Board of Aldermen
Regular Meeting
November 10, 2026
6:00 P.M.

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, November 10, 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 by stating their name and address before speaking.)

Consent Agenda

4. Approval of Minutes –
    a. Regular Meeting September 8, 2026
    b. Special Meeting September 28, 2026

Business Items (Discussion & Action)

5. Discussion/ Possible Action regarding a Beautification Committee event.
6. Discussion/ Possible Action to declare surplus property and authorize the Auction of 2021 Chevy Tahoe, 2020 Chevy Tahoe and 2011 Ford F-150, all of which are inoperable.
7. Discussion/ Possible Action to declare surplus property and authorize the sale of a mosquito sprayer (not currently in use) and sandbag machine.

8. Discussion/ Possible Action to approve Building Permit for site work associated with the Multi-Use Facility.

Reports

9. Police Report- Chief of Police
10. Administrative Report- Town Administrator

Final Public Comment

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

Adjournment

12. 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 November 4, 2026, at 5:00 PM and which will remain 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

#4a

TOWN OF RANCHO VIEJO
MINUTES OF REGULAR MEETING
BOARD OF ALDERMEN | SEPTEMBER 8, 2026

A Regular Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas, was held on Tuesday, September 8, 2026, in the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

CALL TO ORDER:

Mayor Todd Day called the meeting to order at 6:01 p.m.

1. ROLL CALL:

Roll call reflected the presence of Alderwoman Vanessa Villarreal and Aldermen Abelardo Gonzalez, Javier Vera, Peter Harris, and Marcos Ricoy. All five Board members were present, constituting a quorum. Also present were Legal Counsel David Irwin, Police Chief Arturo Huerta, and Town Administrator Patty Flores. Isaebe Perales conducted roll call.

2. INVOCATION AND PLEDGE:

The invocation was offered, followed by the Pledge of Allegiance to the United States and Texas flags. Led by Javier Vera

3. MAYOR'S UPDATES:

Mayor Day moved the mayoral proclamation from Agenda Item 6 to this portion of the meeting. He read a proclamation honoring longtime Rancho Viejo resident Kevin Isbell, who had recently passed away, and proclaimed October 3, 2026, as Kevin Isbell Day. Residents were encouraged to wear yellow in his memory. Commemorative certificates were presented to the family, and photographs were taken. No separate Board action was requested on the proclamation.

PUBLIC COMMENT:

The Board opened public comment. Kendall Frost spoke in support of establishing a railroad quiet zone, citing potential benefits to nearby residents, home values, and noise reduction. Richard (Rick) Terrigni expressed concerns about restoration of property and safety during OmniFiber utility construction, as well as boat wakes on the Resaca and enforcement of boating restrictions. After the speakers were heard, public comment was closed.

> **Action:** Opening and closing public comment were put to a vote. Vanessa Villarreal made the motion to close public comment, and Javier Vera 2nd the motion to close public comment.

4. APPROVAL OF MINUTES – REGULAR MEETING AUGUST 11, 2026:

The Board reviewed the minutes of the August 11, 2026, regular meeting. A concern was raised that Item 8 may have inaccurately stated that a motion had been made regarding the quiet-zone interlocal agreement. Members discussed clarifying the record to show that the matter did not proceed to a vote. A motion was made to accept the August 11 minutes, and the transcript reflects a unanimous result.

> **Action:** Motion to approve the August 11, 2026, minutes: moved by Javier Vera, seconded by Peter Harris; reported unanimous Yay.

5. DISCUSSION ON UPRR QUIET ZONE:

Mayor Day reviewed the proposed railroad quiet zone and concerns raised at the previous meeting regarding crossing safety, emergency vehicles, public funding, and alternative noise mitigation. He noted that quiet-zone crossings must meet federal safety requirements and that trains may still sound horns in emergencies. Possible tree and sound-barrier alternatives were discussed; the Mayor described an estimated cost of approximately $150,000 to $200,000 for a tree-buffer concept.

Aldermen Marcos Ricoy questioned the execution and transmittal of an earlier interlocal agreement before formal Board authorization and emphasized transparency and the need for Board approval. Mayor Day stated that the issue had been addressed with legal counsel and the Regional Mobility Authority. Legal counsel stated that the authority subsequently rescinded its prior approval. Additional discussion addressed nearby crossings and how noise travels through the community. The item was presented for discussion only; no new motion or action was taken.

6. CONSIDERATION / ACTION – MAYOR'S PROCLAMATION:

The proclamation recognizing October 3, 2026, as Kevin Isbell Day was presented earlier under the Mayor's Updates. No separate action was recorded under this agenda item.

7. CONSIDERATION / ACTION – FY 2025–2026 BUDGET AMENDMENT: STREETS RESERVE, CUL-DE-SAC PHASE I, AND 2018 STREETS PROJECT:

Town Administrator Patty Flores reviewed the financial status of Cul-de-Sac Phase I, including remaining retainage of $35,584.02 pending final punch-list work and inspection. She also reported a proposed outstanding balance of $102,976.30 related to the 2018 Streets Project and discussed missing or previously unreceived pay applications, including Nos. 27 and 28. Representatives discussed project history, 28 pay applications, ten change orders, engineering certifications, and reconciliation of costs among the parties.

Charles Ortiz, identified in the discussion as the utility district's general manager, provided background on project funding and prior accounting adjustments. Board members requested a joint review with the utility district, project engineer Ambiotec, and contractor R.M. Walsdorf before considering payment or changes to the budget. Ms. Flores indicated she could coordinate a meeting. The Board discussed using available budget accounts and reviewing the proposed amendment at the budget workshop.

Action: Motion to table Item 7 for the budget workshop: moved by Javier Vera, seconded by Peter Harris; carried by voice vote. Unanimous Yay

8. CONSIDERATION / ACTION – REQUEST FOR QUALIFICATIONS, AUDITOR:

Ms. Flores requested authorization to solicit qualifications for independent financial auditing services, consistent with the Town's review of other professional service arrangements. The Board discussed the current auditing firm and the process of receiving qualifications for later consideration.

Action: Motion to authorize issuance of a Request for Qualifications for auditing services: moved by Abelardo Gonzalez, seconded by Marcos Ricoy; carried by voice vote. Unanimous Yay.

9. CONSIDERATION / ACTION – LEASE OF 2026 FORD EXPLORER PURSUIT FOR FY 2026–2027:

Mayor Day recommended that consideration of the proposed police vehicle lease be deferred to the budget workshop so the expenditure could be evaluated with other fiscal-year priorities.

Action: Motion to table Item 9 to the budget workshop: moved by Javier Vera, seconded by Peter Harris; carried by voice vote. Unanimous

10. CONSIDERATION / ACTION – MASTER MUTUAL AID AGREEMENT, LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL:

Ms. Flores presented the Lower Rio Grande Valley Development Council Master Mutual Aid Agreement, describing mutual assistance and coordination during emergencies or disasters and available training opportunities. Board members asked about the Town's responsibilities and the agreement's customary renewal process. Ms. Flores described the Town's continuing participation and stated that there was no routine participation fee.

Action: The Board proceeded to approve the mutual aid agreement: moved by Peter Harris, seconded by Javier Vera. Umanimous

11. CONSIDERATION / APPOINTMENT OF MEMBERS TO BEAUTIFICATION COMMITTEE:

Mayor Day presented two applicants for membership on the Beautification Committee. Michelle Lazorka was described as having attended committee meetings and expressed interest in serving. Rebecca Reyna was described as an interested longtime resident with community and fundraising experience. The Board considered each nomination individually.

Action: Appointments of Michelle Lozorka and Rebecca Reyna moved to approved: by Vanessa Villarreal, seconded by Abelardo Gonzalez; carried by voice vote. Unanimous Yay.

12. AUGUST 2026 POLICE REPORT – CHIEF OF POLICE:

Police Chief Arturo Huerta reported 304 documented activities for August 2026, consisting of 210 traffic stops and 94 non-traffic activities, together with one reported arrest. He described 48 citations and 113 warnings during Operation Stone-garden activity, 40 citations and 38 warnings from in-town traffic enforcement, and additional non-traffic municipal citations. Welfare concerns increased from eight in July to eleven in August, and nine assist-agency calls were reported. He also discussed incidents involving disturbances and the department's Community Care foot-patrol activities, including an incident in which an officer assisted an injured individual.

The Board discussed communication and reporting among Rancho Viejo Police, Brownsville Fire/EMS, Cameron County dispatch, and 911 call routing. The Chief described steps to improve tracking of EMS and fire incidents and stated he would follow up on interagency communication. He also reported preparations and donations for the Town's upcoming National

Night Out, including two contributions of $2,500 each, one from Dr. Asim Zamir and one from the Greater Brownsville Economic Development Corporation.

13. TOWN ADMINISTRATOR REPORT:

Town Administrator Patty Flores presented an update on finances, infrastructure, permits, code compliance, municipal court, and community activity. She reported that expenditure figures reflected the unbudgeted Cul-de-Sac Phase I project; a final walkthrough took place August 20, 2026, with remaining punch-list issues outstanding before retainage would be released. The proposed multi-use facility's grading plan was anticipated by September 17, with construction tentatively expected to begin September 24, subject to the plans and necessary review. The public hearing on the tax rate was scheduled for September 28, 2026.

For August, staff reported 12 permits issued, $3,694 in permit revenue before $2,013 in inspection fees, for net permit revenue of $1,681; 97 code violations addressed, including 84 courtesy notices, and 143 cases closed. Municipal court collections totaled $12,992. The Beautification, Planning and Zoning, and Strategic Planning committees had met during August. The Board discussed supplying updated Cul-de-Sac project plans and technical documentation to members, review by the appropriate committee, and improving project oversight.

Further discussion concerned OmniFiber construction and resident complaints. Staff reported that complaints had declined, were being entered into a complaint log, and were addressed through coordination with the contractor, VMUD, and the Town. Weekly coordination meetings were ongoing; additional drilling activity and completion timing remained dependent on utility locating and scheduling.

14. FINAL PUBLIC COMMENT:

The Board reopened public comment. One speaker, Ulrich Weisse, requested improved communication and responsiveness among Town administration, the Board of Aldermen, and residents, including when residents seek assistance or raise concerns. No formal action was taken in response to the comment.

Action: Opening and closing public comment were put to a vote. Abelardo Gonzalez made the motion to close public comment, and Marcos Ricoy 2nd the motion to close public comment.

15. ADJOURN:

There being no further business, the meeting adjourned at approximately 7:18 p.m.

Action: Motion to adjourn: moved by Vanessa Villarreal, seconded by Peter Harris; carried by voice vote. Unanimous Yay.

APPROVED: _____

Todd Day, Mayor

DATE: _____

ATTEST: _____

Patty Flores, Town Administrator

#4b

MINUTES OF SPECIAL MEETING OF THE BOARD OF ALDERMAN
SEPTEMBER 28, 2026

A Special Meeting of the BOARD OF ALDERMAN of the TOWN OF RANCHO VIEJO, TEXAS, was held on Monday, September 28, 2026, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

CALL TO ORDER:
The meeting was called to order by Mayor Todd Day at 6:25 PM.

1. ROLL CALL:
Roll call was made by Patty Flores, Town Administrator.
Members present at the meeting were: Vanessa Villarreal, Javier Vera, Peter Harris, and Marcos Ricoy. Abelardo Gonzalez arrived late.
A quorum was present at the meeting.

Mayor Todd Day, Legal Counsel David Irwin, Police Chief Arturo Huerta, and Assistant Town Administrator Bart Perez were also present at the meeting.

Those present in the audience:
Fernando Garcia, Rosie Tijerina, Jorge Tijerina, Michele Lazorko

2. INVOCATION AND PLEDGE:
Mayor Todd Day led the group in the Pledge of Allegiance to the American and Texas Flags.

PUBLIC COMMENT:
A motion was made by Alderman Vera, seconded by Alderman Gonzalez, and unanimously carried, to open public comment.

Fernando Garcia spoke regarding concerns about the proposed budget amendment for fiscal year 25-26 so close to the end of the fiscal year and expressed concerns regarding the town's financial statements.

Motion to close public comment made by Alderman Vera and seconded by Alderman Harris.

3. PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2026, TO SEPTEMBER 30, 2027:

A motion was made by Alderman Gonzalez and seconded by Alderman Villarreal to open the public hearing on the proposed budget for the fiscal year October 1, 2026, to September 30, 2027. Motion carried. After an opportunity for public discussion, a motion was made by Alderman Harris and seconded by Alderman Villarreal to close the public hearing on the budget. Motion carried.

4. PUBLIC HEARING ON PROPOSED AD VALOREM TAX (REVENUE) INCREASE FOR FISCAL YEAR OCTOBER 1, 2026, TO SEPTEMBER 30, 2027:

A motion was made by Alderman Villarreal and seconded by Alderman Gonzalez to open the public hearing on the proposed ad valorem tax (revenue) increase for fiscal year October 1, 2026, to September 30, 2027. Motion carried. Mayor Day noted that the wording is required by legal and specifies a revenue increase while the tax rate remains unchanged. After discussion, a motion was made by Alderman Gonzalez and seconded by Alderman Vera to close the public hearing on the ad valorem tax rate. Motion carried.

5. CONSIDERATION/ADOPTION OF BUDGET ORDINANCE FOR FISCAL YEAR OCTOBER 1, 2026, TO SEPTEMBER 30, 2027:

Discussion was held regarding Budget Ordinance No. 265, noting minor typo corrections for the date and text ("be it ordained").

Motion was made by Alderman Gonzalez, seconded by Alderman Vera, and unanimously carried, to approve Ordinance No. 265 with the proposed corrections.

6. CONSIDERATION/RATIFICATION OF THE PROPERTY TAX (REVENUE) INCREASE REFLECTED IN THE BUDGET FOR FISCAL YEAR OCTOBER 1, 2026, TO SEPTEMBER 30, 2027:

Town Administrator Patty Flores stated that this budget will raise more revenue from property taxes than last year's budget by $217,390 or 14.04%, and of that amount, $8,639.87 is tax revenue to be raised from new property added to the roll this year.

Alderman Harris moved that the property tax rate be increased by the adoption of a tax rate of $0.45 per $100 valuation, which is effectively a 1.018730% increase in the no-new-revenue M&O tax rate. The motion was seconded by Alderman Ricoy.

A roll call vote was conducted:

- Alderman Marcos Ricoy: Yes
- Alderman Peter Harris: Yes

- Alderman Javier Vera: Yes
- Alderman Abelardo Gonzalez: Yes
- Alderman Vanessa Villarreal: Yes
  Motion carried unanimously.

7. CONSIDERATION/ADOPTION OF ORDINANCE TO ESTABLISH AD VALOREM TAX RATE TO PROVIDE FOR BUDGET EXPENSES FOR FISCAL YEAR 2026-2027:

Discussion was held regarding Ordinance No. 266 establishing the tax rate to provide for budget expenses at $0.45 per $100 valuation (comprising a maintenance and operations tax rate of $0.392300 and a debt rate of $0.057700).

Alderman Vera moved to establish the ad valorem tax rate at $0.45 per $100 valuation to provide for budget expenses for fiscal year 2026-2027. The motion was seconded by Alderman Harris.

A roll call vote was conducted:

- Alderman Marcos Ricoy: Yes
- Alderman Peter Harris: Yes
- Alderman Javier Vera: Yes
- Alderman Abelardo Gonzalez: Yes
- Alderman Vanessa Villarreal: Yes
  Motion carried.

8. CONSIDERATION/ADOPTION 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:

Discussion was held regarding Resolution No. 436 enabling the collection of attorney fees and additional penalties for delinquent taxes.

Motion was made by Alderwoman Villarreal, seconded by Alderman Harris, and unanimously carried, to adopt Resolution No. 436.

9. CONSIDERATION/ ACTION TO DESIGNATE THE TOWN OF RANCHO VIEJO TOWN HALL AS EARLY VOTING AND ELECTION DAY SITE FOR THE GENERAL ELECTIONS. EARLY VOTING OCTOBER 19, 2026 - OCTOBER 30, 2026 AND ELECTION DAY, NOVEMBER 3, 2026:

Motion was made by Alderman Harris, seconded by Alderwoman Villarreal, and unanimously carried, to designate the Town Hall as an early voting and election day site for the upcoming general elections.

10. CONSIDERATION/ ACTION ON BUDGET AMENDMENT FOR FY 25-26 - STREETS RESERVE - CUL-DE-SAC PHASE I:

Town Administrator Patty Flores and the Board discussed the budget amendment for $355,840.16 spent on the Cul-de-Sac Phase I project, pending final walkthrough and retainage. Motion was made by Alderman Vera, seconded by Alderman Gonzalez, to approve the budget amendment to the 2025-2026 budget for the $355,840.16 spent on the Cul-de-Sac Phase I project and any remaining funds will go back to the Streets Fund. The motion carried with a majority vote (ayes and nayes- Alderman Ricoy)

11. ADJOURN: Motion was made by Alderman Harris, seconded by Alderman Vera, and unanimously carried, to adjourn the meeting at 6:56 pm.

APPROVED: _____
Todd Day, Mayor

DATE: _____

ATTEST: _____
Patty Flores, Town Administrator

ESTIMATE

#5

Anchored Construction LLC
540 Acacia Lake Dr
Brownsville, TX 78521-4983

Anchored956@gmail.com
+1 (956) 543-7034
Anchored956.com

Bill to
Vanessa Villarreal

Rancho Viejo Bridges

Estimate details
Estimate no.: 2671
Estimate date: 10/19/2026
Expiration date: 11/19/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Services**	Bridge option 1 - Paint and replace existing Saltillo tile. This option keeps the same style.	16	$889.00	$14,224.00
2.	**Services**	Bridge option 2 - Add travertine to top and sides (ends)	16	$1,775.00	$28,400.00
3.	**Services**	Bridge option 3 - Stucco over concrete. Color chosen by representative	16	$1,294.00	$20,704.00
4.	**Services**	Solar-powered lights - 2 per section (side) Price may vary depending on selection	32	$115.00	$3,680.00
5.	**Services**	All options include taxes (8.25%) and a management fee (15%) not included	1	$0.00	$0.00
6.	**Services**	Letters (bridge name) painted to style chosen by representative. If requested other name options are available (custom designed or ordered).	1	$0.00	$0.00

Total **$67,008.00**

Expiry date 11/19/2026

Accepted date

Accepted by

FALL SWEEP

COMMUNITY CLEANUP EVENT

SATURDAY
NOVEMBER 14TH

9:00 AM – 11:00 AM

MEET IN
TOWN HALL

Pizza and drinks
WILL BE PROVIDED!



ENTIRE COMMUNITY INVITED
TO SIGN UP TO PARTICIPATE!

COME BY TOWN HALL TO SIGN UP
OR CONTACT ALDERWOMAN VILLARREAL AT
Vanessa.Villarreal@ranchoviejotx.gov

RANCHO VIEJO
BEAUTIFICATION COMMITTEE

Keep Texas Beautiful

Town of Rancho Viejo Texas

11TH ANNUAL CHRISTMAS

POSADA & HOLIDAY ACTIVITIES

THEME: CHRISTMAS THROUGH THE DECADES

50s | 60s | 70s | 80s | 90s | 2000s | TODAY

FRIDAY, DECEMBER 11, 2026 AT 4:30 PM

POSADA | TAMALES | MUSIC | MEET SANTA | KIDS TRAIN

CONTEST FOR BEST DECORATED GOLF CART, BIKE, AND HOME

FEATURING:

Rancho Viejo Police — The State of Texas

Brownsville Classics

Brownsville Fire Dept. Est. 1874

SCAN TO REGISTER



FOR MORE INFORMATION & TO SIGN UP FOR BEST DECORATED HOME CONTEST,
CALL TOWN HALL AT (956) 350-4093