

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 **July 7, 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) Recognizing "Parks and Recreation Month" (Commissioner G. De Leon; Commissioner B. Martinez)
- 2) Recognizing "The Brownsville Fire Department" (Commissioner G. De Leon; Commissioner B. Martinez)
- 3) Recognizing the "Brownsville Dynamite Volleyball Club" (Commissioner N. Galonsky; Mayor J. Cowen)

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) Review and Comparison of Organizational Culture Assessment Results: 2024 vs. 2025

CITY MANAGER'S UPDATE(S)

- 1) Brownsville Chamber of Commerce DC Fly-In: Federal Engagement and Advocacy Update
- 2) Recognizing the Office of the City Secretary for receiving the 2026 Achievement of Excellence Award from the Texas Municipal Clerks Association (TMCA).
- 3) Recognizing the Communications & Marketing Department and BrownsvilleTV for receiving the 2026 Texas Association of Municipal Information Officers (TAMIO) Award.

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 and **ACTION** to reject proposals for RFP No.101-26-ODHR-RFP For Temporary Staffing Services. (Procurement Department)

- 2) Consideration and **ACTION** to approve the quote/proposal submitted by SHI Government Solutions, Inc. for Rubrik data protection, backup, disaster recovery, cybersecurity resilience, and Microsoft 365 data protection services, in the amount of \$158,288.15, as budgeted, under proposed Contract No. 289-26-IT-CP. (Information Technology Department)
- 3) Consideration and **ACTION** to approve the Supportive Services Program allocation for Round 2 under the U. S. Housing and Urban Development (HUD) HOME American Rescue Plan (ARP) program. (Grants and Community Development)
- 4) Consideration and **ACTION** to authorize an Interlocal Agreement between the City of Brownsville and TxDOT for the installation and reimbursement for the operation and maintenance of the traffic signals within a municipality. (Engineering and Public Works Department)
- 5) Consideration and **ACTION** to approve the proposal submitted by Roadway Asset Services, LLC (RAS), in the amount of \$276,366, as budgeted, for Pavement Management Services, under proposed Contract No. 298-26-EPW-CP, for a term of nine months. (Engineering and Public Works Department)
- 6) Consideration and **ACTION** to authorize contracts with Ceballos Lawn Care and NVS Corporate Services for Contract No. 135-26-HLH-RFP, Mowing Services for Vacant Lot, in an estimated amount of \$55,000 annually per vendor, for a term of two (2) years with one (1) optional one-year renewal. (Health, Wellness & Animal Services)
- 7) Consideration and **ACTION** to authorize a contract with Noble Texas Builders, LLC in the amount of \$457,709.00 for Contract No. 257-26-PRK-CP, for a term of 2.5 months (approximately 75 calendar days), for improvements at Morningside Park and Brownsville Sports Park for the Parks and Recreation Department. (Parks and Recreation Department)
- 8) Consideration and **ACTION** on **Resolution Number 2026-108** to accept the recommendation of the Brownsville Fire Department and authorize the appointment of Assistant Chief Ismael Gamboa to the Cameron County Emergency Communication District (CCECD) Board of Directors. (Fire Department)
- 9) Consideration and **ACTION** to approve **Resolution Number 2026-094** approving and entering into a multi-use agreement between the city of Brownsville and the Texas Department of Transportation (TXDOT) to improve five bus stops with monopoles located along the state right-of-way. (Brownsville Metro)
- 10) Consideration and **ACTION** to approve **Resolution Number 2026-098** designating an officer or employee to calculate the No-New-Revenue Tax Rate, Voter-Approval Tax Rate, and De Minimis Rate, if applicable, in accordance with section 26.04 of the Texas Tax Code for the Fiscal Year 2027 budget. (Financial Services)
- 11) Consideration and **ACTION** to discuss and approve **Resolution Number 2026-099** expressing official intent to reimburse with tax-exempt obligation proceeds costs associated with certain capital improvements. (Financial Services Department)
- 12) Consideration and **ACTION** on **Resolution Number 2026-103** authorizing preparation of an updated Service and Assessment Plan (SAP) for the Paseo De La Resaca Lighting and Landscaping Maintenance Public Improvement District (PID); calling for and authorizing the publication of a Notice of Public Hearing regarding the updated SAP and levy of the PID assessments under Chapter 311, Texas Tax Code, and such other matters related thereto. (Paseo De La Resaca PID Board)
- 13) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2026-1806**, to annex into the City of Brownsville boundary limits, a property described as a 47.27-acre tract being Lot 1, Block 202, El Jardin Resubdivision, according to the map or plat thereof recorded in Volume 4, Page 48, Map Records of Cameron County, Texas, save and except all that part or portion thereof conveyed to the County of Cameron in deed dated November 18, 1993,

recorded in Volume 2658, Page 181, Official Records of Cameron County, Texas, located on South Dakota Avenue, Brownsville, Texas 78521, as shown in Exhibit "A". (Planning & Redevelopment Department)

- 14) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 235-2026-009**, to rezone from Commercial Corridor (CC) to Residential Estate (RE) to allow a single-family residence for 2.64 acres out of 5.0 acres out of the Baldauf 10.88-acre tract out of the C.B. Hamlet 47.9-acre tract, Share 12, El Jardin Subdivision, Cameron County, Texas, located at 32 Fish Hatchery Road, Brownsville, Texas 78520, as shown in Exhibit "A". (District 4) (Planning & Redevelopment Department)
- 15) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 235-2026-010**, to rezone from Residential Single-Family (R-1) to Residential Suburban (R-2) to allow a duplex for Lot 4, Block 4, McKenzie Estates Subdivision, Cameron County, Texas, located at 995 North Iowa Road, Brownsville, Texas 78521, as shown in Exhibit "A". (District 2) (Planning & Redevelopment Department)
- 16) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 235-2026-011-S**, to request a Specific Use Permit (SUP) in a Commercial Corridor (CC) zoning district to allow an event center for Lot 2, Block 1, Juan Garza Subdivision Replat, Cameron County, Texas, located at 4810 Boca Chica Boulevard, Brownsville, Texas 78521, as shown in Exhibit "A". (District 1) (Planning & Redevelopment Department)

PUBLIC HEARING(S)

- 1) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1809** designating a +/- 1,021.48 acre area located in Cameron County, Texas, as a tax increment reinvestment zone; describing the boundaries of the zone; creating a board of directors for the zone; providing for an effective date and a termination date for the zone; naming the zone the "Estrella Reinvestment Zone Number Six, City of Brownsville"; establishing a tax increment fund; and containing other findings and provisions related thereto. (City Manager's Office)
- 2) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1810** designating a +/- 804.13 acre area located in Cameron County, Texas, as a tax increment reinvestment zone; describing the boundaries of the zone; creating a board of directors for the zone; providing for an effective date and a termination date for the zone; naming the zone the "Greater Brownsville Tech District Reinvestment Zone Number Five, City of Brownsville"; establishing a tax increment fund; and containing other findings and provisions related thereto. (City Manager's Office)

ITEMS FOR INDIVIDUAL CONSIDERATION(S)

- 1) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 2026-1807** amending Chapter 66, Municipal Court, providing for municipal court civil jurisdiction to enforce health and safety and nuisance abatement ordinances; authorizing the issuance of search and seizure warrants; providing for concurrent jurisdiction; creating a court of record, and other matters pertaining thereto. (Office of the City Attorney; Municipal Court)
- 2) Consideration and **ACTION** on the following proposed Charter amendments for the Special Election to be held on November 3, 2026. (Charter Review Committee/ Office of the City Secretary/ Office of the City Attorney):
 - a. Amending Charter Art. V., Administrative Provisions, Section 13 – Compensation (Address Mayor and City Commissioner's compensation)
 - b. Amending Charter Art. V., Administrative Provisions, to add 21-B. - Office of the City Secretary (Creating the office)

- c. Amending Charter Art. V., Administrative Provisions, to add 21-C. - Office of the City Auditor (Creating the office)
- d. Amending Charter Art. V., Administrative Provisions, Section 28A. Audit and oversight committee (Increasing the membership and general clean-up)
- e. Amending Charter Art. V., Administrative Provisions, to add Section 35, Municipal Campaign Finance (Requiring Commission to set by ordinance)
- f. Amending Charter Art. V., Administrative Provisions, to modify Section 4. - Qualifications. (Adding tax delinquency or other liability due to City as a bar to holding office)
- g. Amending Charter Art. V., Administrative Provisions, Section 3. - Vacancies (Adding automatic triggers for forfeiting office)
- h. Amending Charter Art. V., Administrative Provisions, Section 3. - Vacancies (Adding discretionary triggers for forfeiting office)
- i. Amending Charter Art. V., Administrative Provisions, to add Section 35, Code of Ethics; Ethics Advisory Commission (Requiring Commission to create and adopt rules by ordinance)
- j. Amending Charter Art. VII., General Provisions, to add Section 3-A, - The Initiative (Adding initiative petition procedures for citizens)
- k. Amending Charter Art. VII., General Provisions, to add Section 3-B, - Referendum (Adding referendum procedures for citizens)
- l. Amending the Charter Art. V., Administrative Provisions, to add Section 22-B, Merit Hiring (Adding Merit principle hiring to City Charter)
- m. Amending the Charter Art. I through VII, except Art. VI, Utilities Board, to revise or eliminate provisions that have been superseded by state law and to update or eliminate archaic language

BOARD APPOINTMENT(S)

- 1) Consideration and **ACTION** on **Resolution Number 2026-076C** to appoint or reappoint members to the Brownsville Border Film Commission. (Convention and Visitors Bureau Department)
- 2) Consideration and **ACTION** on **Resolution Number 2026-083C** to appoint or reappoint members to the Paseo De La Resaca Lighting and Landscaping Maintenance District Service Plan Board (PASEO). (Office of the City Secretary)
- 3) Consideration and **ACTION** on **Resolution Number 2026-084** to appoint or reappoint members to the Brownsville Public Library System Advisory Board. (Library)
- 4) Consideration and **ACTION** on **Resolution Number 2026-100** to appoint or reappoint members to the Transit Advisory Committee (TAC). (Brownsville Metro Department)
- 5) Consideration and **ACTION** on **Resolution Number 2026-101** for the removal and appointment of the members to the Building & Standards Commission. (Planning & Redevelopment Department)
- 6) Consideration and **ACTION** on **Resolution Number 2026-102** for the removal and appointment of the members to the Board of Adjustment. (Planning & Redevelopment Department)

EXECUTIVE SESSION

- 1) 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 Egypt. (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 Headquarters. (Office of the City Attorney/ City Manager's Office)

- 3) 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 Marketsquare. (Office of the City Attorney/ City Manager's Office)
- 4) 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 Romeo. (Office of the City Attorney/ City Manager's Office)
- 5) Closed session pursuant to Tex. Gov't. Code Sections 551.071 (Consultation with Attorney) and 551.087 (Economic Development Deliberation) related to Solid Waste Services. (Office of the City Attorney/ City Manager's Office)
- 6) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney, including Contemplated or Pending Litigation) related to: Fire Truck Price-Fixing Litigation. (Office of the City Attorney/ City Manager's Office)
- 7) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney, including Contemplated or Pending Litigation) related to: Midtown Entertainment District enforcement. (Office of the City Attorney/ City Manager's Office)
- 8) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney, including Contemplated or Pending Litigation and/or Settlement Offer) related to CCAD Property ID 30393. (Office of the City Attorney/ City Manager's Office)

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.

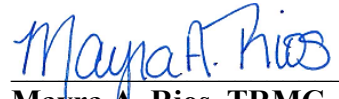
- 1) Consideration and **ACTION**, if any, related to **Resolution Number 2026-104** on Project Egypt. (Office of the City Attorney/ City Manager's Office)
- 2) Consideration and **ACTION**, if any, related to **Resolution Number 2026-107** on Project Headquarters. (Office of the City Attorney/ City Manager's Office)
- 3) Consideration and **ACTION**, if any, related to **Resolution Number 2026-106** on Project Marketsquare. (Office of the City Attorney/ City Manager's Office)
- 4) Consideration and **ACTION**, if any, related to **Resolution Number 2026-105** on Project Romeo. (Office of the City Attorney/ City Manager's Office)
- 5) Consideration and **ACTION**, if any, related to Fire Truck Price-Fixing Litigation. (Office of the City Attorney/ City Manager's Office)
- 6) Consideration and **ACTION**, if any, related to Midtown Entertainment District enforcement. (Office of the City Attorney/ City Manager's Office)
- 7) Consideration and **ACTION**, if any, related to CCAD Property ID 30393. (Office of the City Attorney/ City Manager's Office)

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 **July 7, 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