

Tino Villarreal, Commissioner At-large "A"
Bryan L. Martinez, Commissioner District 1
Gustavo De Leon, Commissioner District 3



Nurith Galonsky, Commissioner At-large "B"
Linda C. Macias, Commissioner District 2
Pedro E. Cardenas, Commissioner District 4

John Cowen, Jr, Mayor

NOTICE OF A PUBLIC MEETING OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City Commission of the City of Brownsville, Texas, in accordance with Article V, Section 12, of the Charter of said City, will convene a **Regular Meeting**, on **February 17, 2026**, at **5:00 PM**, in the Commission Chambers, on the Second Floor of the Brownsville City Hall - Old Federal Building, located at 1001 East Elizabeth Street, Brownsville, Cameron County, Texas, 78520.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioners or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. Members of the public, employees, and the City Commission may join via the Webex Teleconference Meeting by logging on at:

<https://brownsvilletx.webex.com/brownsvilletx/j.php?MTID=mb0f8d1240d8f166059ae34c036f78f88>

Meeting number: 2532 697 4533

Password: commission (26664774 when dialing from a video system)

Join by video system

Dial [25326974533@brownsvilletx.webex.com](https://brownsvilletx.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

1-844-621-3956 United States Toll Free

+1-650-479-3208 United States Toll

Access code: 253 269 74533

This Notice and Meeting Agenda are posted online at: <https://brownsvilletx.gov/129/Agendas-Minutes> Members of the public who submitted a "Public Comment Form" will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act. At any time during the course of the posted meeting, the Brownsville City Commission may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the City Commission may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER

- a) ROLL CALL
- b) INVOCATION
- c) PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES OF AMERICA AND STATE OF TEXAS

PROCLAMATION(S)

- 1) GoodMaps (Commissioner L. Macias; Commissioner T. Villarreal)
- 2) Black History Month (Mayor J. Cowen, Jr.; Commissioner N. Galonsky)
- 3) RGV Engineering Week (Mayor J. Cowen, Jr.; Commissioner T. Villarreal)

PUBLIC COMMENT PERIOD

- **Non-Agenda Items:** Kindly submit a “Public Comment Form” stating the City business or City policy you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Forms are not reserved for anyone nor may time be deferred to anyone. PowerPoint presentations may not be accommodated. This period is limited to five (5) speakers with a time limit of three (3) minutes per speaker.
- **Agenda Items:** Kindly submit a “Public Comment Form” stating which item(s) on the agenda you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Speakers will be allowed to address the Commission on the agenda item before it is to be considered. The speaker is limited to three (3) minutes.
- **Time Limits:** The City Commission shall have the discretion to modify its regulations regarding time limits on public comment if necessary. For example, the time limit may be shortened to accommodate a lengthy agenda or it could be lengthened to allow additional time for discussion on a complicated matter or if there is a need for an interpreter.

PRESENTATION(S)

- 1) Parks, Health and Recreation Master Plan Update

CITY MANAGER'S UPDATE

- 1) City of Brownsville web page

CONSENT AGENDA ITEM(S)

The following are considered to be routine by the City Commission and will be approved by one motion. There will be no separate discussion of these items unless a City Commissioner so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

- 1) Consideration of approval of minutes from the City Commission Regular Meeting held on February 3, 2026. (Office of the City Secretary)
- 2) Consideration and **ACTION** to approve a Memorandum of Understanding (MOU) between the Rio Grande Valley Metropolitan Planning Organization and City of Brownsville for the collection of bicycle and pedestrian data. (Multimodal Transportation)
- 3) Consideration and **ACTION** to approve a Cooperative Purchase Agreement for the purchase of one (1) Wirtgen W 200 Fi Cold Milling Machine, in an amount not to exceed \$755,443.09, for Contract No. 149-26-ISD-CP, as budgeted. (Internal Services Department)
- 4) Consideration and **ACTION** to Approve the Selection of Aerocloud Systems, Inc. for the Common Use Passenger Processing System, with a Not-to-Exceed Proposal Amount of \$388,426.09. (Airport Department)

- 5) Consideration and **ACTION** to Authorize a Contract with Dodson House Moving, LLC in the amount of \$404,256.59 for moving the Neale House, Contract No. 064-26-EPMO-CP, with an estimated term of six (6) to eight (8) weeks or until completion of work. (Enterprise Project Management Office)
- 6) Consideration and **ACTION** to Authorize and execute an Interlocal Agreement between the City of Brownsville, Texas, the City of McAllen, Texas, the City of Pharr, Texas, the City of Donna, Texas, the City of Harlingen, Texas and the County of Cameron (Sheriff's Office), Texas regarding a Mutual Aid (Burglary and Theft of Motor Vehicle) Law Enforcement Task Force to cooperative in certain criminal investigations. (Police Department)
- 7) Consideration and **ACTION** to Authorize and execute an Interlocal Agreement between the City of Brownsville, Texas and the City of McAllen, Texas regarding a Mutual Aid (Burglary and Theft of Motor Vehicle) Law Enforcement Task Force to combat catalytic converter thefts. (Police Department)
- 8) Consideration and **ACTION** to authorize a Contract Amendment on the Drainage Utility Study with Freese and Nichols, Inc (PO #2025-1368). Freese and Nichols, Inc., will coordinate with the City of Brownsville (City) and the Brownsville Public Utility Board (BPUB) staff to integrate stormwater utility GIS-derived impervious area and parcel-based data into the BPUB utility billing system to populate the new stormwater utility service for charges on utility accounts, for a total cost of \$169,204, as budgeted. (Engineering and Public Works Department)
- 9) Consideration and **ACTION** to enter into an Interlocal Agreement with Cameron County, Texas, for the Brownsville Police Department to provide police safety training courses and exercises at the Cameron County Airport. (Police Department)
- 10) Consideration and **ACTION** to approve **Resolution Number 2026-028** supporting Brownsville Metro's competitive grant application to the U.S. Department of Transportation (USDOT) under the Better Utilizing Investment to Leverage Development (BUILD) grant program in the amount of \$5,645,700 with local support of \$1,411,425. (Brownsville Metro)
- 11) Consideration and **ACTION** to approve **Resolution Number 2026-029** supporting Brownsville Metro's second competitive grant application to the U.S. Department of Transportation (USDOT) under the Better Utilizing Investment to Leverage Development (BUILD) grant program in the amount of \$5,126,000 with local support of \$1,304,000. (Brownsville Metro)
- 12) Consideration and **ACTION** to approve **Resolution Number 2026-038** supporting the Texas Department of Housing and Community Affairs application #26156 for the 2026 competitive nine-percent housing tax credits for a proposed affordable housing community known as Hudson Hallmark to be located at the NE corner of Ruben M Torres and Hudson Blvd, Brownsville, Cameron County, Texas; providing for the City of Brownsville financial support, and authorizing such other actions necessary or convenient to carry out this resolution. (Planning and Redevelopment Department)
- 13) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 235-2025-903**, to rezone from Agriculture (AG) to Commercial Corridor (CC) to allow for commercial development for an approximate 43.72 acres comprised of approximately 38.31 acres out of the Residue of Reserve "B" of Villa del Norte Subdivision, 1.53 acres out of Lot 1, Oklahoma Station Subdivision No. 1, and 3.88 acres out of Reserve "A" of Oklahoma Station Subdivision No. 1, Cameron County, Texas, located at Stillman Road, Brownsville, Texas 78526, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)

PUBLIC HEARING(S)

- 1) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2026-001**, to rezone from Residential Single-Family (R-1) to Residential Suburban (R-2) to allow a duplex for 0.167 acres of land out of Block 21, Chicago Gardens Subdivision, Share 26, Espiritu Santo Grant,

Cameron County, Texas, located at 4715 Bowie Road, Brownsville, Texas 78521, as shown in Exhibit "A". (District 2) (Planning & Redevelopment Department)

- 2) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2025-030-S**, to request a Specific Use Permit in a Downtown Core (DC) zoning district to allow a surface parking lot for Lots 7 & 8, Block 56, Original Townsite of Brownsville, Cameron County, Texas, located at 1005 East Levee Street, Brownsville, Texas 78520, as shown in Exhibit "A". (District 4) (Planning & Redevelopment Department)
- 3) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2025-028-S**, to request a Specific Use Permit in a Commercial Corridor (CC) zoning district to allow an event center for Lot 1, Block 1, M.G. Estates Subdivision, a resubdivision of M. Samano Partition Wymore Estates Subdivision, Cameron County, Texas, located at 7245 Paredes Line Road, Brownsville, Texas 78521, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)
- 4) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2025-029**, to rezone from Residential Single-Family (R-1) to Residential Transition (R-3) to allow a multifamily development for 23.40 acres of land comprised of 5.434 acres out of Block 17 and 17.963 acres out of Block 18, Chicago Gardens Subdivision, Cameron County, Texas, located at 5000 Bowie Road, Brownsville, Texas 78521, as shown in Exhibit "A". (District 2) (Planning & Redevelopment Department)
- 5) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1795-A**, to amend Chapter 6, "Amusements and Entertainment", of the City of Brownsville Code of Ordinances to amend Article IV establishing the "Downtown Entertainment District" as shown in Exhibit "A", to regulate bars and restaurants; adding civil and criminal penalties. (City Attorney's Office/City Manager's Office)
- 6) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1795-B**, to amend Chapter 6, "Amusements and Entertainment", of the City of Brownsville Code of Ordinances to amend Article IV establishing the "Central Entertainment District" as shown in Exhibit "A", to regulate bars and restaurants; adding civil and criminal penalties. (City Attorney's Office/City Manager's Office)

ITEMS FOR INDIVIDUAL CONSIDERATION(S)

- 1) Consideration and **ACTION** to acknowledge the financial statements and cash investment report for the City of Brownsville for the first quarter ended December 31, 2025. (Financial Services Department)
- 2) Consideration and **ACTION** to authorize a contract with Artillery LLC in the amount of \$1,989,288 for the West Rail Trail Amenities Project, contract number 263-25-BMT-IFB, as budgeted. (Multimodal Transportation)
- 3) Consideration and **ACTION** to Repeal prior action approved on September 16, 2025, regarding the City Commission Pro Tem Rotation Schedule for Calendar Year 2026, and Adoption of **Resolution Number 2026-037** establishing a revised Mayor Pro Tem and Deputy Mayor Pro Tem Rotation Schedule and Protocol for Calendar Year 2026.(Office of the City Secretary)

BOARD APPOINTMENT(S)

- 1) Consideration and **ACTION** on **Resolution Number 2026-033** to appoint or reappoint board member(s) to the Downtown Tax Reinvestment Zone #3 (TIRZ #3). (Planning and Redevelopment Department)

EXECUTIVE SESSION

- 1) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to One City Committee Update. (Office of the City Attorney/ City Manager's Office)
- 2) Closed session pursuant to Tex. Gov't. Code Sections 551.071 (Consultation with Attorney), 551.072 (Real Property Deliberation), and 551.087 (Economic Development Deliberation) related to Project Portero. (Office of the City Attorney/ City Manager's Office)
- 3) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to Project Release. (Office of the City Attorney)
- 4) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney, including Pending Litigation) related to malpractice lawsuit against Denton Navarro Rodriguez Bernal Santee & Zech, P.C. (Office of the City Attorney)

POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION

NOTE: The City Commission of the City of Brownsville reserves the right to discuss any items in Executive Session whenever authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

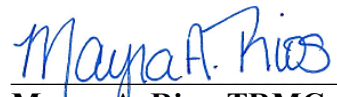
- 1) Consideration and **ACTION**, if any, related to the malpractice lawsuit against Denton Navarro Rodriguez Bernal Santee & Zech, P.C. (Office of the City Attorney)

ADJOURNMENT

NOTE: The City of Brownsville does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Organizational Development & Human Resources Department at 956/548-6037 (voice or Relay TX) by Monday, no later than 12:00 P.M., to make proper arrangements.

By: John Cowen, Jr.
Mayor of the City of Brownsville

I, **Mayra A. Rios**, hereby certify that a copy of the Notice for the **February 17, 2026** Meeting of the Brownsville City Commission was posted on the designated bulletin board at City Hall – Federal Building, 1001 Elizabeth Street, a location readily accessible to the public, for at least three (3) business days prior to the scheduled meeting date, in compliance with Chapter 551 of the Texas Government Code. I further certify that the Agenda was posted on the City's website and can be downloaded by accessing: <https://brownsvilletx.gov/129/Agendas-Minutes>


Mayra A. Rios, TRMC
City Secretary

I certify that the attached notice and agenda of items to be considered by the Brownsville City Commission was removed by me from the Brownsville City Hall – Old Federal Building bulletin areas on the _____ day of _____, 2026.

Employee Name and Signature

Date