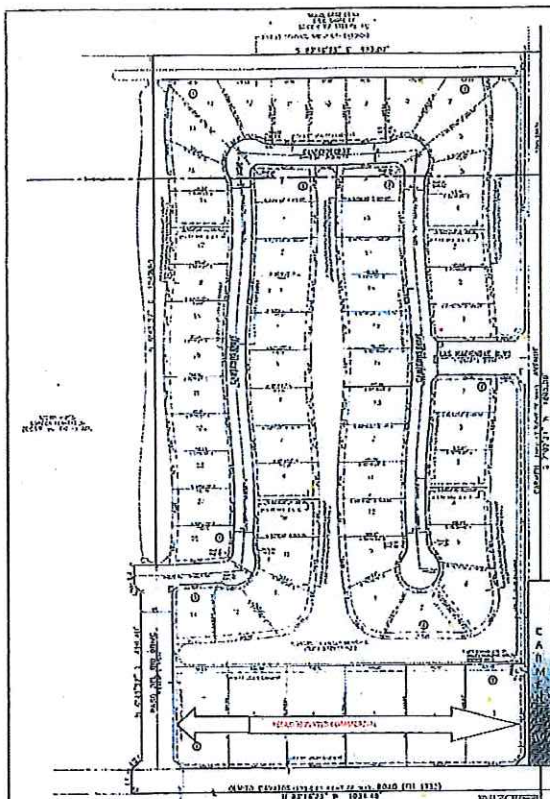
THE UNDERSIGNED CERTIFIES THAT HE IS AUTHORIZED TO ACT ON BEHALF OF THE LIMITED PARTNERSHIP AS THE GENERAL PARTNER IN ALL CAPACITIES AND THAT THE PARTNERSHIP HAS NOT BEEN AMENDED, MODIFIED, REPLACED IN ANY MANNERS OTHER THAN INTERNAL INCLUSIONS OR AMENDMENTS REQUIRED FOR THE INTERNAL OPERATION OF THE PARTNERSHIP AND ITS PARTNERS.

RANCHO ESTATES, LP

By: 

Anthony De Ponce, General Partner





LEGEND
 - - - - - Survey Line
 - - - - - Easement
 - - - - - Right of Way

Scale 1" = 100'



OWNER'S MAP

LOT	AREA	OWNER	REMARKS
1	1.00	JOHN J. BROWN	1.00
2	1.00	JOHN J. BROWN	1.00
3	1.00	JOHN J. BROWN	1.00
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97	1.00	JOHN J. BROWN	1.00
98	1.00	JOHN J. BROWN	1.00
99	1.00	JOHN J. BROWN	1.00
100	1.00	JOHN J. BROWN	1.00

Page 1000

THIS SUBDIVISION MAP WAS PREPARED BY THE CADCON ENGINEERING COMPANY, INC., A PROFESSIONAL ENGINEERING FIRM, AND IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY SAID FIRM FOR THE PURPOSES OF THE SUBDIVISION MAP ACT, CHAPTER 100, ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 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1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372,

RANCHO ESTATES, LP
608 Zapata Ave.
Rancho Viejo, TX 78575

June 18, 2018

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

**SUPPLEMENT TO REQUEST ANNEXATION OF 21.10 ACRES OWNED
BY RANCHO ESTATES, LP, GENERAL PARTNER, GOLDEN ESTANCIAS, LLC**

Dear Mayor Rathbun,

Please take notice that in addition to the condition(s) listed in the original Request for Annexation, Rancho Estates, LP. adds the following condition:

The property is to Remain Zoned Commercial/Business until actual use would designate otherwise.

This Supplement is based in the request f the Board and Mr. Rentfro to submit an additional request.

I appreciated your assistance to go forward in our request and remain,

Respectfully

Golden Estancias, LLC, General Partner,

By: 



Anthony De Ponce, President

TOWN OF RANCHO VIEJO



Please review, verify, sign and return the map to Cameron County Geographic Information Systems Department.
By signing map, you are stating that your entity has checked boundary lines that belong to your area.

Signature Cyn Roberts Date 7/31/2017

 RANCHO VIEJO ETJ BOUNDARY
 RANCHO VIEJO CITY LIMITS

MUNICIPAL SERVICE PLAN

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Brownsville EMS.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Cameron County Sheriff's Office. However, upon annexation, the Town of Rancho Viejo Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulated building construction within the Town of Rancho Viejo, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the Town of Rancho Viejo's Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the Town of Rancho Viejo's Subdivision Ordinance. These services can be provided within the department's current budget.

HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will implement the enforcement of the Town's health ordinances and regulations on the effective date of the annexation. Such services can be provided within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the Town of Rancho Viejo upon the effective date of the annexation and provided that such street facilities to be maintained by the Town of Rancho Viejo are first dedicated to the Town of Rancho Viejo. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the Valley Municipal Utility District No. 2 at time of completions. The Valley Municipal Utility District No. 2 will then maintain the drainage upon approval.

STREET LIGHTING

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will be able to provide, after the effective date of annexation, any additional traffic control devices.

WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes by the Valley Municipal Utility District No. 2. When other property develops in the adjacent area, water service shall be provided in accordance with the agreement between the Developer and the Valley Municipal Utility District No. 2.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes by the Valley Municipal Utility District No. 2. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the agreement between the Developer and the Valley Municipal Utility District No. 2. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the Town of Rancho Viejo's established policies governing extension of municipal services to newly annexed areas.

7. Consideration/Action on Extension of Bank Depository Contract with Texas Regional Bank

On September 13, 2016 the Board of Aldermen approved a Depository Contract with Texas Regional Bank, effective October 1, 2018, for two years with the possibility of three one year extension at the Town's option.

Mayor Rathbun recommends that the Board approve the 1st one year extension with Texas Regional Bank, effective October 1, 2018.

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

The Town received 2 bids for Common Area maintenance. The Bid Opening was held on July 31, 2018. One bid was rejected due to irregularities.

- 1.) Maintain Town Hall property every week in the spring and summer and every two weeks in the fall and winter, (mow the grass and maintain landscaping which includes weeding the plants). Mow grass on one adjacent lot every week in the spring and summer and every two weeks in the fall and winter.
- 2.) In Town Park - Mow grass and maintain landscaping weekly. This includes weeding the plants. Spread engineered wood fiber (safety surfacing) when needed.
- 3.) Cut grass on Hidalgo along railroad tracks including the edge of road:
 - a. From Cortez to curve to El Dorado - cut grass from road to railroad tracks minimum of 2 times per month
 - b. Carmen Avenue to Rancho Viejo Drive - cut grass from road to railroad tracks minimum of 2 times per month
 - c. In front of Town Office - cut grass from road to railroad tracks minimum of 2 times per month.
- 4.) Cut grass in seven (7) cul-de-sac areas weekly and maintain bushes and trees (pick up branches and debris lying on ground). Cul-de-sacs are located at: 3704 Carmen, 3713 Carmen, 316 Balboa, 712 Balboa, 1001 Balboa, 402 Zapata, 108 Morelos.
- 5.) Cut slopes on eight (8) bridges weekly and trim bushes once per month. Haul away refuse at your expense. Bridges are located on Carmen, Taco, Enchilada, Escandon, Rancho Viejo Drive, Inca, Balboa and Bolivar.
- 6.) Cut grass and trim landscaping around signs, drains, posts, transformers, telephone boxes, TV cable boxes, etc. when mowing in all the common areas.
- 7.) Remove dead trees and trimmings and any involuntary growth in all common areas and haul away refuse at your expense.
- 8.) Keep all trees in all common areas trimmed up twelve feet high.
- 9.) In all areas mowed and maintained, pick up trash (bottles, paper, etc.)
- 10.) Trim low hanging branches in front of street signs and traffic signs as needed or when requested and haul away refuse at your expense.
- 11.) Palm trees in middle of Hidalgo - haul away palm fronds at your expense.
- 12.) Pick up palm fronds on Carmen from Santa Ana to the end of Las Casitas as needed and haul away refuse at your expense.
- 13.) In the Bend Subdivision, maintain entrance and mini cul-de-sacs every 2 weeks. Mow the right-of-way along Carmen Avenue and The Bend Subdivision, twice a month.
- 14.) In Rio Rancho Nuevo Subdivision, maintain entrance every 2 weeks.
- 15.) Mow and maintain the landscaping one monument sign at the entrance of Carmen Avenue/Frontage Road, one monument sign at the entrance of Cortez Avenue/Frontage Road, two monument entrance signs at Rancho Viejo Drive and two monument entrance signs at Carmen and FM 1732 weekly.

- Work to be done Monday through Friday.
- Contract Term - Two (2) years. (Submit bid on 12 month basis, but contract will be awarded for a two (2) year period.)
- The contract will provide for cancellation by either party upon thirty (30) days notice after the end of a calendar month.
- Provide Certificate of Insurance showing Workers' Compensation and General Liability in the minimum amount of \$ 250,000.⁰⁰. Also provide proof of Automobile Insurance on all vehicles.
- Provide list of equipment available for this project.
- Provide list of three references.
- Report in at the Town Municipal Office twice a week for updates on maintenance work.
- Payment will be made monthly to contractor upon completion and acceptance of work by the Town of Rancho Viejo.
- Pre-Bid conference - will be held on July 12, 2018 at 3:00 P.M. at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas 78575.

COMPLETE LANDSCAPE MANAGEMENT
920 BALBOA RD
RANCHO VIEJO, TX 78575
956-350-5709

July 31, 2018

PROPOSAL to the TOWN OF RANCHO VIEJO as per the "COMMON AREA GRASS CUTTING AND MAINTENANCE IN RANCHO VIEJO, TEXAS" items #1 through #15 .

Work to be done Monday through Friday and to report in at the Town Municipal Office twice a week for updates on maintenance work.

Workers' Compensation Policy #TSF0001098514 and General Liability #CMP5531294 limit \$2,000,000, through Texas Mutual Insurance Company ; Business Auto Policy #BAP5531377 through The Republic Group; agents Brisky and Perez Insurance, 956-541-9115.

Equipment available for this project :
2 trucks, 2 trailers, 8 mowers, 2 tractors, 3 blowers and 3 weed eaters.

References:

First United Methodist Church, Annette
Lincoln Harris, Marissa Infante
Ranco Services, Randy

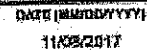
Payment to be made monthly upon acceptance of the work.

This contract may be cancelled by either party upon a thirty (30) day written notice after the end of the calendar month.

TOTAL MONTHLY COST \$4,260.00, tax exempt. YEARLY COST \$51,120.00.



BRENT CANNON
COMPLETE LANDSCAPE MANAGEMENT



PRODUCER		CONTACT NAME: Sonia Escamilla	
Brisky & Perez Insurance Agency, Inc.		PHONE: (956) 541-9115	FAA Lic. No.: (956) 550-0154
5 Cove Circle		EMAIL: sonia@bpia.us	
Brownsville TX 78521-2681		INSURER'S AFFORDING COVERAGE	
		INSURER A: Republic Lloyds Insurance Co	NAIC #: 18208
		INSURER B: Republic Underwriters Ins. Co	24208
		INSURER C: Texas Mutual Insurance Company	22045
INSURED		INSURER D:	
Greni Carson, DBA: Complete Landscape Management		INSURER E:	
920 Balboa Avenue		INSURER F:	
Rancho Viejo TX 78575			

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9. Consideration/Approval of Fire Protection Contract with the City of Brownsville

10. Street Committee Report

11. Consideration/Action on an MOU with VMUD#2 Regarding a Joint Water/Wastewater and Street Reconstruction Project

12. Human Resource Committee Report

13. Present/Discuss Proposed Budget for Fiscal Year October 1, 2018 to September 30, 2019

August 10, 2018

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, 2018 to September 30, 2019.

Sincerely,



Cyndie Rathbun
Mayor

CR/fb
Enclosure



2018-2019 BUDGET

This budget will raise more revenue from property taxes than last year's budget by \$56,783 or 4.948523%, and of that amount \$17,709 is tax revenue to be raised from new property added to the roll this year.

	2017	2018
Effective Rate	.446571	.435339
Effective M&O Rate	.351973	.345248
Rollback Rate	.473254	.463958
Debt Rate	.093124	.091091
Adopted Rate	.450000	

Debt Obligations Secured By Property Tax (2018)	\$243,773
--	-----------

BOARD OF ALDERMEN VOTE

AYES:

NAYS:

ABSTAINING:

PRESENT AND NOT VOTING:

PROPOSED 8/14/18
TOWN OF RANCHO VIEJO
BUDGET
2018- 2019

	PROPOSED BUDGET 2018-2019	APPROVED(2) BUDGET 2017-2018
GENERAL FUND		
REVENUES:		
7000.0000 Operation Stone Garden grant	17,000.00	21,875.00
7001.0000 Local Border Star grant	12,000.00	12,000.00
1820.0000 Adm. Cost Recovered	19,000.00	14,000.00
1811.2009 Ad Val. Tax 2009	0.00	200.00
1811.2010 Ad Val. Tax 2010	200.00	200.00
1811.2011 Ad Val. Tax 2011	300.00	400.00
1811.2012 Ad Val. Tax 2012	500.00	450.00
1811.2013 Ad Val. Tax 2013	800.00	1,200.00
1811.2014 Ad Val. Tax 2014	1,800.00	2,500.00
1811.2015 Ad Val. Tax 2015	3,400.00	8,000.00
1811.2016 Ad Val. Tax 2016	5,500.00	18,000.00
1811.2017 Ad Val. Tax 2017	17,000.00	913,239.00 (1)
1811.2017 Ad Val. Tax 2017 - 3% allowance		(27,397.00) (1)
1811.2018 Ad Val. Tax 2018	960,484.00 (3)	
1811.2018 Ad Val. Tax 2018 - 3% allowance	(28,815.00) (3)	
2090.0000 Discount on Taxes	(19,000.00)	(19,500.00)
1920.0000 P&I on Taxes	21,000.00	23,000.00
1830.0000 Alcohol & Beverage Tax	6,700.00	7,300.00
1840.0000 Building Permits	39,000.00	38,000.00
1850.0000 Citations & Fines	86,000.00	81,000.00
1851.0000 MC Tech Fund	1,600.00	1,600.00
2090.5000 State Costs & Fees	(30,000.00)	(27,000.00)
1870.0000 Franchise - Electrical	69,000.00	65,000.00
1880.0000 Franchise - Telephone	7,500.00	6,600.00
1890.0000 Franchise - Cable TV	42,000.00	40,000.00
1900.0000 Franchise - Gas	2,500.00	3,500.00
1905.0000 Franchise - Solid Waste	1,000.00	1,000.00
1910.0000 Interest from Investments	2,800.00	2,000.00
1921.0000 Lien Revenue	5,000.00	6,500.00
1930.0000 Sales Tax	95,000.00	87,500.00
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	0.00	8,400.00
0012.0000 PD Grant	0.00	9,987.00
Total Revenues	\$1,340,369.00	\$1,300,654.00

(1) 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

(2) AS APPROVED AT 9/12/17 MEETING

(3) BASED ON TAX RATE OF \$.358909 for M&O Tax Rate
\$.091091 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 2018/2019 IS \$267,612,019

EXPENSES:**PROPOSED
BUDGET
2018-2019****APPROVED(2)
BUDGET
2017-2018****Administration:**

2100.0000 Travel-Admin.	2,000.00	2,000.00
2110.0000 Seminar & Edu. - Admin.	1,200.00	1,200.00
2150.0000 Payroll - Admin.	122,000.00	119,000.00
2160.0000 Retirement - Admin.	9,400.00	9,600.00
2161.0000 S.S./Medicare - Admin.	8,500.00	8,300.00
2170.0000 Insurance Medical - Adm.	11,600.00	12,334.00
2171.0000 Medical Dependent	1,980.00	1,384.00
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	22,000.00

Total Administration:	\$179,020.00	\$176,158.00
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General:

3140.0000 Telephone	4,800.00	4,200.00
3150.0000 Electricity Office	7,500.00	6,800.00
3160.0000 Insurance Liability	25,100.00	29,100.00
3170.0000 Legal Notices	2,300.00	2,300.00
3200.0000 Office Supplies	4,300.00	4,300.00
3220.0000 Postage	1,450.00	800.00
3230.0000 Dues & Publications	2,800.00	2,543.00
3240.0000 Appraisal & Tax Collection	26,330.00	25,248.00
3250.0000 Water	1,900.00	1,900.00
3260.0000 Election Costs	4,500.00	4,000.00
3270.0000 Building/Yard Maintenance	9,500.00	9,500.00
3280.0000 Cameron Co. Court Costs	550.00	555.00
3300.0000 Public Relations	8,000.00	8,000.00
3310.0000 Parks and Recreation	8,200.00	
3320.0000 Office Equip. Maint.	7,500.00	7,500.00
4220.0000 Municipal Court Supplies	3,600.00	3,350.00
6300.0000 Signs & Safety Markers	3,000.00	3,000.00
1720.6730 Transfer Out to Debt Service	7,313.00	7,149.00

Total General:	\$128,643.00	\$120,245.00
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General Service:

5650.0000 Fire Dept.	0.00	8,400.00
5660.0000 Fire Protection Contract	30,000.00	30,000.00
5661.0000 Fire Hydrants	0.00	0.00

Total General Service:	\$30,000.00	\$38,400.00
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Professional:

5100.0000 Legal Fees	42,000.00	32,000.00
5200.0000 Audit Fees	7,800.00	7,800.00
5400.0000 Building Inspection	23,000.00	22,000.00
5500.0000 Municipal Judge	14,050.00	12,042.00

Total Professional:	\$86,850.00	\$73,842.00
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	PROPOSED BUDGET 2018-2019	APPROVED(2) BUDGET 2017-2018
Police General:		
4140.0000 Clothing - Police	3,400.00	3,000.00
4150.0000 Payroll - Police	431,287.00	421,587.00
4160.0000 Police Ret & Empl. Tax	32,200.00	31,072.00
4161.0000 Medicare & S.S.	15,600.00	15,300.00
4170.0000 Ins. Medical	46,265.00	49,333.00
4171.0000 Ins. Medical Dependant	9,300.00	10,080.00
4180.0000 Ins. Life	544.00	544.00
4190.0000 Ins. Workman's Comp	11,474.00	11,474.00
4200.0000 Cleaning of Uniforms	2,500.00	2,500.00
4210.0000 Office Supplies	3,950.00	3,872.00
4210.5000 Printing	500.00	100.00
4230.0000 Travel - Police	1,600.00	1,600.00
4240.0000 Seminar & Education - PD	3,100.00	3,100.00
4250.0000 Auto Repairs	9,500.00	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	11,100.00	16,798.00
4333.0000 Drug Testing	250.00	250.00
4291.6220 Hurricane Preparedness	2,800.00	1,300.00
6710.0000 Mosquito Spraying	7,000.00	5,000.00
Total Police General:	\$617,520.00	\$610,060.00
Public Works:		
6500.0000 Lighting Expenses	45,000.00	40,000.00
6600.0000 Lot Mowing	1,800.00	1,000.00
6640.0000 Common Area Maint.	53,120.00	49,580.00
6700.0000 Comm Area Water&Elec.	7,000.00	7,850.00
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	1,275.00
6660.0004 Security Device Reserve	750.00	750.00
6705.0001 Security Device Maint.	7,500.00	7,500.00
Total Public Works:	\$123,245.00	\$114,755.00
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	41,000.00	28,691.00
Total Capital:	\$46,000.00	\$33,691.00
Total Operating Expense:	\$1,316,278.00	\$1,272,151.00
General Fund Net Excess/(Deficit):	\$24,091.00	\$28,503.00

	PROPOSED BUDGET 2018-2019	APPROVED(2) BUDGET 2017-2018
DEBT FUND		
REVENUES:		
5811.2017 Ad Val. Debt Tax 2017		\$238,302.00 (1)
5811.2017 Ad Val. Debt Tax 2017 - 3% allowance		(\$7,149.00) (1)
5811.2018 Ad Val. Debt Tax 2018	243,773.00 (3)	
5811.2018 Ad Val. Debt Tax 2018 - 3% allowance	(7,313.00) (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	7,313.00	7,149.00
Total Debt Revenues	\$244,173.00	\$238,702.00
EXPENSES:		
Town Hall Debt Service Account:		
5820.8715 Interest Payable	14,655.00	15,941.00
5820.8710 Scheduled Principal	35,000.00	35,000.00
Total Town Hall Debt Service:	\$49,655.00	\$50,941.00
Streets Debt Service Account:		
5820.8725 Interest Payable	99,118.00	102,161.00
5820.8720 Scheduled Principal	95,000.00	85,000.00
Total Streets Debt Service:	\$194,118.00	\$187,161.00
Total Debt Service:	\$243,773.00	\$238,102.00
Debt Fund Net Excess/(Deficit):	\$400.00	\$600.00
CERTIFICATES OF OBLIGATIONS FUND		
REVENUES:		
8655.0000 Interest from Investments	2,000.00	2,500.00
Total Certificates of Obligations Revenues:	\$2,000.00	\$2,500.00
EXPENSES:		
9280.6000 Street Rehab Reserves M&O Phase 1	100,650.00	189,000.00
9280.6001 Street Cert. Obligations 2016 Phase 1	2,035,545.00	2,788,765.00
	\$2,136,195.00	\$2,977,765.00
Total Certificates of Obligations Expenses:	\$2,136,195.00	\$2,977,765.00
Certificates of Obligations Net Excess/(Deficit):	(\$2,134,195.00)	(\$2,975,265.00)
Total All Expenses:	\$3,696,246.00	\$4,488,018.00
Total All Revenues:	\$1,586,542.00	\$1,541,856.00
Total All Net Excess/(Deficit):	(\$2,109,704.00)	(\$2,946,162.00)
Other Financing Sources		
1810.7600 Fund Balance TRF In - Street Reserves Phase 1	100,650.00	189,000.00
1810.7600 Fund Balance TRF In - Obligations 2016 Phase 1	2,035,545.00	2,788,765.00
Total Other Financing Sources:	\$2,136,195.00	\$2,977,765.00
To General Fund:	\$26,491.00	\$31,603.00

14. Provide for Public Notice of Date, Time and Location of Public Hearing on Proposed Budget for Fiscal Year October 1, 2018 to September 30, 2019

Public Hearing on Proposed
Budget for Fiscal Year October
1, 2018 to September 30, 2019
is Tuesday, August 28, 2018 at
6:00 P.M.

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

2018 Property Tax Rates in TOWN OF RANCHO VIEJO

This notice concerns 2018 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	\$910,011
Last year's debt taxes	\$237,460
Last year's total taxes	\$1,147,471
Last year's tax base	\$254,993,601
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)	\$1,147,888
+This year's adjusted tax base (after subtracting value of new property)	\$263,676,631
=This year's effective tax rate	0.435339/\$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)	\$910,339
+This year's adjusted tax base	\$263,676,631
=This year's effective operating rate	0.345248/\$100
× 1.08 = this year's maximum operating rate	0.372867/\$100
+This year's debt rate	0.091091/\$100
=This year's rollback rate	0.463958/\$100

Statement of Increase/Decrease

If TOWN OF RANCHO VIEJO adopts a 2018 tax rate equal to the effective tax rate of 0.435339 per \$100 of value, taxes would increase compared to 2017 taxes by \$ 14,648.

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 Fund	41,603

Schedule B: 2018 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	14,655	0	49,655
STREET REHABILITATION DEBT	95,000	99,118	0	194,118
Total required for 2018 debt service				\$243,773
- 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 2018				\$243,773
+ Amount added in anticipation that the unit will collect only 100.000000% of its taxes in 2018				\$0
= Total Debt Levy				\$243,773

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 25, 2018

16. 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 28, 2018 at
6:00 P.M.**

**Second Public Hearing on Tax
Rate Increase is scheduled for
Tuesday, September 4, 2018 at
6:00 P.M.**

17. June 2018 Financial Report - Town Administrator

18. July 2018 Police Report - Chief of Police

19. Public Comment

20. Adjourn