

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 21, 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/j.php?MTID=mb0f8d1240d8f166059ae34c036f78f88)

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

EXECUTIVE SESSION

- 1) 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)

PROCLAMATION(S)

- 1) Recognizing "Scout Allen Hobbs" (Mayor J. Cowen; 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

- 1) Recreation Centers: Building on Today's Success, Planning for Tomorrow (Parks and Recreation Department)

CITY MANAGER'S UPDATE(S)

- 1) Pet of the Month Adoption Spotlight
- 2) City of Brownsville 2026 Summer Interns

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 Meetings held on June 16, 2026 and July 7, 2026. (Office of the City Secretary)
- 2) Consideration and **ACTION** to approve **Resolution Number 2026-111**, authorizing Brownsville Metro to provide free fare for Customer Appreciation Day that will be held on July 23, 2026, and finding a public purpose. (Brownsville Metro)

- 3) Consideration and **ACTION** to approve a contract with Nueces Farm Center, Inc. in the Amount of \$482,928.23 for Contract No. 273-26-ISD-CP, for the Purchase and Delivery of an SP 33 Slip Form Paver and Related Equipment for Engineering & Public Works Department, as budgeted. (Internal Services Department)
- 4) Consideration and **ACTION** to approve the purchase of trash cans and benches for Downtown Core (DT-C) as defined in Unified Development Code, and other areas of downtown as needed, based on community input from the Downtown Renaissance Master Plan in the amount of \$813,339.30 as budgeted. (Planning & Redevelopment Department)
- 5) Consideration and **ACTION** to award a Contract to Terracon Consultants, Inc. in the amount of \$126,425 for materials testing and inspection services, Contract No.309-26-EPMO-CMA, for Bid Package No. 1 of the Public Safety Complex. (Enterprise Project Management Office)
- 6) Consideration and **ACTION** to approve the first one-year renewal of the Independent Contractor Agreement for Architect/Engineering Consulting Services (RFQ PES-63-0523) with Jviation, Inc for the Brownsville South Padre Island International Airport. (Airport Department).
- 7) Consideration and **ACTION** to approve a lease of two (2) Ford F-250 Animal Control Units with Enterprise Fleet Management, with monthly lease payments of \$1,596.23 for each vehicle, under Contract No. 308-26-ISD-CMA, for a 60-month term for each unit, as budgeted. (Internal Services Department)
- 8) Consideration and **ACTION** on **Resolution Number 2026-109** authorizing preparation of an updated Service and Assessment Plan (SAP) for the Madeira Espiritu Santo Public Improvement District (PID) Number One; 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. (Planning & Redevelopment Department)
- 9) Consideration and **APPROVAL** on **SECOND** and **FINAL 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)
- 10) Consideration and **APPROVAL** on **SECOND** and **FINAL 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)

PUBLIC HEARING(S)

- 1) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2026-014-S**, to request a Specific Use Permit (SUP) in a Downtown Edge (DE) zoning district to allow an event center for Lots 13 & 14, Block 120, Brownsville Original Townsite, Cameron County, Texas, located at 1247 East Madison Street, Brownsville, Texas 78520, as shown in Exhibit "A". (District 4) (Planning & Redevelopment Department)
- 2) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2026-015**, to rezone from Agriculture (AG) to Residential Single-Family (R-1) for an approximate 105.29 acres and Commercial Corridor (CC) for an approximate 14.67 acres to allow a single-family residential development and commercial development on a tract containing 119.96 acres of land out of a 239.92 acre tract (called the West 239.48 acres), out of Tract 40, Paredes Partition Tract, Subdivision "E", in Share 19 of the Espiritu Santo Grant, Cameron County, Texas, located at 1 West Paredes Line

Road , Brownsville, Texas 78566, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)

- 3) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2026-016**, to rezone from Residential Single-Family (R-1) and Traditional Neighborhood Corridor (TNC) to Traditional Neighborhood Corridor (TNC) to allow a multifamily development for 2.00 acres of land, more or less, comprised of Tract 1, being 0.37 acres of land; and Tract 2, being 1.63 acres of land, both Tracts out of Block 4, El Jardin Subdivision, Share 27 of the Espiritu Santo Grant, Cameron County, Texas, located at 970 South Central Avenue, Brownsville, Texas 78521, as shown in Exhibit "A". (District 1) (Planning & Redevelopment Department)
- 4) Public Hearing and **ACTION** on **FIRST READING** of **Ordinance Number 2026-1811** accepting and approving an update to the Paseo De La Resaca Lighting and Landscaping Maintenance Public Improvement District (PID) Operations and Maintenance Service and Assessment Plan; accepting and approving the updated assessment roll for the PID; making a finding of special benefit to property within the PID; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the PID assessed property; providing penalties and interest on delinquent Assessments; in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Paseo PID Board)
- 5) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1813**, amending Chapter 54, Health and Sanitation, Article VI, Smoking in Public Places, to modify regulations related to smoking in public places to include e-cigarettes and other electronic nicotine delivery system devices, such as vapes, and regulations related to smoking in outside patios. (Office of the City Attorney)
- 6) Public Hearing 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) (Items fell to the floor):
 - a. 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)
 - b. Amending Charter Art. V., Administrative Provisions, Section 3. - Vacancies (Adding automatic triggers for forfeiting office)
 - c. Amending Charter Art. V., Administrative Provisions, Section 3. - Vacancies (Adding discretionary triggers for forfeiting office)
- 7) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1812**, ordering and calling a Charter Election on proposed amendments, during the General Election on November 3, 2026, on the following amendments (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 of the City Secretary)
 - c. Amending Charter Art. V., Administrative Provisions, to add 21-C. - Office of the City Auditor (Creating the Office of the City Auditor)
 - d. Amending Charter Art. V., Administrative Provisions, Section 28A. Audit and oversight committee (Increasing the membership on the committee)
 - e. Amending Charter Art. V., Administrative Provisions, Section 28A. Audit and oversight committee (general clean-up)

- f. Amending Charter Art. V., Administrative Provisions, to add Section 35, Municipal Campaign Finance (Requiring Commission to set campaign finance regulations by ordinance)
- g. Amending Charter Art. V., Administrative Provisions, to add Section 35, Code of Ethics; Ethics Advisory Commission (Requiring Commission to create an Ethics Board and adopt rules for ethics by ordinance)
- h. Amending Charter Art. VII., General Provisions, to add Section 3-A, - The Initiative (Adding initiative petition procedures for citizens)
- i. Amending Charter Art. VII., General Provisions, to add Section 3-B, - Referendum (Adding referendum procedures for citizens)
- j. Amending the Charter Art. V., Administrative Provisions, to add Section 22-B, Merit Hiring (Adding Merit principle hiring to City Charter)
- k. 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.

ITEMS FOR INDIVIDUAL CONSIDERATION(S)

- 1) Consideration and **ACTION** to authorize a Contract with Ziwa Corporation in the amount of \$3,909,970 for Contract No.196-26-ISD-RFP, for the HVAC Upgrades at the Brownsville Animal Regulation and Care Facility, as budgeted. (Internal Services Department)
- 2) Consideration and **ACTION** to approve **Resolution Number 2026-073** authorizing the Local Park Grant Program Resolution Authorizing an Application through the signature of a local government official for Texas Parks & Wildlife Grant use for La Posada Park and accepting the terms and conditions of said grant for the City of Brownsville (Parks and Recreation Department).
- 3) Consideration and **ACTION** to approve **Resolution Number 2026-110** creating the Brownsville Sports Commission to evaluate the current use, future programming opportunities, and long-term sustainability of professional and amateur sports programs within the City, and to provide recommendations to the City Commission; Adopting the Bylaws for said Commission; and authorizing City staff to take all necessary administrative actions related thereto. (City Manager's Office)
- 4) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 2026-1808** amending Chapter 102 of the City of Brownsville Code of Ordinance to adjust the Resaca Fee. (Brownsville Public Utilities Board)

BOARD APPOINTMENT(S)

- 1) 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)
- 2) Consideration and **ACTION** on **Resolution Number 2026-100** to appoint or reappoint members to the Transit Advisory Committee (TAC). (Brownsville Metro Department)

EXECUTIVE SESSION

- 1) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney, including Contemplated or Pending Litigation) related to: Calvin and Wildrose Construction. (Office of the City Attorney/ City Manager's Office)
- 2) 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)
- 3) Closed session pursuant to Tex. Gov't. Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation regarding real property), and 551.087 (Deliberation regarding Economic Development)

Negotiations) regarding land use regulations involving certain businesses under the UDC. (Office of the City Attorney/ City Manager's Office)

- 4) Closed session pursuant to Tex. Gov't. Code Sections 551.071 (Consultation with Attorney) regarding the roles and responsibilities of Boards and Commissions, including budget transparency. (Office of the City Attorney/ City Manager's Office)
- 5) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) regarding roles and duties of City Commissioners and City Officials. (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.

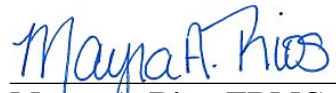
- 1) Consideration and **ACTION**, if any, related to Midtown Entertainment District enforcement. (Office of the City Attorney/ City Manager's Office)
- 2) Public Hearing and **ACTION**, if any, on **FIRST READING** on **Ordinance Number 2026-1814**, amending Chapter 2, Administration, Article II, City Commission, Section 2-26, Meetings and agendas, in order to adopt rules and procedures for executive session, including preserving confidentiality of topics discussed in executive session. (Office of the City Attorney/ City Manager's Office)
- 3) 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) no later than three business days before the posted meeting 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 21, 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