



NOTICE OF A PUBLIC MEETING

NOTICE is hereby given of a REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Tuesday, July 14, 2026, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

Call to Order

1. Roll Call
2. Invocation and Pledge

Mayor's Report

3. Mayor's Updates

Public Comment

(The public is allowed 3 minutes per person to address the Board on any topic. There will be no discussion or formal action taken during this agenda item. The speaker must identify themselves before speaking with name and address.)

Consent Agenda

4. Approval of Minutes – Regular Meeting June 23, 2026

Project Updates

5. Update and report on the UPRR Quiet Zone request
6. Update and report on the Cul-de-sac Phase I project
7. Update and report on the Omni Fiber project

Business Items (Discussion & Action)

8. Presentation and Consideration of Acceptance of Audit Report for Fiscal Year Ending September 30, 2025.
9. Consideration/Action of Resolution Extending the Provisions of section 33.07 of the Property Tax Code which enables the Governing body to assess an Additional Collection Penalty.
10. 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 2026.
11. Consideration/Action on nominations for Beautification Committee.
12. Consideration/Action on Employee Healthcare Benefits.

Reports

13. June 2026 Police Report – Chief of Police
14. Town Administrator Report

Final Public Comment

15. Public Comment (3 minutes; no formal action will be taken)

Adjournment

16. Adjourn


Patty Flores, Town Administrator



Note: Pursuant to Section 551.127, Texas Government Code, any Alderman may attend this meeting remotely using videoconferencing technology. During the portions of the meeting open to the public, the video and audio feed can be viewed and heard by the public at the address posted above as the location of the meeting.

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 July 8, 2026, at 4:00 PM and which will be continuously posted for a period of three (3) business days prior to the date and time said meeting was convened.

ATTEST: 
Patty Flores, Town Administrator

TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
MINUTES OF A REGULAR MEETING
JUNE 23, 2026

A REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on Tuesday, June 23, 2026, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS TO CONSIDER THE FOLLOWING ITEMS:

CALL TO ORDER:

The meeting was called to order by Mayor Todd Day at 6:03 PM.

1. ROLL CALL:

Roll call was made by Town Administrator Patty Flores.

Members present at the meeting were: Vanessa Villarreal, Abelardo Gonzalez, Javier Vera, Peter Harris.

Members absent: Marcos Ricoy

A quorum was present at the meeting.

Legal Counsel David Irwin, Police Chief Arturo Huerta, and Town Administrator Patty Flores, were also present at the meeting.

Those present in the audience were:

Judy Kennedy	Fred Kennedy	Mary P. Garza	Ricardo Gonzalez
Mario Aviles	Jon Ibarra	Giselle Ramos	Alessandro Ramos
Alan Ramos, Jr.	Abel Hinojosa	Kristen Kline	

2. INVOCATION AND PLEDGE:

Alderman Vera led the group in the invocation and the Pledge of Allegiance to the American and Texas Flags.

3. MAYOR'S COMMENTS:

Mayor Todd Day reported that soil samples were taken for the pavilion project and we are currently waiting on updated plans. The Town is actively looking for local contractors to handle concrete work, and the electrical contracts for Archer Construction need to be secured. Regarding the Union Pacific Railroad Quiet Zone request, a meeting took place on June 25, and the project is now waiting for plans. For local infrastructure and utilities, AEP has completed the streetlights, though some amber elements remain and they are currently working on additional lights. On the phase 1 cul-de-sac project the Carmen cul-de-sac is not ready to be worked on VMUD is also delayed, caliche is being laid today so paving can start Monday. Phase 2 will be delayed to next fiscal year.

The Omni project is temporarily on hold under a new procedure requiring a joint inspection with VMUD before moving forward. Progress is being made on right-of-way (ROW) management, as the ROW ordinance is being updated with the Strategic Planning Committee. A meeting was held with TxDOT to seek permission for an 8-foot ROW, and Union Pacific (UP) was contacted regarding permission to clear and maintain the area. Finally, a complete review and modernization of town ordinances is underway;

suggestions will be put forward for board review and committee feedback before heading to the SPC and to the Board of Aldermen for final approval.

PUBLIC COMMENT:

Motion was made by Alderman Vera, seconded by Alderman Harris, and unanimously carried, to open public comment.

Fred Kennedy expressed his concerns regarding the Town's current appearance, noting issues with high grass, deep potholes, and uncollected palm fronds. He emphasized a desire to revitalize the area and improve its overall aesthetic, calling for increased code enforcement to address these community maintenance needs.

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

4. APPROVAL OF MINUTES – REGULAR MEETING MAY 12, 2026:

Motion was made by Alderwoman Villarreal, and seconded by Alderman Vera, to approve the minutes of a Regular Meeting held on May 12, 2026, as written.

5. RATIFICATION OF ACTION TAKEN ON MAY 4, 2026 TO AUCTION C21 – 2021 CHEVROLET TAHOE UNIT WHICH WAS DECOMMISSIONED ON MARCH 19, 2026:

Motion was made by Alderman Vera, seconded by Alderman Gonzalez, and unanimously carried, to ratify action taken on May 4, 2026, to auction unit C21- 2021 Chevrolet Tahoe that was decommissioned on March 19, 2026.

6. DISCUSSION/ACTION ON PURCHASE OF POLICE VEHICLE WITH OOG FUNDS. 12VE-00-MISS- VEHICLE, SPECIALED MISSION IN ACCORDANCE WITH GRANT GUIDELINES OF OOG AWARD FOR OPERATION STONEGARDEN FY25, GRANT NUMBER 3187011:

A motion was made by Alderman Gonzalez, seconded by Alderwoman Villarreal, and unanimously carried approve the purchase of a police vehicle with OOG funds, 12VE-00-MISS vehicle, specialized mission in accordance with grant guidelines of OOG award for Operation Stonegarden fiscal year 2025, grant number 3187011.

7. CONSIDERATION/APPROVAL OF AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OR RANCHO VIEJO, TEXAS AMENDING ORDINANCE NO. 246 SHORT-TERM RENTALS, ARTICLE IV, SECTION 4.01, TO INCREASE THE REGISTRATION FEE TO \$250 PER STR UNIT APPLYING:

Motion was made by Alderman Vera, seconded by Alderman Gonzalez, and unanimously carried, to approve Ordinance No. 246A – AN ORDINANCE AMENDING ORDINANCE 246 ARTICLE IV., SECTION 4.01, to increase the registration fee to \$250 per short term unit upon application.

8. CONSIDERATION/APPROVAL OF AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OR RANCHO VIEJO, TEXAS AMENDING ORDINANCE NO. 246 SHORT-TERM RENTALS, ARTICLE IV, SECTION 5.10, TO PROVIDE THAT HE 300-FOOT DISTANCE REQUIREMENT SHALL NOT APPLY TO MULTI-FAMILY ZONED UNITS:

Motion was made by Alderwoman Villarreal, seconded by Alderman Vera, and unanimously carried to approve Ordinance No. 246B – AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OR RANCHO

VIEJO, TEXAS AMENDING ORDINANCE NO. 246 SHORT-TERM RENTALS, ARTICLE IV, SECTION 5.10, TO PROVIDE THAT THE 300-FOOT DISTANCE REQUIREMENT SHALL NOT APPLY TO MULTI-FAMILY ZONED UNITS.

9. CONSIDERATION/APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS AUTHORIZING BANK ACCOUNT AND DEPOSITORY HERETOFORE ESTABLISHED AND AUTHORIZED CERTAIN PERSONS TO SIGN CHECK AND OTHER NECESSARY TRANSACTIONS FOR SAME – UPDATE WITH NEW MEMBERS:

Motion was made by Alderman Harris, seconded by Alderman Gonzalez, and unanimously carried, to approve Resolution No. 434 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS AUTHORIZING BANK ACCOUNT AND DEPOSITORY HERETOFORE ESTABLISHED AND AUTHORIZED CERTAIN PERSONS TO SIGN CHECK AND OTHER NECESSARY TRANSACTIONS FOR SAME – to remove Interim Town Administrator Isabel Perales, to remove Alderwoman Christi Burnias, and to remove Alderman Mark A. Johnson as users and signers from all of Town of Rancho Viejo accounts. To add Town Administrator Velma Patricia Flores, Alderwoman Vanessa Villarreal, and Alderman Marcos Ricoy as users and signers for all of Town of Rancho Viejo accounts.

10. CONSIDERATION/APPOINTMENT/REAPPOINTMENT OF:

A. BUILDING COMMITTEE:

Motion was made by Alderman Harris, seconded by Alderman Vera, and unanimously carried, to reappoint Ivania Adobbati as a member until 2028.

B. STRATEGIC PLANNING COMMITTEE:

No motion was made as these committees' members were recently updated.

C. PLANNING & ZONING COMMISSION:

Motion was made by Alderman Vera, seconded by Alderwoman Villarreal, and unanimously carried, to reappoint Craig Grove as a member until June 2027.

Motion was made by Alderman Harris, seconded by Alderman Gonzalez, and unanimously carried, to reappoint Joe Velez as a member until June 2027.

Motion was by Alderman Vera, and seconded by Alderman Harris, and unanimously carried, to appoint Alderman Abelardo Gonzalez to take the open vacancy as a member until 2027.

Motion was made by Alderman Gonzalez, seconded by Alderman Vera, and unanimously carried to appoint Robert Gracia as a member until 2028.

D. BOARD OF ADJUSTMENTS AND APPEALS:

It was noted that they are looking for nominations, there are two vacancies and four alternates vacancies.

E. BEAUTIFICATION COMMITTEE:

Motion was made by Alderman Gonzalez, seconded by Alderman Vera, and unanimously carried, to appoint Alderwoman Vannesa Villarreal as Chair for the Beautification Committee.

11. MAY 2026 POLICE REPORT – CHIEF OF POLICE:

Police Chief Arturo Huerta provided an update on the May 2026 Police Report.

12. TOWN ADMINISTRATOR REPORT:

Town Administrator Patty Flores provided updates on Town Financials, community outreach efforts, municipal court, and permit operations.

13. PUBLIC COMMENT:

Motion was made by Alderman Harris, seconded by Alderman Vera, and unanimously carried to open public comment.

There were no comments from the audience.

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

14. ADJOURN :

Motion was made by Alderman Vera, seconded by Alderman Harris, and unanimously carried, to adjourn the meeting at 7:36 PM.

BY: _____
Patty Flores, Town Administrator

APPROVED: _____
Todd Day, Mayor

DATE: _____

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, 2026, 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 14TH DAY OF JULY 2026.

Todd Day, Mayor

ATTEST:

Patty Flores, Town Administrator

RESOLUTION NO.

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 2026

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:

Patty Flores (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 2024. 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 2026.

Todd Day, Mayor

ATTEST:

Patty Flores, Town Administrator

OFFICE OF THE TAX ASSESSOR-COLLECTOR

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

EDELMIRO "EDDIE" GARCIA
TAX ASSESSOR-COLLECTOR



L. LAURA GONZALEZ
CHIEF DEPUTY

May 29th, 2026

TOWN OF RANCHO VIEJO
ISABEL PERALES - INTERIM CITY ADMINISTRATOR
3301 CARMEN AVE
RANCHO VIEJO, TX 78575

Dear Taxing Authority:

Each taxing unit's governing body is required to designate by official action, an officer or employee to calculate the no-new-revenue and the voter-approval tax 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.

Please forward our office a copy of the order, resolution or ordinance of 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 tax rates.

The information requested should include, name, phone number, physical address, and email address at which this officer or employee can be reached. In addition, please provide the list of the members of the governing body for your taxing unit.

The governing body's designee will remain until replaced by official action and acknowledgment by our office.

As always if my office can be of any assistance, please do not hesitate to call on us by contacting Neiva Escobar, Property Tax Manager at (956) 589-7078 and/or L. Laura Gonzalez, Chief Deputy at (956) 550-1315.

Respectfully,

Edelmiro "Eddie" Garcia - Tax Assessor Collector
L. Laura Gonzalez - Chief Deputy

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

BROWNSVILLE
Motor bank
E. 8th & Levee
(956) 589-7088

SOUTHMOST
BRANCH OFFICE
3000 Southmost
(956) 356-6460
Fax: 213-2010

HARLINGEN
BRANCH OFFICE
3302 Wilson Rd
(956) 427-8013
FAX: 427-8017

HARLINGEN
Motor bank
300 E. Van Buren
(956) 406-6080

SAN BENITO
BRANCH OFFICE
1390 W. Expy 83
(956) 361-8232
FAX: 361-8235

SAN BENITO
Motor Bank
199 S. Sam Houston
(956) 247-8361

LOS FRESNOS
BRANCH OFFICE
745 W Ocean Blvd
(956) 233-4494
FAX: 233-6154

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

LA FERIA
BRANCH OFFICE
200 Industrial
(956) 797-3075
FAX: 797-9239

RIO HONDO
BRANCH OFFICE
125 W. Colorado
(956) 748-2345
FAX: 748-4622