



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
APRIL 12, 2022
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 APRIL 12, 2022, 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 March 8, 2022
6. Update from Beautification Committee
7. Discussion on Ordinance No. 247 Concerning Special Events
8. Consideration/Action on Petition for Annexation by Rancho Cordillera, LLC Concerning a 66.050 acre tract, more or less, out of Tract II (39.082 acres) and Tract III (39.757 acres), (Volume 20087, Page 297, C.C.O.R.) out of a 119.824 acre tract (described as 120.00 acres), out of a 1,229.83 acre tract conveyed to Valley Inn and Country Club, Inc. by instrument dated December 3, 1971 (Cameron County Deed Records, Volume 922, Page 881-883), in share 1, Espiritu Santo Grant, Cameron County, Texas.
9. Consideration/Discussion on Open Burning Ordinance
10. Discussion/ Action on the Extension of the Disaster Declaration filed with the Office of the Governor
11. Street Committee Report
12. Consideration/Action to Approve Air Conditioning/Heating Systems Service Agreement with Sunwave Air Conditioning, LLC.
13. Consideration/Action to Approve Application for Service and New Energy Usage Price Rate with Direct Energy
14. Consideration/Action to Approve 2022 Consumer Price Index (CPI) Adjustment to Municipal- Telecommunications Right-of-Way Access Line Rates
15. Consideration/Approval to Designate the Town of Rancho Viejo Town Hall as an Early Voting Site for the General and Special Elections to be held on May 7, 2022
16. Consideration/Approval to Designate the Town of Rancho Viejo Town Hall as an Early Voting Site for the Democratic and Republican Primary Runoff Election to be held on May 24, 2022
17. Consideration/Approval of a Resolution of the Board of Aldermen of the Town of Rancho Viejo, Texas, for the Submission of a Grant Application to the Office of the Governor, Homeland Security Grants Division, Operation Stone Garden Grant
18. Consideration/Action on Employment of Regular Police Officer and Setting of Salary
19. March 2022 Police Report - Police Chief
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 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 April 8, 2022 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 Guerrero

2. Roll Call

by Isabel Perales

Alderwoman Kaechele

Alderman Hernandez

Alderman Ricoy

Alderman Tumlinson

Alderman Vera

Legal Counsel, Daniel Rentfro.

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 March 8, 2022

MINUTES OF A REGULAR MEETING
TOWN OF RANCHO VIEJO
March 8, 2022

A REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, March 8, 2022, 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 Guerrero at 6:00 p.m.

2. ROLL CALL:

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

Laura Kaechele
Marcos Ricoy
Alfredo Hernandez
David Tumlinson

Members absent:

Javier Vera

A quorum was present at the meeting.

Legal counsel, Daniel Rentfro and Town Administrator, Fred Blanco were also present at the meeting.

Those present in the audience were:

Elizabeth Harris	Bonnie Emerson	Luke Fruia
Mark Johnson	Dionel Ortiz	Maria V. Garza
Cyndie Rathbun	Michael Stone	Rosie Fruia
Luke Fruia		

3. INVOCATION AND PLEDGE:

Alderman Tumlinson led the group in the invocation and in the pledge of allegiance to the American and Texas flag.

4. PUBLIC COMMENT:

Motion was made by Alderman Tumlinson, seconded by Alderman Hernandez, and unanimously carried to open the meeting for public comment.

Maria Garza announced the Great American Clean Up to be held April 9, 2022 from 9:00 A.M.—12:00 P.M. on behalf of the Beautification Committee and Keep Rancho Viejo Beautiful. Cyndie Rathbun talked about supporting the Beautification Committee and maintenance and continuity of the beautification of the main entrances to the town as well as town hall. Bonnie Emerson addressed the community outreach for the Farmer's Market. Liz Harris, Mark Johnson, Luke Fruia, Michael Stone and Cyndie Rathbun all mentioned their support for the Farmer's Market and mentioned the benefits to the community, vendors, and small businesses.

Motion was made by Alderman Tumlinson, seconded by Alderman Ricoy, and unanimously carried, to close the public comment.

5. APPROVAL OF MINUTES – REGULAR MEETING FEBRUARY 8, 2022, SPECIAL MEETING FEBRUARY 17, 2022:

Motion was made by Alderman Ricoy, seconded by Alderman Tumlinson, and unanimously carried, to approve the minutes for Regular Meeting held February 8, 2022, and the minutes of a Special Meeting held February 17, 2022, as written.

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

Motion was made by Alderman Tumlinson, seconded by Alderman Ricoy, and unanimously carried to approve the Extension of The Disaster Declaration Filed with the Office of the Governor.

7. CONSIDERATION/ACTION ON AN ELECTION EQUIPMENT LEASE AGREEMENT WITH CAMERON COUNTY:

Town Administrator Fred Blanco gave a summary on the election lease agreement. Motion was made by Alderwoman Kaechele, seconded by Alderman Hernandez, and unanimously carried, to approve the agreement with Cameron County for the Lease of Election Equipment.

8. CONSIDERATION/ACTION ON RESOLUTION ON APPOINTMENT OF ELECTION JUDGES, APPOINTMENT OF EARLY VOTING BALLOT BOARD, AND RATE OF PAY FOR ELECTION JUDGES:

Motion was made by Alderman Tumlinson, seconded by Alderman Ricoy, and unanimously carried to approve Resolution No. 371 – A RESOLUTION ON APPOINTMENT OF ELECTION JUDGES, APPOINTMENT OF EARLY VOTING BALLOT BOARD, AND RATE OF PAY FOR ELECTION JUDGES.

9. DISCUSSION/ACTION TO ESTABLISH A TREE PRESERVATION ORDINANCE:

Motion was made by Alderman Tumlinson, seconded by Alderman Ricoy and unanimously carried, to approve Ordinance No. 249 – AN ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS PROVIDING FOR LANDSCAPE PLANNING AND MINIMUM TREE PLANTING IN CONNECTION WITH BUILDING PERMITS; PROVIDING FOR A PENALTY, PROVIDING FOR AN EFFECTIVE DATE, AND PUBLICATION IN CAPTION FORM.

10. STREET COMMITTEE REPORT:

Mayor Guerrero gave an update on street paving, she stated that VMUD#2 is going to do a final walkthrough for release on final completion on the paving improvements on sections of Bolivar, Cortez, Pizarro and Hidalgo. The Mayor also mentioned that there was a meeting with HOA regarding an issue with a private drive at the intersection of Avenida de Estrellas and Santa Ana.

11. BUILDING COMMITTEE REPORT:

Town Administrator Fred Blanco gave a summary of the February 2022 Building Report.

12. CONSIDERATION/APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, FOR THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION, OPERATION LOCAL BORDER SECURITY GRANT:

Motion was made by Alderman Hernandez, seconded by Alderwoman Kaechele, and unanimously passed, to approve Resolution No. 372 – A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, FOR THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION, OPERATION LOCAL BORDER SECURITY GRANT - Grant Number: 2993608 (Continuation Project).

13. Consideration/Action on Employment of Regular Police Officer and Setting of Salary:

Motion was made by Alderman Tumlinson, seconded by Alderwoman Kaechele, and unanimously carried, to approve the employment of Miguel Camero as a regular Police Officer and setting a salary of \$42,000.00.

14. February 2022 Police Report –Police Chief:

Police Chief Tyler presented the February 2022 Police Report and gave a summary of the fuel log and letters of commendation for 2 officers.

15. ADJOURN:

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

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Maribel B. Guerrero, Mayor

DATE: _____

6. Update from Beautification Committee

7. Discussion on Ordinance No. 247 Concerning Special Events

8. Consideration/ Action on
Petition for Annexation by Rancho
Cordillera, LLC Concerning a 66.050
acre tract, more or less, out of Tract
II (39.082 acres) and Tract III
(39.757 acres), (Volume 20087,
Page 297,C.C.O.R.) out of a 119.824
acre tract (described as 120.00
acres), out of a 1,229.83 acre tract
conveyed to Valley Inn and Country
Club, Inc. by instrument dated
December 3, 1971 (Cameron County
Deed Records, Volume 922, Page
881-883), in share 1, Espiritu Santo
Grant, Cameron County, Texas.

Anthony De Ponce, Owner: Rancho Cordillera, LLC

April 4th, 2022

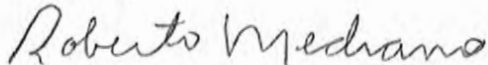
Mr. Fred Blanco, Town Administrator
3301 Carmen Ave.
Rancho Viejo, TX 78575

Subject: Petition to Annex Rancho Cordillera, 66.05 Acres, Request to be Placed on the April Planning and Zoning Commission Meeting and Future Regular Board Meeting for Consideration and Adoption

Mr. Blanco:

Attached you will find information respectfully submitted as backup to an agenda item at the April regular Planning and Zoning Commission meeting and eventually the Board of Aldermen of the Town of Rancho Viejo. The information includes the notarized annexation petition form and a preliminary survey. We trust that the information is complete and sufficient for the Planning and Zoning Commission and Board of Aldermen to consider and act accordingly in due time. Please note, if you discover that more information is needed, please let me know as soon as possible and we will respond immediately. Please let me know if you have any questions or need further information. Thanks for your consideration and time.

Sincerely,



Roberto Medrano, Agent
Acting in behave of Anthony De Ponce, Owner

Xc: File

Isabel Perales, Town Secretary

PETITION REQUESTING ANNEXATION BY AREA LAND OWNER

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 Town limits so as to include as part of the Town of Rancho Viejo, Texas, the property described in exhibit A, attached.

I certify that the tract of land described 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 acknowledged 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 for Single Family Residential, Multi-Family, and commercial use;
2. Single-family residential lots shall not exceed 80 Ft. X 120 Ft. (9,600 SQ Ft) to avail the market trend;
3. 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. 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".
4. Adopt a "Burn Ordinance" to facilitate land development.

Submitted this the 4th day of April, 2022.

GOLDEN ESTANCIAS, LLC.

Signed [Signature]

By its President and Development Manager
Anthony De Ponce and/or

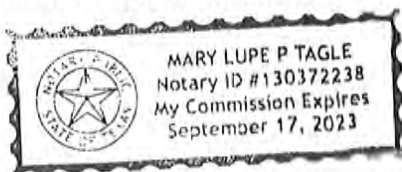
Signed [Signature]

Roberto Medrano, Agent

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 2 day of April, 2022



[Signature]
Notary Public in and for Cameron County

FW: 66.03 Acre Tract

From: Scott Fry <sfry@VMud2.org>
Sent: Fri, Apr 8, 2022 at 9:09 am
To: townhall@ranchoviejotexas.com

From: Scott Fry
Sent: Friday, April 08, 2022 9:03 AM
To: 'fblanco@ranchoviejotexas.com' <fblanco@ranchoviejotexas.com>; 'iperales@ranchoviejotexas.com' <iperales@ranchoviejotexas.com>
Cc: rmedrano@mustardseedsa.org
Subject: 66.03 Acre Tract

Fred/Isabel,

Tony De Ponce has requested a letter of availability for utilities for a 66.03 acre tract which lies along the north side of FM1732, just west of Paso del Rio Subdivision. I would normally issue a letter of availability on letterhead, but I have just returned from a conference in San Antonio, and our computer servers are not working this morning. The subject property has access to potable water via a 12-inch water line located across FM1732. This will require a crossing of the highway which the developer will be responsible for. When Mr. De Ponce developed the Las Haciendas Subdivision, he installed a lift station and sewer line at an adequate depth to serve most of, if not all of this property. There is a sanitary sewer manhole with sufficient depth to serve most of, if not all of this property which is located on the west side of Paso del Rio Street. In order to access this manhole, he will have to dedicate a sufficiently wide easement over one of the lots of the Paso del Rio Subdivision. It is my understanding that he still has a controlling interest in those Paso del Rio lots. So, sewer is available, but it will require an easement. If the existing sewer system is not of sufficient depth to reach the entire 66 acre tract, then the developer may be required to install another lift station.

This notice of service availability is being sent to notify the appropriate parties that this property has access to water and sewer. This communication is not intended to imply that the District has unlimited water and sewer capacity. A determination will have to be made at a later date as to the District's ability to serve this property based on future development plans.

If you have any questions, please contact me.

Thank you,

Scott Fry, P.E., CFM
General Manager
Valley Municipal Utility District No. 2
Rancho Viejo, Texas



G-E&S

**GONZALEZ
ENGINEERING & SURVEYING INC.**

Texas Engineering Firm Reg. No. F-1
Texas Surveying Firm Reg. No. 10044700

April 7, 2022
G-E&S # 3724-G-001

METES AND BOUNDS DESCRIPTION 66.050 ACRE TRACT

Being a 66.050 acre tract, more or less, out of Tract II (39.082 acres) and Tract III (39.757 acres), (Volume 20087, Page 297, C.C.O.R.) out of a 119.824 acre tract (described as 120.00 acres), out of a 1,229.83 acre tract conveyed to Valley Inn and Country Club, Inc. by instrument dated December 3, 1971 (Cameron County Deed Records, Volume 922, Page 881-883), in Share 1, Espiritu Santo Grant, Cameron County, Texas; and said 66.050 acre tract being more particularly located and described as follows:

Commencing at a 1/2" iron rod found on the north right-of-way line of Olmito Cavazos Road (F.M. 1732, 120.00' R.O.W.), same being at the southeast corner of Lot 1, Block 1, Paso Del Rio Subdivision, recorded in Cabinet 1, Slot 3864, Map Records of Cameron County, Texas; Thence, along the north right-of-way line of Olmito Cavazos Road, North 83°16'23" West a distance of 303.01, to a corner of this 66.050 acre tract and Place of Beginning;

Thence, continuing along the north right-of-way line of Olmito Cavazos Road, North 83°16'23" West a distance of 948.11 feet to a 1/2" iron rod found for a corner of this tract;

Thence, leaving the north right-of-way line of Olmito Cavazos Road, along the east boundary line of a 6.52 acre tract, North 06°43'37" East a distance of 251.77 feet to a 1/2" iron rod found for a corner of this tract;

Thence, North 83°16'23" West a distance of 48.46 feet to a 1/2" iron rod found for a corner of this tract;

Thence, North 06°43'37" East a distance of 113.04 feet to a 1/2" iron rod found for a corner of this tract;

Thence, North 17°09'00" West a distance of 67.98 feet to a 1/2" iron rod found for a corner of this tract;

Thence, North 83°16'23" West, at a distance of 355.38 feet, a 1/2" iron rod found; a total distance of 527.13 feet to a corner of this tract;

Thence, North 06°40'01" East at a distance of 1331.17 feet a 1/2" iron rod found at a 5.0 offset to the west; a total distance of 1316.03 feet to the northwest corner of this tract;

Thence, South 83°16'23" East, at a distance of 969.13 feet a 1/2" iron rod found at a 1.6 feet offset to the south; a total distance of 1920.60 feet to the northeast corner of this tract, located at the center of a manmade resaca 15.0 feet west of a 1/2" iron rod found;

Thence, South 06°43'37" West, along the west boundary line of Las Haciendas at Rancho Viejo Subdivision Section One (Cab. 1, Slot 2582A, C.C.M.R.), and the center line of a manmade resaca, a distance of 1143.00 feet to a corner of this tract, located 99.63 feet north of a 1/2" iron rod found;

Thence, North 83°16'23" West, at a distance of 47.90 feet, a 1/2" iron rod found; at a total distance of 368.01 feet to a 1/2" iron rod found for a corner of this tract;

Thence, South 06°43'37" West, along the west boundary line of Paso Del Rio Subdivision, at a distance of 348.51 feet, a 1/2" iron rod found; a total distance of 600.00 feet to the Place of Beginning of this tract;

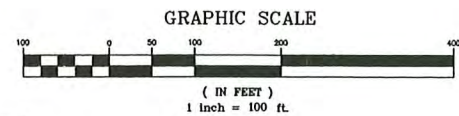
Containing 66.050 acres more or less.


Edmundo R. Gonzalez, R.P.L.S. No. 3732





PABLO VILLARREAL & JULIO C.
105.11 ACRES
(VOL. 1083, PG. 55, C.C.O.R.)



ERNEST DE LEON ET AL
152.9867 ACRES
VERA STRIP
(DEED NO. 201940206, C.C.O.R.)

66.050 ACRES GROSS

32.78 ACRES

33.27 ACRES

LAS HACIENDAS AT RANCHO VEJO
SUBDIVISION SEC. 1
(CAB. 1, SLOT 2582A, C.C.M.R.)

FLOOD ZONE:

THIS PROPERTY LIES IN FLOOD ZONE "AO" [EL. 11] AS PER THE F.I.A.
FLOOD INSURANCE RATE MAP OF COMMUNITY PANEL NO. 480610440,
EFFECTIVE FEBRUARY 16, 2018.

"The undersigned hereby certifies that this survey, as described
hereon, was made on the ground on 1/19/2022, that the only
improvements on the ground are as shown; that there are no
visible encroachments, visible overlappings, apparent conflicts,
or visible easements, except as shown hereon," substantially
conforms to the Minimum Standards of Practice as approved
by the Texas Board of Professional Engineers and Land
Surveyors.

Edmundo R. Gonzalez
EDMUNDO R. GONZALEZ, R.P.L.S. NO. 3732



BOUNDARY SURVEY

OF
BEING A 66.050 ACRE TRACT, MORE OR LESS, OUT OF TRACT II
(39.082 ACRES) AND TRACT III (39.757 ACRES), (VOLUME 20087,
PAGE 297, C.C.O.R.) OUT OF A 119.824 ACRE TRACT (DESCRIBED AS
120.00 ACRES), OUT OF A 1,229.83 ACRE TRACT (DESCRIBED AS
VALLEY INN AND COUNTRY CLUB, INC. BY INSTRUMENT DATED
DECEMBER 3, 1971 (CAMERON COUNTY DEED RECORDS, VOLUME 922,
PAGE 881-883), IN SHARE 1, ESPIRITU SANTO GRANT,
CAMERON COUNTY, TEXAS.



DATE: APR. 7, 2022 JOB NO.: 3724-G-001

9. Consideration/Discussion on Open Burning Ordinance

ARTICLE III. - OPEN BURNING

Sec. 26-48. - Outdoor burning prohibited.

No person shall burn any wood, brush, trash, papers, rubbish or garbage out-of-doors anywhere in the town. This article shall not prohibit the use of an outdoor fire for cooking or for recreation.

(Ord. No. 140, § 1, 2-11-2003)

Sec. 26-49. - Other burning prohibited.

No person shall burn any trash, papers, rubbish or garbage anywhere indoors in the town except in an incinerator complying with all applicable laws and ordinances.

(Ord. No. 140, § 2, 2-11-2003)

Sec. 26-50. - Heating and cooking stoves.

Nothing in this article shall be deemed to prohibit the use of wood in stoves used for cooking, the use of wood in fireplaces for decorative fires or the use of wood in fireplaces or stoves designed for heating.

(Ord. No. 140, § 3, 2-11-2003)

Sec. 26-51. - Governmental exemption.

Nothing in this article shall be deemed to prohibit the control burning by a governmental entity.

(Ord. No. 140, § 4, 2-11-2003)

10. 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 PROVINCE, 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, JUNE 9, 2020, JULY 14, 2020, AUGUST 11, 2020, SEPTEMBER 8, 2020, OCTOBER 12, 2020, NOVEMBER 17, 2020, DECEMBER 8, 2020, JANUARY 12, 2021, FEBRUARY 9, 2021, MARCH 9, 2021, APRIL 13, 2021, MAY 11, 2021, JUNE 8, 2021, JULY 13, 2021, AUGUST 10, 2021, SEPTEMBER 14, 2021, OCTOBER 12, 2021, NOVEMBER 9, 2021, DECEMBER 14, 2021, JANUARY 11, 2022, FEBRUARY 8, 2022 AND MARCH 8, 2022.

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 APRIL 20, 2022 TO MAY 19, 2022, 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 APRIL 20, 2022 TO MAY 19, 2022, UNLESS TERMINATED EARLIER BY OPERATION OF LAW OR FURTHER ACTION OF THE BOARD OF ALDERMEN.

ORDERED THIS 12TH DAY OF APRIL 2022, PURSUANT TO THE ACTION OF THE BOARD OF ALDERMEN ON SAID DATE.

MARIBEL B. GUERRERO,

TOWN OF RANCHO VIEJO MAYOR
RANCHO VIEJO, TEXAS

11. Street Committee Report

12. Consideration/ Action to
Approve Air Conditioning/
Heating Systems Service
Agreement with Sunwave Air
Conditioning, LLC.

Proposal



SUNWAVE AIR CONDITIONING, LLC.

7250 N. Expressway
OLMITO, TX 78575
State Lic. #TACLA012932E
(956) 350-4813

PROPOSAL SUBMITTED TO: TOWN OF RANCHO VIEJO	PHONE: 350-4093	DATE: 02-16-2022
STREET: 3301 CARMEN AVE.	JOB NAME:	
CITY, STATE AND ZIP CODE: RANCHO VIEJO, TX	JOB LOCATION:	

We Propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

_____ dollars **\$153.50**

Payment to be made as follows: **10 DAYS FROM DAY OF NOTICE**

All Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specification below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Authorized
Signature

TOMAS GUTIERREZ

Note: This proposal may be
withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

SERVICE AGREEMENT FOR ONE YEAR:

TO INSPECT AND SERVICE THREE AIR CONDITIONING/HEATING SYSTEMS.

THE SERVICE AGREEMENT CONSISTS OF REPLACING THROW AWAY FILTERS ON EVERY MONTHLY VISIT AND AN INSPECTION OF THE EQUIPMENT TO ENSURE THAT IT IS OPERATING PROPERLY. ANY PARTS, REFRIGERANT, BELTS, OR ADDITIONAL LABOR WILL REQUIRE US TO QUOTE AN ADDITIONAL PRICE TO MANAGEMENT.

THE INSPECTION AND MAINTENANCE TO BE PERFORMED AS PART OF THIS AGREEMENT INCLUDES 12 MONTHLY INSPECTIONS PER YEAR. THE INSPECTIONS WILL BE PERFORMED ONLY DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, BETWEEN 8:00 A.M. AND 5:00 P.M., NOT INCLUDING HOLIDAYS.

SERVICE AGREEMENT ----- \$153.50 MONTHLY

***TAX EXEMPT**

***FILTERS PROVIDED. VISUAL INSPECTION OF INDOOR AND OUTDOOR UNITS. VISUAL INSPECTION OF BELTS TO SEE IF THEY ARE WORN.**

Acceptance of Proposal The Above prices, specifications and conditions
are satisfactory and are hereby accepted. You are authorized to do the work as
specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

13. Consideration/ Action to Approve Application for Service and New Energy Usage Price Rate with Direct Energy



APPLICATION FOR SERVICE
Direct Energy Texas Powerlock Product
Dated: 03/04/2022

COMPANY INFORMATION

Company Name: Town Of Rancho Viejo

Address:

3301 Carmen Ave

Rancho Viejo, TX 78575-5203

CONTACT INFORMATION

First Name: Fred

Last Name: Blanco

Primary Phone: 956-350-4093

Secondary Phone:

Email: fblanco@ranchoviejotexas.com

ACCOUNT INFORMATION

Service Location Address	City	State	Zip	Utility #	Utility	Enrollment Type
982 STREETLIGHT STLG 122LED	Rancho Viejo	TX	78575- 5203	10032789461952632	AEP Texas Central Company	MVI

☐ Check here to consolidate billing for these accounts.

POWERLOCK PRODUCT PLAN - IMPORTANT TERMS

Initial Contract Period: 12 months

Start Date: 03-2022

Price: 0.0873/kWh

The Monthly base charge per account is \$0.0

The Total Average Price per account for 3,500 kWh of consumption is \$0.143762 per KWh.

I prefer to receive information from Direct Energy Business in (check one): ☒ English ☐ Spanish

Cancellation by You: You may cancel your agreement with Direct Energy Business for the reasons stated at the bottom of this page without penalty. If you want to cancel for any other reason, you may do so at any time by providing notice and paying the Cancellation Fee as stated below. Also, you can drop an Account from service at any time by providing notice and paying the Cancellation Fee.

Cancellation Fee: The Cancellation Fee is the higher of either (a) \$500 or (b) \$0.01 multiplied by the most recently billed



APPLICATION FOR SERVICE
Direct Energy Texas Powerlock Product
Dated: 03/04/2022

COMPANY INFORMATION

Company Name: Town Of Rancho Viejo
Address:
3301 Carmen Ave
Rancho Viejo, TX 78575-5203

CONTACT INFORMATION

First Name: Fred
Last Name: Blanco
Primary Phone: 956-350-4093
Secondary Phone:
Email: fblanco@ranchoviejotexas.com

ACCOUNT INFORMATION

Service Location Address	City	State	Zip	Utility #	Utility	Enrollment Type
982 STREETLIGHT STL 122LED	Rancho Viejo	TX	78575-5203	10032789461952632	AEP Texas Central Company	MVI

☐ Check here to consolidate billing for these accounts.

POWERLOCK PRODUCT PLAN - IMPORTANT TERMS

Initial Contract Period: 24 months

Start Date: 03-2022

Price: 0.0785/kWh

The Monthly base charge per account is \$0.0

The Total Average Price per account for 3,500 kWh of consumption is \$0.134962 per kWh.

I prefer to receive information from Direct Energy Business in (check one): ☒ English ☐ Spanish

Cancellation by You: You may cancel your agreement with Direct Energy Business for the reasons stated at the bottom of this page without penalty. If you want to cancel for any other reason, you may do so at any time by providing notice and paying the Cancellation Fee as stated below. Also, you can drop an Account from service at any time by providing notice and paying the Cancellation Fee.

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APPLICATION FOR SERVICE
Direct Energy Texas Powerlock Product
Dated: 03/04/2022

COMPANY INFORMATION

Company Name: Town Of Rancho Viejo

Address:

3301 Carmen Ave
Rancho Viejo, TX 78575-5203

CONTACT INFORMATION

First Name: Fred

Last Name: Blanco

Primary Phone: 956-350-4093

Secondary Phone:

Email: fblanco@ranchoviejotexas.com

ACCOUNT INFORMATION

Service Location Address	City	State	Zip	Utility #	Utility	Enrollment Type
982 STREETLIGHT STLG 122LED	Rancho Viejo	TX	78575- 5203	10032789461952632	AEP Texas Central Company	MVI

☐ Check here to consolidate billing for these accounts.

POWERLOCK PRODUCT PLAN - IMPORTANT TERMS

Initial Contract Period: 36 months

Start Date: 03-2022

Price: 0.0737/kWh

The Monthly base charge per account is \$0.0

The Total Average Price per account for 3,500 kWh of consumption is \$0.130162 per kWh.

I prefer to receive information from Direct Energy Business in (check one): ☒ English ☐ Spanish

Cancellation by You: You may cancel your agreement with Direct Energy Business for the reasons stated at the bottom of this page without penalty. If you want to cancel for any other reason, you may do so at any time by providing notice and paying the Cancellation Fee as stated below. Also, you can drop an Account from service at any time by providing notice and paying the Cancellation Fee.

Cancellation Fee: The Cancellation Fee is the higher of either (a) \$500 or (b) \$0.01 multiplied by the most recently billed

14. Consideration/Action to Approve 2022 Consumer Price Index (CPI) Adjustment to Municipal Telecommunications Right-of-Way Access Line Rates



Public Utility Commission of Texas

1701 N. Congress Ave., PO Box 13326, Austin, TX 78711-3326

2022 CONSUMER PRICE INDEX (CPI) ADJUSTMENT TO MUNICIPAL TELECOMMUNICATIONS RIGHT-OF-WAY ACCESS LINE RATES

March 9, 2022

PURPOSE

This letter is to notify you that your city's 2021 maximum access line rates have increased by 2.5378% due to inflation, as measured by the CPI. This adjustment has been made pursuant to Chapter 283 of the Local Government Code (House Bill 1777).

DEFAULT RATES FOR 2022: NO CHANGE

Based on the choice made by your city in April 2021, your city's 2022 rate will either be adjusted for inflation, or will remain the same as your 2021 rate. According to our records, when similar CPI adjustments were made in April 2021, you opted NOT to adjust your rates for inflation, (i.e. you chose LESS than the maximum allowable CPI-adjusted rates). Therefore, your 2022 rates will REMAIN at your 2021 level and your rates will NOT increase. You have the option to refuse this default rate and request an increase in rates by taking the action explained below.

ACTION BY CITY: TO REQUEST AN INCREASE

(1) You do not have to respond if you desire to keep your 2022 rates at the 2021 levels. (2) Respond ONLY if you want an INCREASE from the 2021 rates. (3) To request an increase, notify the PUC using page 2 of this letter no later than April 30, 2022. (4) The PUC does not require City council authorization; however, if your city charter requires it, please do so immediately. (5) Verify your contact information and highlight any changes. (6) Make a copy of this document.

WHAT HAPPENS IF A CITY DOES NOT RESPOND BY APRIL 30, 2022?

If a city does not respond by April 30, 2022, the rates for your city will remain at the 2021 levels. The next opportunity to adjust your rates will be September 1, 2022.

WHAT HAPPENS NEXT?

The PUC will notify telephone companies of your desired rates and you will be compensated accordingly no later than July 1, 2022.

FUTURE REVISIONS TO CPI

The access line rates will be revised annually in March depending on whether the CPI changes for the previous year. If the CPI changes for the year 2022, you will receive a similar letter in 2023.

See over...

Town of Rancho Viejo

SECTION 1: Your new 2022 CPI adjusted maximum rates are as follows:

Residential: \$0.80 **Non-Residential:** \$1.74 **Point-to-Point:** \$2.60

SECTION 2: Your default rates for 2022 are as follows and are the same as your 2021 rates.

Note: This is lower because you have chosen to do so previously.

Residential: \$0.73 **Non-Residential:** \$1.61 **Point-to-Point:** \$2.41

To increase your default rates by any amount up to your 2022 maximum rates shown in SECTION 1, notify the PUC by completing the section below. You can mail or fax this page to the PUC. To accept rates in SECTION 2, no action is required.

I _____, Title _____, am an authorized representative for the City/Town/Village of _____. The City declines to accept the default rates indicated in SECTION 2 above. Instead, we choose the following rates: Residential _____; Non-Residential _____; Point-to-Point _____.

Date: _____ Signature: _____

Other Comments:

HOW TO RESPOND

Mail: Stephen Mendoza
Public Utility Commission
P.O. Box 13326
Austin, TX 78711-3326

INQUIRIES

Inquiries only. NOT for sending your response.
HB1777@puc.texas.gov
Phone No: 512-936-7394

Or FAX to Stephen Mendoza at: 512-936-7428

CITY CONTACT INFORMATION

Please notify us if the contact information we have on file for your city has changed. Thank you.

Phone No. 1: (956) 350-4093

Phone No. 2: _____

Fax No: (956) 350-4156

Email: fblanco@ranchovieiotexas.com

Address

F BLANCO TOWN ADM / SEC
or current city official responsible for right-of-way issues
TOWN OF RANCHO VIEJO
3301 CARMEN AVENUE
RANCHO VIEJO TX 78575

15. Consideration/ Approval
to Designate the Town of
Rancho Viejo Town Hall as an
Early Voting Site for the
General and Special Elections
to be held on May 7, 2022



REMI GARZA, CERA
ELECTIONS ADMINISTRATOR

March 23, 2022

Mr. Alfredo Blanco
Town Administrator
Rancho Viejo City Hall
3301 Carmen Ave.
Olmiteo, Texas 78575

Dear Mr. Blanco

This is our official request to designate the following location as Early Voting for General and Special Elections to be held on May 7, 2022:

Town of Rancho Viejo City Hall, 3301 Carmen Ave., Rancho Viejo, Texas

The dates and times for early voting are as follow:

Monday, April 25 thru Friday, April 29	9:00 a.m. to 7:00 p.m.
Saturday, April 30	10:00 a.m. to 5:00 p.m.
Monday, May 2 thru Tuesday, May 3	9:00 a.m. to 7:00 p.m.

If you agree, we will be delivering voting equipment a few days before Election Day begins. It will need to be stored in a secure area and be available during the election. We will also need three (3) folding tables, (4-6) chairs and working 120-volt electrical plugs for the equipment.

Upon consideration and agreement, please fax us a confirmation letter at (956) 550-7298 or email it to Maribel.diaz@co.cameron.tx.us. We greatly appreciate your help in making the approaching elections a success.

Thank you in advance for your consideration to this request.

Sincerely,

Remi Garza for Remi Garza

Remi Garza
Elections Administrator

16. Consideration/ Approval
to Designate the Town of
Rancho Viejo Town Hall as an
Early Voting Site for the
Democratic and Republican
Primary Runoff Election to be
held on May 24, 2022



REMI GARZA, CERA
ELECTIONS ADMINISTRATOR

March 23, 2022

Mr. Alfredo Blanco
Town Administrator
Rancho Viejo City Hall
3301 Carmen Ave.
Olmito, Texas 78575

Dear Mr. Blanco

This is our official request to designate the following location as an Early Voting site for the Democratic and Republican Primary Runoff Election to be held on May 24, 2022:

Town of Rancho Viejo City Hall, 3301 Carmen Ave., Rancho Viejo, Texas

The dates and times for early voting are as follow:

Monday, May 16 thru Friday, May 20


8:00 a.m. to 8:00 p.m.

If you agree, we will be delivering voting equipment a few days before Election Day begins. It will need to be stored in a secure area and be available during the election. We will also need three (3) folding tables, (4-6) chairs and working 120-volt electrical plugs for the equipment.

Upon consideration and agreement, please fax us a confirmation letter at (956) 550-7298 or email it to Maribel.diaz@co.cameron.tx.us. We greatly appreciate your help in making the approaching elections a success.

Thank you in advance for your consideration to this request.

Sincerely,

 for Remi Garza
Remi Garza
Elections Administrator

17. Consideration/ Approval
of a Resolution of the Board of
Aldermen of the Town of
Rancho Viejo, Texas, for the
Submission of a Grant
Application to the Office of the
Governor, Homeland Security
Grants Division, Operation
Stone Garden Grant

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS FOR THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION, OPERATION STONE GARDEN

WHEREAS, the Town of Rancho Viejo finds it in the best interest of the citizens of Rancho Viejo, Texas that the Operation Stone Garden be operated for the 2021 grant cycle (Fiscal Year); and

WHEREAS, the Town of Rancho Viejo agrees that in the event of loss or misuse of the Homeland Security Grants Division funds, the Rancho Viejo Police Department assures that the funds will be returned to the Homeland Security Grants Division in full; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Aldermen of the Town of Rancho Viejo to approve submission of the grant application for Operation Stone Garden to the Office of the Governor, Homeland Security Grants Division.

Grant Number: 3187007

PASSED, ADOPTED AND APPROVED by the Board of Aldermen of the Town of Rancho Viejo at a regular meeting on this 12th day of April 2022.

Maribel B. Guerrero, Mayor

ATTEST:

Fred Blanco, Town Administrator

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

19. March 2022 Police Report - Police Chief



RANCHO VIEJO POLICE DEPARTMENT
MONTHLY STATISTICAL REPORT
 MONTH OF: March 2022
 Chief Robert R. Tyler



I	PENAL CODE:	SECTOR	No.	Prior	YTD	ARST	COMMENTS
	SEXUAL ASSAULT					0	
	STALKING					0	
	ASSAULT FV			2	5	4	
	HARASSMENT		3	1	6	0	
	BURGLARY HAB					0	
	BURLGARY VEH				2	0	
	THEFT (M)			3	4	0	
	THEFT (F)					0	
	FRAUD/CREDIT				1	0	
	CRIMINAL MISCHIEF		1		1	0	
	POSSESSION (M)			2	3	0	
	POSSESSION (F)		1		1	0	Bridge Case
	EVADING ARREST (F)					0	
	IMPROPER PHOTO					0	
	BAIL JUMPING FTA					0	
	DWI		1		1	1	
	Public Intox		2	1	3	0	released to sober person
	DUTY STRIKING FIXT					0	
	CRIMINAL TRESPASS		3	3	8	0	
	UNLAWFUL RESTRT					0	
	TOTAL		11	12	35	5	
II	INCIDENT REPORTS:	SECTOR	NO.	Prior	YTD	Citation	COMMENTS
	DOMESTIC NV		9	5	14	0	
	Civil Dispute		4	3	7	0	
	WELFARE CHECK		5	4	9	0	
	Traffic Accident		2	1	3	0	
	Neighbor Disturbance		6	3	9	2	Illegal Dumping
	DIST (Music) (K9)		2	1	3	2	
	PUBLIC INTOX			1	1	0	
	Suspicious V/P		1	3	4		
	LOST/FOUND PROP			1	1	0	
	LIVESTOCK DIST				0	0	
	VEH IMPOUNDMENTS			1	1	0	
	ALARM RESIDENTIAL		9	7	16	0	
	EMS		2	7	9	0	
	FIRE		1	1	2	0	Veh Frontage/Carmen
	Agency ASSIST		2	4	6	1	CCSO Warrant 95
	TOTAL		43	42	85	5	
III	TRAFFIC STOPS:		NO.	Prior	YTD	Collect	Warrants Issued
	Citations		58	75	133	\$2,490	32

RT

MUNICIPAL COURT REPORT - FILED CASES

RANCHO VIEJO MUNICIPAL COURT
Report For March 1, 2022 Thru March 31, 2022 Page: 1
FILEDST

Violations by Filed Date...

TRAFFIC	41	
STATE LAW	13	
CITY ORDINANCE	4	
PARKING	0	
Total Filed Violations		58

Completed Cases...

Paid Fine...

TRAFFIC	6	
STATE LAW	1	
CITY ORDINANCE	0	
PARKING	0	
Total Paid Fines		7

Before Judge...

TRAFFIC	1	
STATE LAW	0	
CITY ORDINANCE	0	
PARKING	0	
Total Before Judge		1

Total Completed		8
-----------------	--	---

Other Completed...

DISMISSED BY PROSECUTOR

TRAFFIC	2	
STATE LAW	0	
CITY ORDINANCE	0	
PARKING	1	
Total		3

Total Other Completed		3
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Grand Total Completed		11
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Net Difference Filed/Complete		47
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Warrants...

Issued...

TRAFFIC	20	
STATE LAW	12	
CITY ORDINANCE	0	
PARKING	0	
Total Violations		32

MUNICIPAL COURT REPORT - FILED CASES

RANCHO VIEJO MUNICIPAL COURT
Report For March 1, 2022 Thru March 31, 2022 Page: 2
FILEDST

Total Warrants Issued 32

Cleared...

TRAFFIC	1
STATE LAW	1
CITY ORDINANCE	0
PARKING	0

Total Violations 2

Total Warrants Cleared 2

Change in Total Warrants 30

Other Paid Cases...

Paid Fine...

Total Other Paid Fines 4

FINE FINE	\$1,088.10
CCC20 CCC 2020	\$682.60
TFC TFC	\$28.88
AR ARREST FEE	\$55.04
STF19 STATE TRAFFIC FEE	\$481.34
LMCBSF Local Building Security Fund	\$53.95
LTPDF Local Truancy Prevention Fund	\$55.04
LMCTF Local Court Technology Fund	\$44.04
LMJF Local Municipal Jury Fund	\$1.11
Total Fees/Fines Paid	\$2,490.10

20. Adjourn