

MINUTES FROM A REGULAR MEETING ON February 24, 2026

The Government Body of the City of Rio Hondo, Texas met in a Regular Meeting on February 24, 2026 at 6:00 pm in the Commission Chambers at City Hall, with Mayor- Gustavo Olivares Presiding- Present, Mayor Pro-Tem – Juan Garza – Present, and Commissioners, Olga Gallgos-Esteban Bocanegra, Diana Jean Bustamante-Zavala, and Jose Cavazos – ALL PRESENT

ALSO PRESENT:

Ben Medina - City Administrator	Ana Hernandez – Asst. City Administrator
Lucy Garza – Finance Director	Julian Longoria – Police Chief
Robert Drinkard – City Attorney	Suzanna J. Salinas – Senior Center
Rebecca Martinez – Casa del Valle Apts.	Lizandra Salazar - HC Athletics
Ricardo Franco – Citizen	Darrel Johnson
Kendra Busse Rocha – Grant Works	J. Bravo
Jose Perez	Nick Saldivar
Ben Pena	Jose Munoz - GMES

PLEDGE OF ALLEGIANCE

INVOCATION: Led by Commissioner Diana Jean Bustamante-Zavala

Regular Agenda:

1. Mayor's and Commissioners' Reports

- Mayor reported that St Helen Church distributed 1,100 chicken plates on February 14, 2026. It was an excellent turnout.
- Commissioner Bocanegra requested to speak to City Attorney after meeting.

2. Reports: Administrator

- Mr. Medina reported that finding Private Robinson will continue next month with some exploratory digging. The areas have been identified, once found archeologist will exhume in April.
- Police Car Grant has been funded and the car has been ordered
- The City has been working alongside TECQ on findings.
- The inside lighting project is set to begin next month. Lights were approved.
- Water line being installed under the arroyo. 24 ft under the bed of the arroyo.

Parks:

- Fencing has been ordered; we are waiting on contractor to begin.

- Fully staffed
- Equipment being maintained as scheduled.
- Preparing a progress report to the Valley Baptist Foundation

Senior Center:

- 36 Liver scans were done (free)
- 32 registered participants

Utilities Dept:

- Staff is well trained with required licenses
- TCEQ visit included training (which will give us 8 hrs of credit to renew license)
- Filters not draining too fast but we are working on this to improve the water quality
- Currently working with San Benito Irrigation District to clear all the vegetation from canal.
- Mayor asked for a report for next meeting as to what is still missing from TCEQ list.

Police Dept

<u>Police</u>	<u>January 2026</u>	<u>February 2026</u>
TRAFFIC STOPS	<u>14</u>	<u>40</u>
Contact with Public	<u>Ongoing</u>	<u>169</u>
Business Check	<u>Ongoing</u>	<u>167</u>
Calls for Service	<u>44</u>	<u>43</u>

- Racial profiling report was submitted to State of Texas.
- Fully staffed for the past 2 weeks

Fire Dept

Paid by ESD – 7

3 – Trash

3 – Brush

1 – vehicle accident

1 -vehicle fire

Not paid by ESD

1 – vehicle accident (inside city limit)

Mayor inquired about pre-trials. Ana Hernandez replied that pre-trials are held once we have 10 cases on the docket. Per Mayor wants pre-trials to be handled more often.

3. **Public Comment Period:** *Please Note- The Public Comment Period is designated for hearing concerns regarding City of Rio Hondo Public Policy or City of Rio Hondo business that is or is not on the agenda or items listed on the agenda.*

NO PUBLIC COMMENT

4. **Consideration and action on approving January 27, 2026 City Commission minutes.**

Commissioner Garza made a motion to approve the January 27, 2026, City Commission Minutes. Commissioner Gallegos seconded the motion, all voted “aye” to approve; motion carried

5. **Consideration and action on Resolution 2026-06 supporting HVM 2026 Rio Hondo, LLC proposed rehabilitation of affordable rental housing at 201 Morning Glory Drive, named Casa del Valle in the City of Rio Hondo, Cameron County, Texas and waiving permit fees up to \$250.**

Mr. Medina introduced Ms. Rebecca Martinez, Manager for Casa del Valle, to the council. Mr. Medina stated that Casa del Valle is being remodeled. They are asking the City to pass this Resolution as it is required by the Texas Department of Housing and Community Affairs they are also asking for the permit fees up to \$250 be waived. Mr. Medina did ask for a grinder pump to be installed on their sewer system.

Commissioner asked Ms. Martinez if the rent would increase due to this remodeling. The answer was no.

City attorney Drinkard made a note that HVM 2026 Rio Hondo, LLC is not registered with the State of Texas they only have a name reservation and wants it to be stated on the passing of the resolution.

Commissioner Cavazos made a motion to approve Resolution 2026-06 supporting HVM 2026 Rio Hondo, LLC as discussed, this company is not registered with the State, proposed rehabilitation of affordable rental housing at 201 Morning Glory Drive, named Casa del Valle in the City of Rio Hondo, Cameron County, Texas and waiving permit fees up to \$250. Commissioner Bustamante seconded the motion; all voted “aye” to approve, motion carried.

6. **Public Hearing and possible action on Resolution 2026-07 to waive the City's minimum parking requirement by reducing the required parking from two (2) spaces per dwelling unit to one (1) space per dwelling unit, in accordance with the City of Rio Hondo Zoning Ordinance and applicable development regulations for Case Del Valle Elderly Apartments, located at 201 Morning Glory Street.**

Public Hearing opened at 6:41 pm

Mr. Medina stated our ordinance requires two parking spaces per unit but Casa del Valle is asking to waive the City's minimum parking requirement to one parking space per unit.

Commissioner Garza asked if there was visitor's parking. Answer was yes there is 16 spots for visitors.

City Attorney stated that since it is a variance to an ordinance it will need to be brought back at next meeting to pass as an ordinance ratifying the resolution.

Commissioner Garza made a motion to approve Resolution 2026-07 to waive the City's minimum parking requirement by reducing the required parking from two (2) spaces per dwelling unit to one (1) space per dwelling unit, in accordance with the City of Rio Hondo Zoning Ordinance and applicable development regulations for Case Del Valle Elderly Apartments, located at 201 Morning Glory Street. Commissioner Gallegos seconded the motion, all voted "aye" to approve; motion carried.

Public Hearing closed at 6:42 pm

7. **Public Hearing and action on the Zoning Case 2026-01 to rezone from Industrial Classification Block 101 5.9200 acres of the Rio Hondo Park Subdivision located at 1403 North Arroyo Blvd., Rio Hondo, TX 78583.**

PUBLIC HEARING OPENED AT 6:43

Mr. Jose Perez addressed the council with his plans for the Rio Hondo Park Subdivision. He does state that it needs a lot of work but his plans are to resurface the street, reseal, fix utilities, make sure that the sewer and water lines that everything is under compliance. He wants to place a 6 ft wall all around the perimeter.

The Mayor told Mr. Perez that he would like this subdivision to be completed from 6 months to a year.

Commissioner Cavazos made a motion to rezone from Industrial Classification Block 101 5.9200 acres of the Rio Hondo Park Subdivision located at 1403 North Arroyo Blvd., Rio Hondo, TX 78583. Commissioner Bocanegra seconded the motion; all voted "aye" to approve, motion carried.

PUBLIC HEARING CLOSED AT 6:52 PM

8. **Consideration and Action to appoint Mr. Darrel Johnson to the Municipal Development District to replace Commissioner Esteban Bocanegra.**

Mr. Johnson introduced himself to the Commissioners. He looks forward to serving on the Municipal Development District.

Commissioner Cavazos made a motion to appoint Mr. Darrel Johnson to the Municipal Development District to replace Commissioner Esteban Bocanegra. Commissioner Bocanegra seconded the motion; all voted "aye" to approve, motion carried.

9. **Presentation on the Local Government Code 103.001 Annual Audit requirements and SB 1851 annual audit state mandates by BML – Burton, McCumber & Longoria LLP.**

Mr. Ben Pena from BML made presentation to the Commissioners regarding annual audits.

10. **Report on the Financial Reports for the month of January 2026.**

Lucy Garza presented the financials to Commissioners.

The Mayor stated that each department director should be managing their own budget.

The Mayor asked of Lucy that the financials be more current and that the Directors get their up-to-date budgets.

11. **Consideration and action to allow the Rio Hondo Soccer Development Program to utilize the soccer fields at City County Park to develop a youth soccer program and authorize the City Administrator and the City Attorney to develop the necessary agreements.**

Ricardo Franco introduced himself along with his background to the Commissioners. He explained his plans to develop the youth soccer program. He helped Harlingen & Combes establish their Soccer Program. Wants to be non-profit, does not want to create a league. Mr. Franco wants to focus on development stage. We want to become a club and make this affordable for the children. We have done fundraisers to raise money to make this more affordable for the children. Ms. Lizandra Salazar was also present. She is the Director of Operations with HC Athletics and is helping Mr. Franco with process.

Commissioner Bocanegra made a motion to allow the Rio Hondo Soccer Development Program to utilize the soccer fields at City County Park to develop a youth soccer

program contingent on documents being drafted and authorize the City Administrator and the City Attorney to develop the necessary agreements. Commissioner Gallegos seconded the motion; all voted "aye" to approve motion carried.

12. Consideration and action accepting the lowest bid for the stormwater improvements for Heywood/Robert Garza Streets to be funded by the Texas General Land Office Contract No. 23-152-012-E184.

Mr. Munoz addressed the council regarding the bids for the stormwater improvements for Heywood/Robert Garza Streets to be funded by the Texas General Land Office Contract No. 23-152-012-E184. There was a total of 10 bids received on January 27th. Valley Civil Construction Services LLC submitted the lowest bid. Guzman & Munoz Engineering and Surveying, Inc verified the contractor's qualifications. Based on the bids received Mr. Munoz recommends the project be awarded to Valley Civil Construction in the amount of \$805,574.75. The difference of \$20k being covered by the City. The project needs to be closed by June.

Commissioner Bocanegra made a motion to accept the lowest bid from Valley Civil Construction Services LLC in the amount of \$805,574.75 base bid plus alternates 1 through 8 for the Stormwater Improvements for Heywood/Robert Garza Streets to be funded by the Texas General Land Office Contract No. 23-152-012-E184. Commissioner Garza seconded the motion; all voted "aye" to approve, motion carried.

13. Public Hearing and Possible action to approve Ordinance 2026-01 to amend the Building Permit and Developmental Fees.

PUBLIC HEARING OPENED AT 7:49 PM

After much discussion amongst Mayor, Commissioners and Administration it was the consensus to table this item for next meeting.

Commissioner Cavazos made a motion to table this item for next meeting. Commissioner Bustamante seconded the motion; all voted "aye" to approve, motion carried.

PUBLIC HEARING CLOSED AT 7:59 PM

14. Consideration and Action approving the submittal of an application to the South Texas Emergency Care Foundation for the Rio Hondo Volunteer Fire Department First Responder status.

Chief Longoria stated this grant is to get \$10,000 to respond to EMS calls which the Fire Dept is already doing.

Commissioner Bocanegra made a motion to approve the submittal of an application to the South Texas Emergency Care Foundation for the Rio Hondo Volunteer Fire Department First Responder status. Commissioner Garza seconded the motion, all voted "aye" to approve, motion carried.

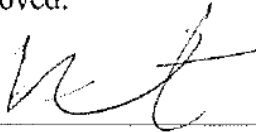
15. **Discussion regarding pending sewer and water improvements possible allocation of funds.**

Mr. Medina addressed these are projects that have already happened or are going to happen, some are mandates. Will work on some grants.

16. **Adjournment**

Commissioner Gallegos made a motion to adjourn meeting at 8:40 p.m. Commissioner Garza seconded the motion; all voted "aye to approve", motion carried.

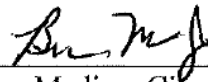
Approved:



Gustavo Olivares, Mayor

Date

Attest:



Ben Medina, City Administrator Date