

NOTICE is hereby given of a REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on JULY 14, 2020 at 6:00 P.M via Zoom Teleconference Meeting ONLY by logging on at $\underline{\text{https://us02web.zoom.us/j/85199747095}}$ Meeting ID: 851 9974 7095

This Notice and Meeting Agenda, are posted online at: www.ranchoviejotexas.com. The Agenda packet will also be posted online no less than 24 hours before the meeting.

The members of the public wishing to participate in the meeting hosted through Zoom Teleconference may do so toll-free by logging on at https://us02web.zoom.us/j/85199747095 Meeting ID: 851 9974 7095 or by calling in to one of the following numbers (charges may apply):

One tap mobile +13462487799,,86719521103# US (Houston) +16699006833,,86719521103# US (San Jose)

> Dial by your location +1 346 248 7799 US (Houston) +1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma) +1 929 205 6099 US (New York) +1 301 715 8592 US (Germantown) +1 312 626 6799 US (Chicago) Meeting ID: 851 9974 7095

- 1. Call to Order
- 2. Roll Call
- 3. Invocation and Pledge
- 4. Approval of Minutes Regular Meeting June 9, 2020
- 5. Kevin Shepherd, Verdunity Presentation
- 6. Public Comment
- 7. Discussion/Action on the Extension of the Disaster Declaration filed with the Office of the Governor
- 8. Public Hearing on Replat Request by Francisco Medrano Jr., representative for Carlos De Leon, owner of RANCHO VIEJO SUBD SECTION I LOTS 1 & 2, RANCHO VIEJO 1986 SUBD (CAB 1 SLOT 704-A CCMR), Town of Rancho Viejo, Cameron County, Texas, to replat two lots into one lot
- 9. Discussion/Action on Replat Request by Francisco Medrano Jr., representative for Carlos De Leon, owner of RANCHO VIEJO SUBD SECTION I LOTS 1 & 2, RANCHO VIEJO 1986 SUBD (CAB 1 SLOT 704-A CCMR), Town of Rancho Viejo, Cameron County, Texas, to replat two lots into one lot
- 10. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Diablo Rancho Viejo Subdivision, 0.522 acre tract, out of "El Diablo Golf Course" and described as a 139.143 acre tract in assumption warranty deed recorded in volume 19067, page 104, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 4, recorded in volume 26, page 45, and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District
- 11. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Diablo Rancho Viejo Subdivision, 0.522 acre tract, out of "El Diablo Golf Course" and described as a 139.143 acre tract in assumption warranty deed recorded in volume 19067, page 104, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 4, recorded in volume 26, page 45, and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District

- 12. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.1, 1.433 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas
 - and, 0.783 acre tract, out of "El Angel Golf Course" and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District
- 13. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.1, 1.433 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas and, 0.783 acre tract, out of "El Angel Golf Course" and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District
- 14. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.2, 1.070 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas and, 0.803 acre tract, out of "El Angel Golf Course" and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County Texas to Rezone from Recreational District to Single-Family District
- 15. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.2, 1.070 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas and, 0.803 acre tract, out of "El Angel Golf Course" and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County Texas to Rezone from Recreational District to Single-Family District
- 16. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.3, 08.16 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas and, 0.677 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas to Rezone from Recreational District to Single-Family District
- 17. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.3, 08.16 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo

subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas

and, 0.677 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas to Rezone from Recreational District to Single-Family District

- 18. Street Committee Report
- 19. Discussion/Action on Street Rehabilitation Project Phase 1B Change Order Request
- 20. Consideration/Action Of An Ordinance Of The Board Of Aldermen Of The Town Of Rancho Viejo, Texas, ("City") Approving A Negotiated Resolution Between The City And Texas Gas Service ("Tgs" Or "The Company") Regarding The Company's April 30, 2020 Cost Of Service Adjustment ("Cosa") Filing; Declaring Existing Rates To Be Unreasonable; Adopting New Tariffs That Reflect Rate Adjustments Consistent With The Negotiated Settlement And Finding The Rates To Be Set By The Attached Tariffs To Be Just And Reasonable; Providing For The Recovery Of The City's And Tgs' Reasonable And Necessary Rate Case Expenses; Adopting A Savings Clause; Determining That This Ordinance Was Passed In Accordance With The Requirements Of The Texas Open Meetings Act; Declaring An Effective Date; Repealing Any Prior Ordinances Inconsistent With This Ordinance And Requiring Delivery Of This Ordinance To The Company's And The City's Legal Counsel.
- 21. Consideration/Action on a Resolution of the Board of Aldermen of the Town of Rancho Viejo, Texas Authorizing the Continuation of Bank Accounts and Depository Heretofore Establishing and Authorizing Certain Persons to Sign Checks and Other Necessary Transaction for Same
- 22. 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
- 23. Consideration/Action on a Resolution of the Town of Rancho Viejo, Texas, appointing a Designated Officer or Employee to Calculate the No-New-Revenue and the Voter-Approval Tax Rates for Tax Year 2020
- 24. Consideration/Action on Employee Healthcare Benefits
- 25. Consideration/Action on Employment of a Regular Police Officer and Setting of Salary
- 26. Consideration/Approval to Declare One 2004 Chevrolet Silverado Pickup (Seized Vehicle that is Asset Forfeiture) Surplus Property to be Sold and Authorize the Police Chief/Mayor to Accept the Highest Offer
- 27. Consideration/Approval to Declare One 2009 Dodge Charger Surplus Property to be Sold and Authorize the Police Chief/Mayor to Accept the Highest Offer
- 28. June 2020 Police Report Chief of Police

29. Adjourn

The 6

Fred Blanco, Town Administrator



Call to Order By Mayor Rathbun

2. Roll Call

By Eunice Salinas

Alderman Grove Alderwoman Guerrero Alderwoman Salinas 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. Approval of Minutes – Regular Meeting June 9, 2020

MINUTES OF A Regular MEETING TOWN OF RANCHO VIEJO June 9, 2020

A Regular Meeting of the Board of Aldermen of the Yown of Rancho Viejo, Texas was held on June 9, 2020 at 6:00 P.M., via Zoom Teleconference Meeting ONLY by logging on at https://us02web.zoom.us/j/86719521103 Meeting ID: 867 1952 1103

1. CALL TO ORDER

Meeting called to order by Mayor Rathbun at 6:02 P.M.

2. ROLL CALL

Roll call was made by Eunice Salinas, Assistant Town Secretary. Members present in the teleconference were:

Ms. Grace Salinas

Mr. David Tumlinson

Mr. Javier Vera

Ms. Maribel Guerrero

Absent:

Mr. Craig Grove

A quorum was present at the teleconference meeting.

Legal Counsel Daniel Rentfro, Jr. and Town Administrator Fred Blanco were also present.

Those present in the teleconference audience were:

Chief Tyler

Ulrich Weisse

Belinda Mendez

Vicente Mendez

Janie Alvarado

Brent Cannon

3. INVOCATION AND PLEDGE

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

4. INTRODUCTION OF NEW CHIEF OF POLICE - ROBERT TYLER

Mayor Rathbun introduced newly appointed Rancho Viejo Police Chief Robert Tyler.

2020 GRADUATES CARAVAN PARADE ANNOUNCEMENT

Alderwoman Guerrero announced the caravan parade for the 2020 graduates residing in Rancho Viejo for June 14, 2020 at 5:30 p.m. to 6:30 p.m.

6. 2020 RUN, WHITE AND BLUE 5K – 1 MILE RUN ANNOUNCEMENT - JUNE 27TH -FIRST WAVE STARTS 7AM

Mayor Rathbun announced the Run, White, and Blue run for June 27th, 2020.

7. PUBLIC COMMENT

Motion to open public comment was made by Alderwoman Guerrero, seconded by Alderman Tumlinson and carried unanimously.

Ulrich Weisse noted that Aldermen Vera and Alderwornan Guerrero have met with him regarding Estrellas street.

Alderman Tumlinson took a moment to note that he has received complaints about tall grass, namely tall grass in the golf course behind Santa Ana.

Juanita Alvarado congratulated the newly appointed Chief of Police and expressed her support as a citizen of Rancho Viejo. Ms. Alvarado also inquired on citizen involvement in the process of hiring. Mayor Rathbun assured that there was citizen involvement to maintain transparency and explained the hiring process. Aldermen Tumlinson and Vera and Alderwoman Guerrero also explained the process and the reasoning behind the selection of the hiring committee.

Chief Tyler noted that there will be new changes to ensure a good relationship with himself and the residents of Rancho Viejo.

Motion to close public comment was made by Alderman Vera; seconded by Alderwoman Guerrero and carried unanimously.

 APPROVAL OF MINUTES - SPECIAL MEETING MAY 5, 2020, REGULAR MEETING MAY 12, 2020, SPECIAL MEETING MAY 16, 2020, SPECIAL MEETING MAY 20, 2020, SPECIAL MEETING MAY 29,2020

Mayor Rathbun advised that a correction should be made to the title of Augusto Sanchez in the May 12th minutes. Town Administrator Fred Blanco also mentioned a correction needed in the May 29th Minutes to reflect that Legal Counsel Daniel Rentfro Jr. was in attendance.

Motion to approve all aforementioned minutes contingent upon the changes was made by Alderman Vera, seconded by Alderwoman Guerrero and carried unanimously.

9. DISCUSSION/ACTION ON THE EXTENSION OF THE DISASTER DECLARATION FILED WITH THE OFFICE OF THE GOVERNOR

Legal Counsel advised that the disaster declaration can be extended provided that the Governor's office also issues an extension.

Motion was made by Alderman Tumlinson, seconded by Alderwoman Guerrero and carried unanimously to extend the disaster declaration provided that the there is also an extension from the Governor's office.

10. CONSIDERATION/ACTION ON EXTENSION OF CONTRACT WITH BUILDING INSPECTOR

Town Administrator Fred Blanco stated there were no changes to the contract.

Motion to approve the extension of contract with Building Inspector was made by Alderman Vera, seconded by Alderwoman Guerrero.

11. DISCUSSION/ACTION ON STREET REHABILITATION PROJECT PHASE 1B CHANGE ORDER REQUEST CORRECTION TO INSTALL HEADER CURB ON ALVARADO AVENUE

Vicente Mendez, Ambiotec Engineer advised the Board of a correction to the previously approved amount of \$82,178.62, explaining that it was a typographical error. The correct amount reflects the calculation of \$16.39/LF for 5,258 LF for a total of \$86,178.62.

Motion to accept correction was made by Alderwoman Guerrero, seconded by Alderwoman Salinas and carried unanimously.

12. STREET COMMITTEE REPORT

Alderwoman Guerrero updated the Board and audience on improvements on several streets of the Town including Cortez, Bolivar, Rancho Viejo Dr. to Alvarado, Zapata, and Balboa.

Alderman Vera shared that he met with Ulrich Weisse, HOA president for the Jacarandas Condominiums regarding the street Avenida de Estrellas. Mr. Vera noted that after reviewing the information provided by Mr. Weisse and observing the street it would be best to have a meeting with the Town engineer and former Town Engineer Fred Hernandez to better understand how remedy the situation with avenida de Estrellas.

13. CONSIDERATION/ACTION TO DESIGNATE THE TOWN OF RANCHO VIEJO TOWN HALL AS AN EARLY VOTING SITE FOR THE DEMOCRATIC AND REPUBLICAN RUNOFF ELECTIONS TO BE HELD ON TUESDAY, JULY 14, 2020: THE DATES AND TIMES ARE AS FOLLOWS: MONDAY, JUNE 29 THRU THURSDAY, JULY 2 FROM 9:00 A.M. TO 7:00 P.M., SUNDAY, JULY 5 FROM 12:00 P.M. TO 5:00 P.M., AND MONDAY, JULY 6 THRU FRIDAY, JULY 10 FROM 8:00 A.M. TO 8:00 P.M.

Motion to approve Town Hall as an early voting site was made by Alderwoman Guerrero, seconded by Alderman Vera and carried unanimously.

14. ASSIGNMENT OF BUDGET CATEGORIES TO EACH ALDERMAN

Mayor Rathbun assigned budget categories to each Alderman and Staff.

15. APRIL 2020 FINANCIAL REPORT - TOWN ADMINISTRATOR

Town Administrator Fred Blanco went over the April 2020 Financial Report.

Alderman Tumlinson asked for clarification on insurance increase and decrease in the Budget. Mr. Blanco explained that it was due to staff that is no longer employed with the Town.

Alderman Vera brought up the resolution that requires an Alderman to sign checks. Legal Counsel advised that the resolution should be followed as is until a change, if any, is done to the resolution.

16. MAY 2020 POLICE REPORT - INTERIM CHIEF OF POLICE OR POLICE CHIEF TYLER

Police Chief Tyler provided the May 2020 police report for the Town of Rancho Viejo.

DATE: _

17. PUBLIC COMMENT

Janie Alvarado inquired on the police report. Chief Tyler clarified that the report did not mention burglaries, but assured that the citizens will be aware via social media if there are crimes such as burglaries happening in Rancho Viejo. Ms. Alvarado also expressed her concern regarding children using golf carts.

Ulrich Weisse expressed his gratitude to the Aldermen and Chief for their attention to the citizens of Rancho Viejo.

Alderman Tumlinson took a moment to express his appreciation for the public's involvement in the meeting and encouraged more of the public to join.

Motion to close public comment was made by Alderman Vera, seconded by Alderwoman Salinas and carried unanimously.

18. ADJOURN Motion to adjourn the meeting at 8:09 p.m. was made by Alderman Tumlinson, seconded by Alderwoman Guerrero and carried unanimously.	
BY:Fred Blanco, Town Administrator	-
,	
APPROVED:Cyndie Rathbun, Mayor	

5. Kevin Shepherd, Verdunity Presentation

6. Public Comment

7. Discussion/Action on the Extension of the Disaster Declaration filed with the Office of the Governor



3301 Carmen Avenue Rancho Viejo, Texas 78575 Phone (956) 350-4093 Fax (956) 350-4156

DECLARATION OF LOCAL DISASTER FOR PUBLIC HEALTH EMERGENCY

- WHEREAS, BEGINNING IN DECEMBER 2019, A NOVEL CORONAVIRUS, NOW DESIGNATED COVID-19, WAS DETECTED IN WUHAN CITY, HUBEI PROVENCE, CHINA, AND HAS SINCE SPREAD THROUGHOUT THE WORLD; AND
- WHEREAS, SYMPTOMS OF COVID-19 INCLUDE FEVER, COUGHING, AND SHORTNESS OF BREATH, IN SOME CASES THE VIRUS HAS CAUSED DEATH; AND
- WHEREAS, EXTRAORDINARY MEASURES MUST BE TAKEN TO CONTAIN COVID-19 AND PREVENT ITS SPREAD THROUGHOUT THE TOWN OF RANCHO VIEJO, INCLUDING THE QUARANTINE OF INDIVIDUALS, GROUPS OF INDIVIDUALS, AND PROPERTY AND, ADDITIONALLY, INCLUDING COMPELLING INDIVIDUALS, GROUPS OF INDIVIDUALS, OR PROPERTY TO UNDERGO ADDITIONAL HEALTH MEASURES THAT PREVENT OR CONTROL THE SPREAD OF DISEASE; AND
- WHEREAS, ON MARCH 20, 2020, THE MAYOR OF THE TOWN OF RANCHO VIEJO DECLARED A LOCAL STATE OF DISASTER, WHICH HAS BEEN RENEWED BY THE BOARD OF ALDERMEN BY RESOLUTION ADOPTED ON APRIL 14, 2020, MAY 12, 2020 AND JUNE 9, 2020.

NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO:

- 1. THAT A LOCAL STATE OF DISASTER FOR PUBLIC HEALTH EMERGENCY IS HEREBY DECLARED FOR THE TOWN OF RANCHO VIEJO, TEXAS PURSUANT TO SECTION §418.108(A) OF THE TEXAS GOVERNMENT CODE.
- 2. PURSUANT TO §418.108(B) OF THE GOVERNMENT CODE, THE STATE OF DISASTER FOR PUBLIC HEALTH EMERGENCY SHALL CONTINUE FOR A PERIOD OF NOT MORE THAN THIRTY DAYS STARTING JULY 20, 2020 TO AUGUST 19, 2020 UNLESS CONTINUED OR RENEWED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO.

- 3. PURSUANT TO §418.108(C) OF THE GOVERNMENT CODE, THIS DECLARATION OF A LOCAL STATE OF DISASTER FOR PUBLIC HEALTH EMERGENCY SHALL BE GIVEN PROMPT AND GENERAL PUBLICITY AND SHALL BE FILED PROMPTLY WITH THE TOWN ADMINISTRATOR.
- 4. PURSUANT TO §418.108(D) OF THE GOVERNMENT CODE, THIS DECLARATION OF A LOCAL STATE OF DISASTER ACTIVATES THE TOWN'S EMERGENCY MANAGEMENT PLAN.
- 5. THAT THIS PROCLAMATION SHALL TAKE EFFECT STARTING JULY 20, 2020 UNTIL AUGUST 19, 2020, UNLESS TERMINATED EARLIER BY OPERATION OF LAW OR FURTHER ACTION OF THE BOARD OF ALDERMEN.

ORDERED THIS 14^{TH} DAY OF JULY 2020, PURSUANT TO THE ACTION OF THE BOARD OF ALDERMAN ON SAID DATE.

CYNDIE RATHBUN,

TOWN OF RANCHO VIEJO MAYOR RANCHO VIEJO, TEXAS 8. Public Hearing on Replat Request by Francisco Medrano Jr., representative for Carlos De Leon, owner of RANCHO VIEJO SUBD SECTION I LOTS 1 & 2, RANCHO VIEJO 1986 SUBD (CAB 1 SLOT 704-A CCMR), Town of Rancho Viejo, Cameron County, Texas, to replat two lots into one lot



Civil & Structural Associates

Francisco Medrano Jr 1117 N. Stuart Place Rd. Suite E (105) Harlingen, Texas 78552

March 11, 2020

Strategic Planning Committee Town of Rancho Viejo Municipal Office 3301 Carmen Avenue, Rancho Viejo, Tx 78575

Villa De Leon Subdivision Request Letter

To whom it may concern,

Mr. Carlos De Leon (Owner), is requesting for the Town of Rancho Viejo to review the proposed Villa De Leon Subdivision. This said subdivision consists of 2 existing lots from the Rancho Viejo 1986 Subdivision (Cabinet 1, page 704A), being from 0.818 acres of land, more or less. The proposed Villa De Leon Subdivision will be removing the common line between Lot 1 & Lot 2 to then become a one lot residential subidivision.

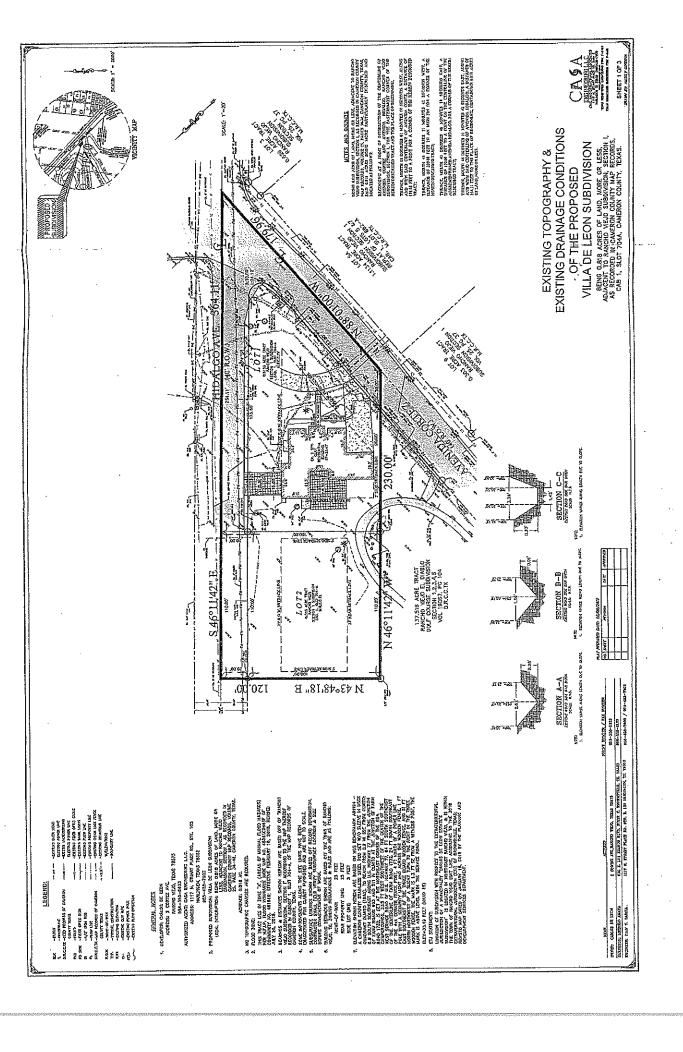
Best Regards

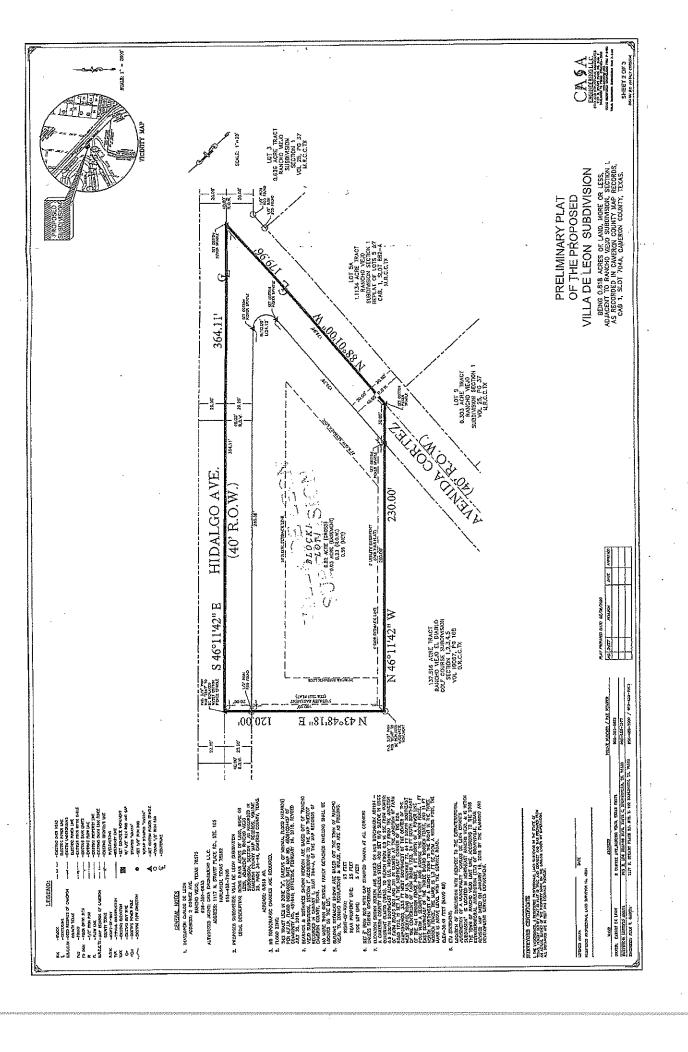
Francisco Medrano Jr., EIT,

Engineer

DECEIVED MAR 1 1 2020

9922 Leopard St. Corpus Christi, TX 78410 Phone: 361-288-2255 Fax: 361.288.2260 1117 N. Stuart Place Rd., Suite E Harlingen, Texas 78552 Phone956.428.7900 Fax 956.428.7903 www.casaengr.com Texas Registered Firm #8483





NO

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

835 E. Levee

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/0010/0000/0020/00 PROPERTY DESCRIPTION: PROPERTY OWNER: RANCHO VIEJO SUBD SECTION I LOT 2 RANCHO VIEJO 1986 SUBD (C 704-A CCMR) DE LEON CARLOS & DE LEON NIDIA 2 CORTEZ AVE RANCHO VIEJO, TX 78575-9627 .00000000000 TYPE .3030 MIN% ACRES BANKRUPTCY # USER CODES
IS TO CERTIFY THAT AFTER 7 CT. CAUSE # THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF: DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S): COLLECTION FEES TOTAL BASE TAX P & I YEAR ENTITY ALL PAID SOUTH TEXAS ISD TOWN OF RANCH VIEJO BROWNSVILLE NAVIG. 2019 ALL PAID ALL PAID ALL CAMERON COUNTY
DRAINAGE DIST #1
TX SOUTHMOST COLLEGE * ALL PAID ALL PAID ALL PAID VALLEY MUD #2 * ALL PAID * TOTAL SEQUENCE 0 * ALL PAID * TOTAL TAX: UNPAID FEES: INTEREST ON FEES: COMMISSION: NONE NONE NONE * ALL PAID * TOTAL DUE ==> TAXES PAID FOR YEAR 2019 \$801.20 ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 EXCEPT FOR UNPAID YEARS LISTED ABOVE. THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY USE, AND ADDITIONAL ROLLBACK TAXES MAI DE SUSSEQUENT SUPPLEMENTAL TAX CODE.)
TAX CODE.)
THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL THE ISSUANCE OF THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLECTION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS).

PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX CERTIFICATES. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/11/2020

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector



BY:

NO

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

835 E. Levee

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/0010/0000/0010/10 PROPERTY DESCRIPTION: PROPERTY OWNER: RANCHO VIEJO SUBD SECTION I LOT 1 RANCHO VIEJO 1986 SUBD (T 704-A CCMR) DE LEON CARLOS 2 CORTEZ AVE RANCHO VIEJO, TX 78575 .00000000000 TYPE .5153 MIN% ACRES RES .5153 MINT .000000000000 III2

KRUPTCY # USER CODES BANKRUPTCY # CAUSE # THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:
DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S): COLLECTION FEES TOTAL

* ALL PAID * BASE TAX P & I YEAR ENTITY 2019 SOUTH TEXAS ISD TOWN OF RANCH VIEJO ALL PAID ALL PAID BROWNSVILLE NAVIG. CAMERON COUNTY
DRAINAGE DIST #1
TX SOUTHMOST COLLEGE ALL ALL PAID ALL PAID ALL PAID * VALLEY MUD #2 * ALL PAID * TOTAL SEQUENCE 0 * ALL PAID * TOTAL TAX: UNPAID FEES: INTEREST ON FEES: NONE NONE COMMISSION: NONE ALL PAID TOTAL DUE ==> \$4,037.94 TAXES PAID FOR YEAR 2019 ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 EXCEPT FOR UNPAID YEARS LISTED ABOVE. THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY USE, AND TAX CODE.) TAX CODE.)
THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL
ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT
REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLEC
TION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS).
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX CERTIFICATES. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/11/2020

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector

BY: Tgracio Perez DEPUTY



BY:

SCHEDULE A

Name and Address of Title Insurance Company: Fidelity National Title Insurance Company P.O. Box 45023, Jacksonville, FL 32232

File No.: 80000119

Policy No.: 2744243-44143543

Amount of Insurance: \$40,000.00

Premium: \$450.00

Date of Policy: August 21, 2014

1. Name of Insured:

CARLOS DE LEON and NIDIA DE LEON

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is insured as vested in:

CARLOS DE LEON and NIDIA DE LEON

4. The Land referred to in this policy is described as follows:

Lot Two (2), RANCHO VIEJO 1986 SUBDIVISION, adjacent to Section I, Rancho Viejo Subdivision, Cameron County, Texas, according to the map recorded in Cabinet 1, Slot 704-A, Map Records of Cameron County, Texas.

File No.: 80000119
Form T-1: Owner's Policy of Title Insurance Sch. A (Rev. 1/3/14)

Fidelity National Title Insurance Company Page 1 of 1

File No.: 80000119

Policy No: 2744243-44143543

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of the terms and conditions of the leases and easements, if any shown in Schedule A, and the following matters:

1. The following restrictive covenants of record itemized below (the Company must either insert specific recording data or delete this exception):

Volume 942, Page 399; Amendment thereto recorded in Volume 964, Page 802; and Correction to the amendment recorded in Volume 968, Page 20, all recorded in the Deed Records of Cameron County, Texas, and in Volume 130, Page 801 Official Records of Cameron County, Texas. "Deleting therefrom any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin."

- 2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
- 3. Homestead or community property or survivorship rights, if any, of any spouse of any Insured.
- 4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.
- 5. Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
- 6. The following matters and all terms of the documents creating or offering evidence of the matters (The Company must insert matters or delete this exception).:
 - a. Deed of Trust dated July 24, 2014, recorded on August 21, 2014, under Clerk's File No. 2014-29498, Official Records, Cameron County, Texas, executed by CARLOS DE LEON and wife, NIDIA DE LEON, in favor of DAVID KITHCART, Trustee, securing the payment of one note in the principal amount of \$35,000.00, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY.

File No.: 80000119 Form T-1; Owner's Policy of Title Insurance (Rev. 1/3/14) Fidelity National Title Insurance Company Page 1 of 4

- b. Rights of Parties in Possession.
- c. Reservation of an non-participating undivided royalty interest in and to all oil, gas, sulphur and other minerals, as described in instrument dated October 15, 1942, recorded in Volume 318, Page 67 of the Deed Records of Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- d. Reservation of an non-participating undivided royalty interest in and to all oil, gas, sulphur and other minerals, as described in instrument dated May 20, 1943, recorded in Volume 328, Page 8 of the Deed Records of Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- e. Reservation of interest in all oil, gas and other minerals with ingress and egress, as described in instrument recorded in Volume 744, Page 502 of the Deed Records of Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- f. All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated April 30, 1969, recorded in Volume 869, Page 488 of the Deed Records of Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- g. All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s), dated December 3, 1971, recorded in Volume 922, Page 881, Deed Records of Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- h. Easements, rules, regulations and rights in favor of Valley Municipal Utility District No. 2.
- i. Contract for irrigation rights with easements dated June 3, 1944 (acknowledged), executed by and between L.H. Prichard; C.D. Kirk; Albert H. Fernandez; and Miguel Fernandez, Individually and as Co-Independent executors of the Estates of J.G. Fernandez and of Francisca C. De Fernandez, Deceased, and as Attorneys-in-fact for Maria Fernandez Butler; Rosalia K. Fernandez; Gonzalo Fernandez and Anita F. de Ortiz; and the said Albert H. Fernandez, as Independent Executor and Trustee under the Will of Francisca (Quica) Fernandez, Deceased, and Mrs. Rosalia F. De Gomez, a widow; and G. Phillip Wardner, as Trustee for Martha Dana Mercer, recorded in Volume 354, Page 128 and in Volume 354, Page 351, both recorded in the Deed Records of Cameron County, Texas.

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- j. General Utility Easement dated November 18, 1974, executed by Valley International Properties, Inc. to Valley Municipal Utility District No. Two (2), recorded in Volume 1007, Page 851, Deed Records of Cameron County, Texas.
- k. Easement and Right-of-Way dated May 3, 1927, executed by John R. Howell and Grace E. Howell to Rio Grande Valley Gas Company, a Delaware Corporation, recorded in Volume 165, Page 425, Deed Records of Cameron County, Texas. (Exact location unknown)
- Easement and Right of Way dated July 6, 1928, executed by R.A. Porter to Rio Grande Valley Gas Company, a Delaware Corporation, recorded in Volume 184, Page 509, Deed Records of Cameron County, Texas.
- m. Right of Way Easement dated September 15, 1967, executed by Mo-Rose Citrus Company, Inc., a Texas Corporation to Olmito Water Supply Corporation, a Texas Corporation, recorded in Volume 845, Page 566, Deed Records of Cameron County, Texas. (Exact location unknown)
- n. Contract dated September 20, 1973, executed by and between Central Power and Light Company, a Texas Corporation and Valley International Properties, Inc., Developer, recorded in Volume 974, Page 662, Deed Records of Cameron County, Texas.
- o. General Utility Easement dated February 15, 1974, executed by Valley International Properties, Inc. to Valley Municipal Utility District No. Two (2), recorded in Volume 985, Page 593 and refiled in Volume 989, Page 205, both in the Deed Records of Cameron County, Texas.
- p. CONTRACT AND AGREEMENT for rights, easement rights and easement rights of way for storage and irrigation facilities for the flow, storage and use of domestic and irrigation water with the agreement for contribution to the costs of repairs to the irrigation facilities, dated April 3, 1944, filed July 26, 1945, executed by and between L.H. Prichard, C.D. Kirk, Albert H. Fernandez and Miguel Fernandez, Individually and as Co-Independent Executors of the Estate of J.G. Fernandez and Francisca C. de Fernandez, deceased, and as Attorney in Fact for Maria Fernandez Butler, Rosalie K. Fernandez, Gonzalo Fernandez and Anita F. de Ortiz, Albert H. Fernandez, as Independent Executor and Trustee under the Will of Francisca (Quica) Fernandez, deceased, Rosalia F. de Gomez and G. Phillip Wardner, Trustee for Martha Dana Mercer, and recorded in Volume 354, page 128, of the Deed Records of Cameron County, Texas.
- q. PARTITION AND CONVEYANCE dated August 25, 1961, filed August (day illegible), 1961, executed by and between Albert H. Fernandez, Maria F. Butler, Lee J. Butler, Rosalia F. de Gomez, Albert H. Fernandez, Trustee under the Will of Miguel Fernandez, deceased and Anita F. de Ortiz, recorded in Volume 714, page 583, of the Deed Records of Cameron County, Texas. This conveyance grants an undivided interest in the irrigation system and "the right to use the canal and resacas forming part of such irrigation system...on the grantor's land".

File No.: 80000119
Form T-1: Owner's Policy of Title Insurance (Rev. 1/3/14)

Fidelity National Title Insurance Company Page 3 of 4

- r. AGREEMENT TO ASSIGN AND CONVEY WATER RIGHTS AND WATER ALLOTMENTS, dated June 11, 1973, filed July 17, 1973, executed by and between Valley International Properties, Inc., Ricardo Ortiz, Miguel A. Ortiz and J. Antonio Ortiz, recorded in Volume 3, page 453, of the Water Rights Records of Cameron County, Texas. This agreement acknowledges the existence of the PARTITION AND CONVEYANCE recorded in Volume 714, page 583, of the Deed Records of Cameron County, Texas, and grants "the right to use the Noriega Plantation irrigation system, including the canals, pumps, resacas and dams for the purpose of conveying water, said grant not being limited to conveying water to Noriega Plantation property".
- s. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- t. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

EDWARDS ABSTRACT AND TITLE CO.

thorized Countersignature

File No.: 80000119 Form T-1: Owner's Policy of Title Insurance (Rev. 1/3/14) Fidelity National Title Insurance Company Page 4 of 4 9. Discussion/Action on Replat Request by Francisco Medrano Jr., representative for Carlos De Leon, owner of RANCHO VIEJO SUBD SECTION I LOTS 1 & 2, RANCHO VIEJO 1986 SUBD (CAB 1 SLOT 704-A CCMR), Town of Rancho Viejo, Cameron County, Texas, to replat two lots into one lot

10. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Diablo Rancho Viejo Subdivision, 0.522 acre tract, out of "El Diablo Golf Course" and described as a 139.143 acre tract in assumption warranty deed recorded in volume 19067, page 104, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 4, recorded in volume 26, page 45, and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District

Town of Rancho Viejo
Request – Re-Zoning
Present zoning – Recreational
Rezone to – Residential

داند پيسم کوسو

Owners - Golf & Resorts Investments, LLC Property ID

Description of land to be rezoned

El Diablo Rancho Viejo Subdivision No. 1, 1 Residential Lot

0.522 acre tract, out if "el diablo golf course" and described as a 139.143 acre tract in assumption warranty deed recorded in volume 19067, page 104, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 4, recorded in volume 26, page 45, and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas

El Angel Rancho Viejo Subdivision No. 1, 3 Residential Lots

1.433 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

0.783 acre tract, out of "el angel golf course" and described as tract II – 50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

El Angel Rancho Viejo Subdivision No. 2, 3 Residential Lots

1.070 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

PECEIVE N JAMES 1 2020 BY: JG 0.803 acre tract, out of "el angel golf course" and described as tract II -50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

El Angel Rancho Viejo Subdivision No. 3, 2 Residential Lots

0.816 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

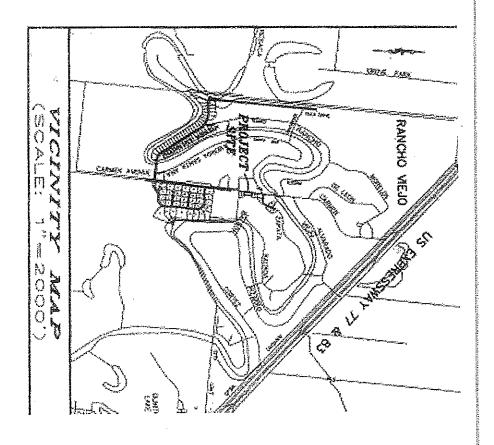
0.677 acre tract, out of "el angel golf course," and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

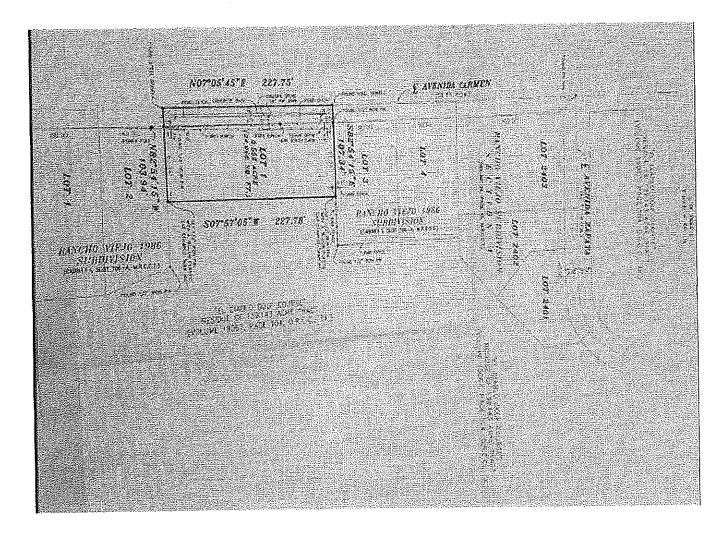
Regards

Tony McDermid (Representatives)

956-350-4000





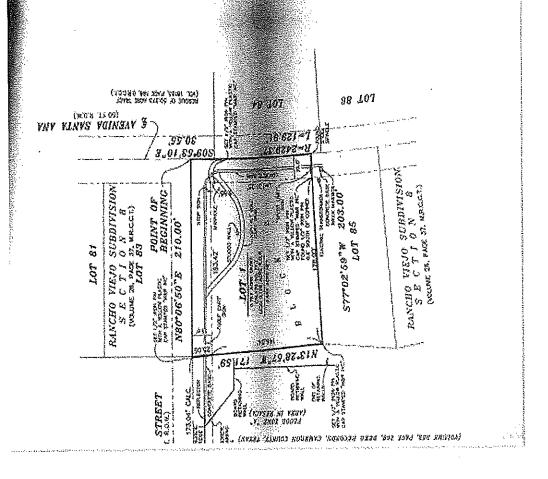


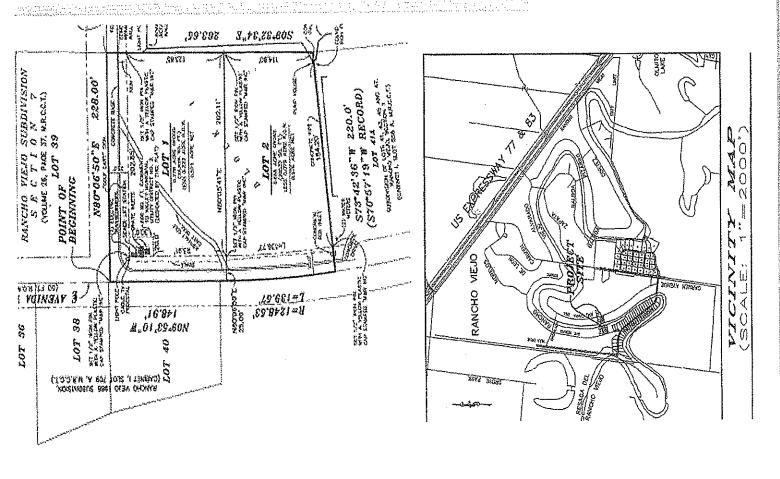


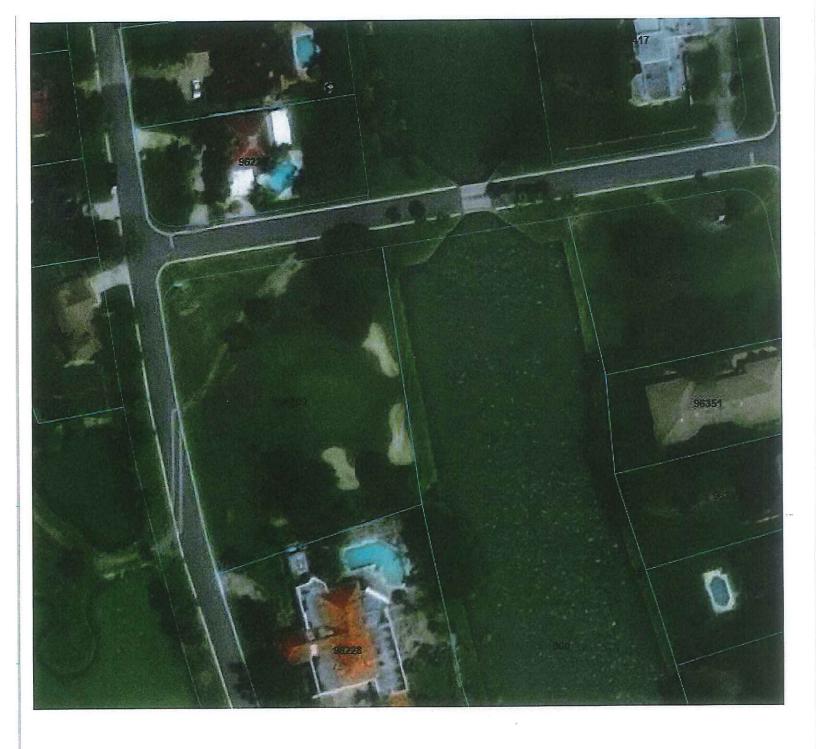
11. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Diablo Rancho Viejo Subdivision, 0.522 acre tract, out of "El Diablo Golf Course" and described as a 139.143 acre tract in assumption warranty deed recorded in volume 19067, page 104, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 4, recorded in volume 26, page 45, and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District

Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.1, 1.433 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

and, 0.783 acre tract, out of "El Angel Golf Course" and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District





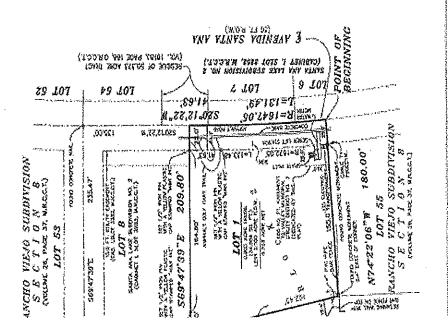


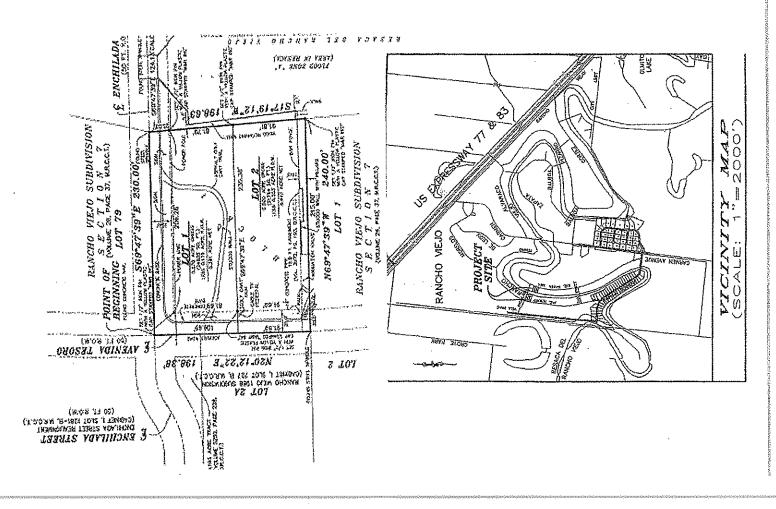
13. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.1, 1.433 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

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14. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.2, 1.070 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

and, 0.803 acre tract, out of "El Angel Golf Course" and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County Texas to Rezone from Recreational District to Single-Family District







Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.2, 1.070 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

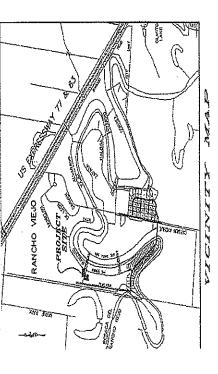
and, 0.803 acre tract, out of "El Angel Golf Course" and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County Texas to Rezone from Recreational District to Single-Family District

16. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.3, 08.16 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas

and, 0.677 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas to Rezone from Recreational District to Single-Family District

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17. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.3, 08.16 acre tract, out of "El Angel Golf Course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas

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19.Discussion/Action on Street Rehabilitation Project Phase 1B Change Order Request



10155 Old SH 48 Brownsville, TX 78521 P(956) 831-3984 F(956) 831-4923

July 10, 2020 Vicente Mendez, P.E., R.P.L.S. AMBIOTEC GROUP, INC. 5420 Paredes Line Rd. Brownsville, Texas 78526

Good Afternoon All,

I would like to request Funds for an error made on CO #2.

On CO #2, Reclamation on De Leon and Morelos, there was a significant error on our side that was recently discovered. At the time we were working on the change order we were not sure how many inches of limestone we would need and I was working with a per inch price. I submitted the CO for 4" limestone, in error, the price I used and gave was the per inch price for 1" of limestone price (\$2.05/SY) and not the correct price for the 4" of limestone (\$8.20/SY). This shorting my request by \$13,120.30 for the 3 inches of limestone not included in the pricing I provided.

There were deductions taken on CO #2 for Limestone that would not be used as in the contract bid items due to the need for reclamation. Those deductions are as follows:

- Deduct 6" Limestone on Deleon, 4,204 SY at \$11.53/SY
 Deduct 6" Limestone on Morelos 2,400 SY at \$11.53/SY
 Total Deduct of \$48,472.12
 Total Deduct of \$27,672.00
- Total Deduct of \$27,672.00

My ERROR is on the price for the addition of 4" Limestone for the reclamation work on Morelos. The addition requested on CO #2 is as follows:

1. Addition of 4" limestone on Morelos 2,133.33 SY at \$2.05/SY Total Addition of \$4,373.00 The price of \$2.05 is the PER INCH/SY price of Limestone. 4" should have been \$8.20/SY or \$17,493.30. It is quite obvious that we cannot add 4" of limestone for \$2.05/SY however I did not catch my error at the time.

At the time we were going back and forth multiple times on CO #2 trying to get the exact measurements and quantities for the change order and I did not catch that I had given the price for only 1 inch of limestone.

I respectfully request that the City and VMUD allow the funds of \$13,120.30 be added to the contract for the 3" of limestone provided but priced incorrectly on CO #2 for 2,133.33 SY of 4" limestone. Please consider the circumstances at the time and the obvious error in pricing for 4" limestone, knowing that the 6" limestone was deducted at a significantly higher price.

Respectfully Requested,

Kimberly Walsdorf, President

20. Consideration/Action Of An Ordinance Of The Board Of Aldermen Of The Town Of Rancho Viejo, Texas, ("City") Approving A Negotiated Resolution Between The City And Texas Gas Service ("Tgs" Or "The Company") Regarding The Company's April 30, 2020 Cost Of Service Adjustment ("Cosa") Filing; Declaring Existing Rates To Be Unreasonable; Adopting New Tariffs That Reflect Rate Adjustments Consistent With The Negotiated Settlement And Finding The Rates To Be Set By The Attached Tariffs To Be Just And Reasonable; Providing For The Recovery Of The City's And Tgs' Reasonable And Necessary Rate Case Expenses; Adopting A Savings Clause; Determining That This Ordinance Was Passed In Accordance With The Requirements Of The Texas Open Meetings Act; Declaring An Effective Date; Repealing Any Prior Ordinances Inconsistent With This Ordinance And Requiring Delivery Of This Ordinance To The Company's And The City's Legal Counsel.

Model Staff Report in Support of TGS COSA Rate Increase Ordinance

Background

On April 30, 2020, Texas Gas Service Company ("TGS" or "Company") filed for a rate increase pursuant to the Cost of Service Adjustment ("COSA") tariff adopted by the Rio Grande Valley Service Area ("RGVSA") Cities. TGS claimed an entitlement to rate relief under the tariff in the amount of \$1,924,585 on a system-wide basis. Attorney, Thomas Brocato, and consultant, Karl Nalepa, relied upon by the city coalition to review the TGS filing and negotiate a settlement, agreed to recommend a settlement of \$1,893,252 on a system-wide basis.

Purpose of the COSA

The Texas Legislature allows gas utilities to annually adjust rates based on changes to invested capital. That statutory provision is referred to as the Gas Reliability Infrastructure Program ("GRIP"). In a GRIP proceeding, cities are not allowed to intervene at the Railroad Commission, cannot challenge the reasonableness of any investment, and may not recover rate case expenses. In 2009, RGVSA Cities negotiated a COSA tariff as a three year experimental substitute for the GRIP process. Finding the COSA process to be mutually beneficial, the COSA process was renewed at the end of the experiment. In 2012, Cities and TGS agreed to a revised COSA tariff. In 2017, Cities and TGS agreed to revise the existing COSA tariff. This is the third filing under the revised tariff.

Resolution of the 2020 Filing

Cities' consultant found that TGS' cost of service calculations were consistent with the terms of the COSA tariff and the costs reflected in the COSA filing were reasonable with two exceptions. TGS has agreed to remove these costs resulting in a reduction to its requested revenue requirement increase.

In addition, in its 2020 COSA filing, TGS is addressing excess revenues caused by the reduction in the federal income tax rate in 2017 under the Tax Cuts and Jobs Act. TGS proposes to amortize and return to customers approximately \$5.9 million over a 4-year period.

TGS estimates a first-year customer refund of \$1,854,150. The refund will be made as a one-time bill credit distributed as follows:

Class	Per Customer
Residential	\$17.09
Commercial	\$158.59
Public Authority	\$162.85
Industrial	\$1,388.38

TGS will make annual filings to calculate subsequent bill credits until the entire amount is refunded.

In summary, these recommendations result in a total revenue requirement adjustment of \$31,333 off of the Company's original request of \$1,924,585. The agreed reductions to the revenue requirement results in a total increase of \$1,893,252. The first-year refund will essentially offset the increase in rates (\$1,854,150 refund vs. \$1,893,252 rate increase), however, subsequent year refunds will be lower.

EXPLANATION OF "BE IT ORDAINED" PARAGRAPHS IN THE ORDINANCE

- Section 1. When rates change, it is critical for the regulatory authority to find existing rates to be unreasonable and for the new rates to be just and reasonable. This section finds that the new rates reflected in tariffs for each customer class attached to the Ordinance are reasonable.
- Section 2. This paragraph authorizes TGS to collect an additional \$1,893,252 in revenue.
- Section 3. This paragraph authorizes TGS to refund approximately \$5.9 million related to excess tax revenues.
- Section 4. This paragraph requires the Company to reimburse the City for consulting and legal costs associated with the requested increase.
- Section 5. This paragraph repeals any prior City action that might be inconsistent with the new tariffs adopted by the Council.
- Section 6. This paragraph recites compliance with the Open Meetings Act.
- Section 7. This paragraph is a typical savings clause, preserving the remaining provisions of the Ordinance should any one provision be determined to be invalid.
- Section 8. Pursuant to the COSA tariff, the new rates are to become effective on or after the first billing cycle of August each year. This paragraph allows the Company to implement the new rates on meter reads that occur on or after July 29, 2020.
- Section 9. This paragraph requires that an adopted and signed copy of the Ordinance be sent to the Company and outside counsel to the City.

RECOMMENDATION

The City staff recommends adoption of the Ordinance and tariffs establishing new rates.

ORDINANCE:	NO.	

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE RANCHO VIEJO, TEXAS, APPROVING A NEGOTIATED RESOLUTION BETWEEN THE CITY AND TEXAS GAS SERVICE ("TGS" OR "THE COMPANY") REGARDING THE COMPANY'S APRIL 30, 2020 COST OF SERVICE ADJUSTMENT ("COSA") FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING NEW TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT AND FINDING THE RATES TO BE SET BY THE ATTACHED **TARIFFS** TO BEJUST REASONABLE; PROVIDING FOR THE RECOVERY OF THE CITY'S AND TGS' REASONABLE AND NECESSARY CASE **EXPENSES**; ADOPTING A **SAVINGS** CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; DECLARING AN **EFFECTIVE** DATE; REPEALING **ANY** ORDINANCES INCONSISTENT WITH THIS ORDINANCE AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY'S AND THE CITY'S LEGAL COUNSEL.

WHEREAS, the Town of Rancho Viejo, Texas ("City") is a gas utility customer of Texas Gas Service ("TGS" or "the Company"), and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, pursuant to the terms of the agreement settling TGS' 2017 Statement of Intent to increase rates, to which City was a signatory, the City and other municipalities within the Rio Grande Valley Service Area and TGS worked collaboratively to develop the Cost of Service Adjustment ("COSA") tariff that allows for an expedited comprehensive rate review process; and

WHEREAS, on or about April 30, 2020, TGS filed with the City a COSA tariff seeking to increase natural gas rates to all customers residing in the City; and

WHEREAS, the Company has requested a system-wide increase of \$1,924,585; and

WHEREAS, the Company's COSA filing proposes an approximately \$5.9 million refund to customers for funds over-collected in past rates related to the excess accumulated deferred income tax ("EDIT");

WHEREAS, the City coordinated a review of TGS' COSA filing and designated attorneys and consultants to resolve issues in the Company's COSA filing; and

WHEREAS, the Company has filed evidence that existing rates are unreasonable and should be changed; and

WHEREAS, independent analysis by the City's rate expert concluded that TGS is able to justify an increase over current rates; and

WHEREAS, the City's attorney and consultant recommend that the City approve the Settlement Agreement reflecting increased revenues of \$1,893,252 on a system-wide basis and approve TGS' proposed tax refund of approximately \$5.9 million; and

WHEREAS, the attached tariffs implementing new rates are consistent with the negotiated resolution reached by the City and are just, reasonable, and in the public interest; and

WHEREAS, the negotiated resolution of the Company's COSA filing and the resulting rates are, as a whole, in the public interest; and

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

Section 1. That the Board of Aldermen finds that the existing rates for natural gas service provided by TGS are unreasonable and the new tariffs implementing this Ordinance, which are attached hereto and incorporated herein as Attachment A, are just and reasonable and are hereby adopted.

Section 2. That a rate increase of \$1,893,252 on a system-wide basis is reasonable.

Section 3. That a tax refund of approximately \$5.9 million is reasonable.

Section 4. That TGS shall reimburse the reasonable ratemaking expenses of the City in processing the Company's rate application.

Section 5. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 6. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 7. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 8. That the tariffs attached as Attachment A to this Ordinance shall become effective for meters read on and after July 29, 2020 consistent with the COSA tariff.

Section 9. That a copy of this Ordinance shall be sent to TGS, care of Stephanie Houle, 1301 South Mopac, Suite 400, Austin, Texas 78746, and to Thomas L. Brocato, Special Counsel to the City, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this	day of	, 2020.
	Mayor	
ATTEST:		
Town Administrator	onto de la constanta de la con	

APPROVED AS TO I			
City Attorney			
	orea managan da Andria da Andri	en en 1970-1980 New York (1980-1980) (1980-1980) (1980-1980) (1980-1980) (1980-1980) (1980-1980) (1980-1980) (1	### ##################################

RESIDENTIAL SERVICE RATE

APPLICABILITY

Applicable to a residential customer in a single dwelling, or in a dwelling unit of a multiple dwelling or residential apartment, for domestic purposes. A residential consumer includes an individually-metered residential unit or dwelling that is operated by a public housing agency acting as an administrator of public housing programs under the direction of the U.S. Department of Housing and Urban Development. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of

\$17.02 plus

All Ccf @

\$0.53863 per Ccf

OTHER ADJUSTMENTS

<u>Cost of Gas Component:</u> The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Energy Efficiency Program: Adjustments in accordance with the provisions of the Energy Efficiency Program, Rate Schedule 1EE, if applicable.

<u>Excess Deferred Income Taxes Rider:</u> The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

<u>Pipeline Integrity Testing Rider:</u> The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

<u>Supersedes Same Sheet Dated</u> July 29, 2019

INDUSTRIAL SERVICE RATE

APPLICABILITY

Applicable to any qualifying industrial customer whose primary business activity at the location served is included in one of the following classifications of the Standard Industrial Classification Manual of the U.S. Government.

Division B

- Mining - all Major Groups

Division D

- Manufacturing - all Major Groups

Divisions E and J

- Utility and Government - facilities generating power for resale only

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of

\$457.09 plus

All Ccf @

\$0.30336 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

<u>Excess Deferred Income Taxes Rider:</u> The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

<u>Pipeline Integrity Testing Rider:</u> The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

<u>Supersedes Same Sheet Dated</u> July 29, 2019

EXCESS DEFERRED INCOME TAX CREDIT

A. APPLICABILITY

This Excess Deferred Income Tax Credit applies to all general service rate schedules of Texas Gas Service Company, a Division of ONE Gas, Inc. ("Company") currently in force in the Company's Rio Grande Valley Service Area within the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas including Rate Schedules 10, 20, 30, 40, and T-1.

B. CALCULATION OF CREDIT

The annual amortization of the regulatory liability for excess deferred income taxes resulting from the Tax Cuts and Jobs Act of 2017 and in compliance with GUD No. 10695, will be credited to customers annually on a one-time, per bill basis in February of each year and will show as a separate line item on the customer's bill until fully amortized. The initial credit will occur in September 2020.

EDIT CREDIT - The total amount, if any, of the credit in a given year will be determined by:

- The average rate assumption method ("ARAM") as required by the Tax Cuts and Jobs Act of 2017 Section 13001(d) for the protected portion of the regulatory liability for excess deferred income taxes; and
- A 4-year amortization for nonprotected property.

TRUE-UP ADJUSTMENT – The Excess Deferred Income Tax credit shall be trued-up annually. The True-Up Adjustment will be the difference between the amount of that year's EDIT Credit and the amount actually credited to customers.

EDIT CREDIT PER CUSTOMER – The EDIT credit per customer will be determined by allocating that year's credit, plus/minus any prior year true up adjustment, among the customer classes utilizing the same class revenue allocation as approved in the most recent general rate case, and then by dividing each class's portion by the number of customers in that class.

C. EDIT CREDIT PER CUSTOMER

Residential:	\$ 17.09
Commercial:	\$ 158.59
Industrial:	\$1,388.38
Public Authority:	\$ 162.85

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

D. OTHER ADJUSTMENTS

<u>Taxes</u>: Plus applicable taxes and fees (including franchise fees) related to above.

Initial Rate Schedule

Meters Read On and After August 28, 2020

EXCESS DEFERRED INCOME TAX CREDIT (Continued)

E. ANNUAL FILING

The Company shall make a filing each year no later than December 31, including the following information:

- a. the total dollar amount of that year's EDIT Credit;
- b. the total dollar amount actually credited to customers;
- c. true-up amount, if any, due to the difference between items a. and b., above;
- d. the amount of the upcoming year's EDIT Credit; and
- e. the amounts of the upcoming year's EDIT Credit per Customer.

F. CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Initial Rate Schedule

Meters Read On and After August 28, 2020

COMMERCIAL SERVICE RATE

APPLICABILITY

Applicable to commercial consumers and to consumers not otherwise specifically provided for under any other rate schedule. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of

\$94.84 plus (For Commercial Service) \$76.84 plus (For Church Service)

All Ccf @

\$0.31650 per Ccf

OTHER ADJUSTMENTS

<u>Cost of Gas Component:</u> The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

<u>Energy Efficiency Program:</u> Adjustments in accordance with the provisions of the Energy Efficiency Program, Rate Schedule 1EE, if applicable.

<u>Excess Deferred Income Taxes Rider:</u> The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

<u>Pipeline Integrity Testing Rider:</u> The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

<u>Taxes</u>: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Supersedes Same Sheet Dated July 29, 2019

PUBLIC AUTHORITY SERVICE RATE

APPLICABILITY

Applicable to any qualifying public authority, public and parochial schools and colleges, and to all facilities operated by Governmental agencies not specifically provided for in other rate schedules or special contracts. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of

\$82.93 plus

All Ccf @

\$0.38068 per Ccf

OTHER ADJUSTMENTS

<u>Cost of Gas Component:</u> The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

<u>Excess Deferred Income Taxes Rider:</u> The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

<u>Pipeline Integrity Testing Rider:</u> The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

<u>Supersedes Same Sheet Dated</u> July 29, 2019

RATE SCHEDULE T-1 Page 1 of 2

TRANSPORTATION SERVICE RATE

APPLICABILITY

Applicable to customers who have elected Transportation Service not otherwise specifically provided for under any other rate schedule.

Service under this rate schedule is available for the transportation of customer-owned natural gas through Texas Gas Service Company, a Division of ONE Gas, Inc.'s (the "Company") distribution system. The customer must arrange with its gas supplier to have the customer's gas delivered to one of the Company's existing receipt points for transportation by the Company to the customer's facilities at the customer's delivery point. The receipt points shall be specified by the Company at its reasonable discretion, taking into consideration available capacity, operational constraints, and integrity of the distribution system.

AVAILABILITY

Natural gas service under this rate schedule is available to any individually metered, non-residential customer for the transportation of customer owned natural gas through the Company's Rio Grande Valley distribution system which includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas. Such service shall be provided at any point on the Company's System where adequate capacity and gas supply exists, or where such capacity and gas supply can be provided in accordance with the applicable rules and regulations and at a reasonable cost as determined by the Company in its sole opinion.

COST OF SERVICE RATE

During each monthly billing period, a customer charge per meter per month listed by customer class as follows:

Commercial	\$436.84	per month
Industrial	\$707.09	per month
Public Authority	\$437.93	per month

Plus – All Ccf per monthly billing period listed by customer class as follows:

Commercial	The First 5000 Ccf @	\$0.31650 per Ccf
	All Over 5000 Ccf @	\$0.01777 per Ccf

Supersedes Same Schedule Dated July 29, 2019

RATE SCHEDULE T-1 Page 2 of 2

TRANSPORTATION SERVICE RATE

(Continued)

 Industrial
 The First 5000 Ccf @
 \$0.30336 per Ccf

 All Over 5000 Ccf @
 \$0.03453 per Ccf

 Public Authority
 The First 5000 Ccf @
 \$0.38068 per Ccf

 All Over 5000 Ccf @
 \$0.01595 per Ccf

ADDITIONAL CHARGES

- 1) A charge will be made each month to recover the cost of taxes paid to the State of Texas pursuant to Texas Utilities Code, Chapter 122 as such may be amended from time to time which are attributable to the transportation service performed hereunder.
- 2) A charge will be made each month to recover the cost of any applicable franchise fees paid to the cities.
- 3) In the event the Company incurs a demand or reservation charge from its gas supplier(s) or transportation providers in the unincorporated areas of the Rio Grande Valley Service Area, the customer may be charged its proportionate share of the demand or reservation charge based on benefit received by the customer.
- 4) Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider RCE.
- 5) The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.
- 6) The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

SUBJECT TO

- 1) Tariff T-TERMS, General Terms and Conditions for Transportation.
- 2) Transportation of natural gas hereunder may be interrupted or curtailed at the discretion of the Company in case of shortage or threatened shortage of gas supply from any cause whatsoever, to conserve gas for residential and other higher priority customers served. The curtailment priority of any customer served under this schedule shall be the same as the curtailment priority established for other customers served pursuant to the Company's rate schedule which would otherwise be available to such customer.
- 3) Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Supersedes Same Schedule Dated July 29, 2019

21.Consideration/Action on a Resolution of the Board of Aldermen of the Town of Rancho Viejo, Texas Authorizing the Continuation of Bank Accounts and Depository Heretofore Establishing and Authorizing Certain Persons to Sign Checks and Other Necessary Transaction for Same

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, AUTHORIZING BANK ACCOUNTS AND DEPOSITORY HERETOFORE ESTABLISHED AND AUTHORIZING CERTAIN PERSONS TO SIGN CHECKS AND OTHER NECESSARY TRANSACTIONS FOR SAME

WHEREAS, it is necessary that accounts be maintained at Texas Regional Bank for the payment of expenses of the Town and the deposit of monies received; and

WHEREAS, it is necessary that certain persons be authorized to sign checks for the withdrawal of funds from said accounts;

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

Section 1. Required on all transactions shall be two signatures, one of these to be a primary signer which is the Town Administrator or Mayor. Secondary signers are any one of the other aldermen of the Town of Rancho Viejo.

Section 2. Required for entry to any safety deposit boxes shall be two signatures, one of these to be a primary signer which is the Town Administrator or Mayor. Secondary signers are any one of the other aldermen of the Town of Rancho Viejo.

Section 3. This resolution shall become effective on this the 14th day of July, 2020.

Cynthia Rathbun, Mayor	Fred Blanco, Town Administrator
Maribel B. Guerrero, Alderwoman	Grace Salinas, Alderwoman
Craig Grove, Alderman	David L. Tumlinson, IV., Alderman
Javier Vera, Alderman	
PASSED, ADOPTED AND APPROVED by the I the 14^{th} day of July, 2020.	Board of Aldermen of the Town of Rancho Viejo, on this
ATTEST:	Cyndie Rathbun, Mayor
Fred Blanco, Town Administrator	

22.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

RESOLUTION NO.

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

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

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

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

SECTION 1. That the provisions of 33.07 be adopted and that Ad Valorem taxes remaining unpaid on July 1, 2020, be subject to fifteen (15) percent collection penalty.

SECTION 2. That the governing body of the TOWN OF RANCHO VIEJO complied with Section 6.30 of the Code in that a delinquent tax collection contract is presently in force with Linebarger, Goggan, Blair & Sampson, LLP of Brownsville, Texas.

PASSED, ADOPTED AND APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS AT A REGULAR MEETING ON THIS THE 14^{TH} DAY OF JULY, 2020.

Cyndie Rathbun, Mayor

ATTEST:

Fred Blanco, Town Administrator

23.Consideration/Action on a Resolution of the Town of Rancho Viejo, Texas, appointing a Designated Officer or Employee to Calculate the No-New-Revenue and the Voter-Approval Tax Rates for Tax Year 2020

OFFICE OF THE TAX ASSESSOR-COLLECTOR

P.O. BOX 952 BROWNSVILLE, TEXAS 78522-0952

ANTONIO "TONY" YZAGUIRRE, JR. TAX ASSESSOR-COLLECTOR



RICK CAMARILLO CHIEF DEPUTY

BROWNSVILLE MAIN OFFICE 835 E. LEVEE ST. (956) 544-0800 FAX: 544-0808

May 27, 2020

BROWNSVILLE SOUTHMOST BRANCH OFFICE 2900 SOUTHMOST ROAD TOWN OF RANCHO VIEJO CYNDIE RATHBUN-MAYOR 3301 CARMEN AVE RANCHO VIEJO, TX 78575

ROAD (956) 574-8176 FAX: 574-8176

Dear Taxing Authority:

BROWNSVILLE WESTSIDE BRANCH OFFICE 1763 MILITARY HIGHWAY (956) 542-5854 FAX: 542-6673

After the passing of Senate Bill 2, each taxing unit's governing body is required to designate an officer or employee **by August 1**st, to calculate the <u>no-new-revenue</u> and the voter<u>-approval tax</u> rates for the taxing unit. Also, as per Property Tax Code Section 26.04(c), the designated person will also certify the accuracy of the Tax Rate Calculations worksheets.

BRANCH OFFICE 3302 WILSON RD. (956) 427-8013 FAX: 427-8017

Please forward our office the contact information of the individual designated who will be responsible for your governing body that will be working with our office on the adoption of your upcoming 2020 tax rates **prior to August 1**st.

SAN BENITO BRANCH OFFICE 1390 W. EXPWY 63 (956) 361-6232 FAX: 361-6235

The information requested should include, name, phone number, physical address, and email address at which this officer or employee can be reached.

LOS FRESNOS BRANCH OFFICE 745 W. OCEAN BLVD (956) 233-4494 FAX: 233-6154

As always if my office can be of any assistance on the upcoming changes caused by Senate Bill 2, please do not hesitate to call on us by contacting Rolando Cruz, Tax Bookkeeping Coordinator at (956) 550-1318 and/or Rick Camarillo, Chief Deputy at (956) 550-1315.

PORT ISABEL BRANCH OFFICE 505 HWY. 100 (956) 943-8101 FAX: 943-0184

200 INDUSTRIAL (956) 797-8075

LA FERIA

Respectfully,

Antonio "Tony" Yzaguirre, Jr. Tax Assessor Collector

RIO HONDO BRANCH OFFICE 125 W. COLORADO (956) 748-2345 FAX: 748-4622 Cc: Rick Camarillo-Chief Deputy

RESOLUTION NO.

CONSIDERATION/ACTION ON A RESOLUTION OF THE TOWN OF RANCHO VIEJO, TEXAS, APPOINTING A DESIGNATED OFFICER OR EMPLOYEE TO CALCULATE THE NO-NEW-REVENUE AND THE VOTER-APPROVAL TAX RATES FOR TAX YEAR 2020

The Board of Aldermen of the Town of Rancho Viejo, Texas, does hereby designate the following employee to be the Town's designated employee for purposes set forth in Chapter 26 of the Property Tax Code. The following designated employee shall calculate the no-new-revenue and the voter-approval tax rates for the Town and shall certify the accuracy of applicable tax rate calculations worksheets.

Designated Employee:

Fred Blanco (Town Administrator)

Location of Office to be maintained by Designated Employee: Rancho Viejo Town Hall
3301 Carmen Ave
Rancho Viejo, Texas 78575

The designated employee listed was designated by resolution of the Board of Aldermen of the Town of Rancho Viejo at a public meeting duly held on the 14th day of July 2020. This resolution shall remain effective unless rescinded or amended by resolution of the Board of Aldermen of the Town of Rancho Viejo.

PASSED, ADOPTED AND APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS AT A REGULAR MEETING ON THIS THE 14TH DAY OF JULY 2020.

Cyndie Rathbun, Mayor

ATTEST:

Fred Blanco, Town Administrator

24.Consideration/Action on Employee Healthcare Benefits

TML Health Benefits Pool

MEDICAL COST PROJECTION Rancho Viejo

MEMBER OPTION 07/09/20

9% Increase

				3 Option 4		Cop	80			S3,000 Out Ded	\$0	\$30 00/	Plan Mac A Rx Plan		\$1,189.82			\$1,253,58	3 Option 4	Date Signature / Date
				Option 3	6.7% Increase	Copay-1K-5K ER	80% / 20%	PPO	\$1,000 In Ded	\$2,000 Out Ded	\$0 Tela Health Copay	\$30 OV/\$45 SP/\$75 UC/\$250 ER Copay	Mac A Rx Plan	\$451.66	\$1,264.62	\$916.86	\$794.92	\$1,332.38	Option 3	Signature / Date
				Option 2	5.6% Increase	Classic-1K-5K	80% / 20%	Obd	\$1,000 In Ded	\$2,000 Out Ded	\$0.Tela Health Consu	No OV/SP/UC/ER Copay	Mac A Rx Plan	\$446.98	\$1,251.52	\$907.36	\$786.68	\$1,318.58	Option 2	Signature / Date
	ı		I	Option 1	10.54% Increase	Classic-750-4K	80% / 20%	PPO	\$750 In Ded	\$1,500 Out Ded	\$4,000 III OOF	No OV/SP/UC/ER Copay	Mac A Rx Plan	\$467.90	\$1,310.10	\$949.84	\$823.50	\$1,380.32	Option 1	Signature / Date
2020-2021 Renewal New Rates P85-75-37.5-Mac A 80%, 50% PPO PPO \$750 In Ded \$1,000 Out Ded \$3,750 In OOP No OV Mac A	\$461.38 \$1,291.84	\$936.60 \$812.03 \$1,361.07	Signature / Date																	
2019-2020 Current Rates P85-75-37.5-Mac A 80%, 50% PPO \$750 in Ded \$1,000 Out Ded \$3,750 in OOP No OV Mac A	\$423.28 \$1,185.16	\$423.28 \$423.28 \$423.28																		sen:
Current Plan	EE EE + Dependents	EE + Spouse EE + Child(ren) EE + Family		New Plan Options	2020-2021									<u>.</u>	EE + Dependents	Constitution of the Consti	EE + Children)	EE + Family		Please sign & date option chosen:

THIS DOES NOT COMPLETE THE RERATE PROCESS. YOU WILL NEED TO SIGN THE MEMBER OPTION AND DO ONE OF THE FOLLOWING ASAP:

1. Scan an image of the signed member option and email it to sandy.erwin@tmlhb.org, or

2. Fax the signed member option to (512) 719-8302, attn: Sandy Erwin

THEN A NEW RERATE NOTICE WILL BE GENERATED AND MAILED TO YOU. THE RERATE SHEET MUST BE SIGNED AND

RECEIVED IN AUSTIN ASAP FOR THE NEW BENEFITS AND RATES TO BE EFFECTIVE FOR 10/01/2020.

25.Consideration/Action on Employment of a Regular Police Officer and Setting of Salary

26.Consideration/Approval to Declare One 2004 Chevrolet Silverado Pickup (Seized Vehicle that is Asset Forfeiture) Surplus Property to be Sold and Authorize the Police Chief/Mayor to Accept the Highest Offer

27.Consideration/Approval to Declare One 2009 Dodge Charger Surplus Property to be Sold and Authorize the Police Chief/Mayor to Accept the Highest Offer

28.June 2020 Police Report – Chief of Police

RANCHO VIEJO POLICE DEPARTMENT

MONTHLY STATISTICAL REPORT

MONTH OF: June 2020

ſ	CRIMINAL VIOLATION IDENTITY THEFT	CURRENT 1	PRIOR 0	
	1200 Blk. Santa Ana Ave., Resident had his CRIMINAL MISCHIEF/ TRESPASS	1	0	ney/ PayPal
	10 Blk. Alvarado Ave., Resident's next door HARASSMENT	r neighbor getting 1	g into pool. 0	
	100 Blk. Pizarro Ave., Resident harassed b TOTAL	y her ex-husban 3	d 0	
II	MISCELLANEOUS INCIDENTS DOMESTIC DISPUTE 300 Blk. Bolivar Ave., Verbal disturbance be 100 Blk. Pizarro Ave., Verbal disturbance be 500 Blk. Bolivar Ave., Verbal disturbance be 4600 Blk. Carmen Ave., Verbal disturbance	etween resident etween girlfriend	and male sub and ex boyfri	end
	3600 Blk., Carmen Ave., Verbal disturbance			
	SUSPICIOUS PERSON/ ACTIVITY 3500 Blk. Carmen Ave., Resident reported	2 receiving scam	2 call claiming to	be from Browns P D
	500 Blk. Bolivar Ave., Resident reported a s PROPERTY DAMAGE			
	Carmen/ Hidalgo inters., Damaged to vehic WELFARE CONCERN	le from pothole l	believed cause	ed by construction.
	2200 Blk. El Dorado Ave., Concerned citize			en for days found on the floor
	200 Blk. Santa Ana Ave., Citizen requested 200 Blk. Santa Ana Ave., Missing persons r			
	200 Blk. Santa Ane Ave., Citizen reported of	pen door		
	INFORMATION REPORT 400 Blk. Bolivar Ave., Resident reported los	2 st wallet	0	
	100 Blk. Carmen Ave., Resident reported he		ne	
	AMBULANCE CALLS	3	0	
	4500 Blk. Carmen Ave., Incoherent residen 3700 Blk Carmen Ave., Unresponsive resid 3500 Blk. Carmen Ave., Deceased resident	ent transported	to the hospital	ā
	VEHICLE CRASHES	2	0 viius.	
	100 Blk. Carmen Ave., Minor crash between			i de la companya de
	1 Blk. Rancho Viejo Dr., Minor crash between	en moving goit c	art and parke	d venicie
	TOTAL	17	8	
Ш	CRIMINAL ARREST ADULT OFFENDER Assault Family Violence D. W. I.	2	1	
	JUVENILE OFFENDER	0	0	
	TOTAL	2	1	
IV	VEHICLE TRAFFIC INFRACTION		15	YTD
	WRITTEN CITATIONS	14	24	166
	WRITTEN WARNINGS	5	17	65
	TOTAL	19	41	231

V	MUNICIPAL ORD. INFRACTION			
	WRITTEN CITATIONS	0	1	3
	WRITTEN WARNINGS	0	0	0
	TOTAL	0	1	3
VI	POLICE			
	MILEAGE PATE	ROL 6,746	5,952	
	WARRANTS / C	.I.D. 0	0	
	O.P.S.G. / BORDER STAR (GRA	NT) 442	555	

VII POLICE CHIEF COMMENTS

29.Adjourn