

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 **Special Work Session and Regular Meeting**, on **August 4, 2026**, at **4:00 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.

4 :00 P.M. SPECIAL WORK SESSION:

CALL TO ORDER

- 1) Discussion and consideration of proposed zoning and development regulations for self-storage facilities, quick-lube and oil-change establishments, poker lounges or clubs, data centers, and event centers, including permitted locations, site-development standards, operational requirements, and compatibility with adjacent properties. (Planning & Redevelopment Services)
- 2) Second Budget Worksession with City Commission for FY 2027. (Financial Services Department)

ADJOURN SPECIAL WORK SESSION

5:00 P.M. REGULAR MEETING:

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

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.

CITY MANAGER'S UPDATE(S)

- 1) 2026 City of Brownsville Interdepartmental Call Audit

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 authorize the City Manager to execute a budgeted Group Critical Illness Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool (TMLIRP), enabling eligible Pool members to obtain Group Critical Illness Coverage in accordance with House Bill 4144 of the 89th Texas Legislature. (Organizational Development & Human Resources)
- 2) Consideration and **ACTION** to authorize the City Manager, or designee, to negotiate and execute a professional services agreement with The Harbeck Company, Inc., in an amount not to exceed

\$100,000, for training services, hiring assessments for various departments, including the Fire and Police Departments, leadership development, coaching, and related travel expenses.. (Organizational Development & Human Resources)

- 3) Consideration and **ACTION** to approve the first one-year renewal of the Professional Service Agreement for Air Service Development Consulting Services (RFP ASC-89-0623) with Crawford, Murphy and Tilly, Inc for the Brownsville South Padre Island International Airport in the amount of \$104,187, as budgeted. (Airport Department).
- 4) Consideration and **ACTION** to authorize a professional services contract with Parkhill, Smith & Cooper, Inc. dba Parkhill on a Task Order basis for Contract No.153-26-AIR-RFQ, for a term of up to five years, for landside architectural, engineering, and construction management services to support the Airport's capital development program. (Airport Department)
- 5) Consideration and **ACTION** to approve a Task Order No.19 for Civil Engineering and Related Services for the reconstruction of Tradition Circle and Achievement Drive, to Ambiotec Civil Engineering Group, Inc., in the amount not to exceed \$108,758, as budgeted. (Engineering and Public Works Department)
- 6) Consideration and **ACTION** on **Resolution Number 2026-113** authorizing the execution of an agreement between the City of Brownsville and the Texas Department of Transportation for the Installation and Reimbursement for the Operation and Maintenance of Traffic Signals within a Municipality. (Engineering and Public Works Department).
- 7) Consideration and **APPROVAL** on **SECOND** and **FINAL 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)
- 8) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **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)
- 9) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **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)
- 10) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **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)

11) Consideration and APPROVAL on SECOND and FINAL 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 3. - Vacancies (Adding automatic triggers for forfeiting office)
- b. Amending Charter Art. V., Administrative Provisions, Section 3. - Vacancies (Adding discretionary triggers for forfeiting office)
- c. 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)
- d. Amending Charter Art. V., Administrative Provisions, Section 13 – Compensation (Address Mayor and City Commissioner's compensation)
- e. Amending Charter Art. V., Administrative Provisions, to add 21-B. - Office of the City Secretary (Creating the Office of the City Secretary)
- f. Amending Charter Art. V., Administrative Provisions, to add 21-C. - Office of the City Auditor (Creating the Office of the City Auditor)
- g. Amending the Charter Art. V., Administrative Provisions, to add Section 22-B, Merit Hiring (Adding Merit principle hiring to City Charter)
- h. Amending Charter Art. V., Administrative Provisions, Section 28A. Audit and oversight committee (Increasing the membership on the committee)
- i. Amending Charter Art. V., Administrative Provisions, Section 28A. Audit and oversight committee (general clean-up)
- j. Amending Charter Art. V., Administrative Provisions, to add Section 35, Municipal Campaign Finance (Requiring Commission to set campaign finance regulations by ordinance)
- k. 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)
- l. Amending Charter Art. VII., General Provisions, to add Section 3-A, - The Initiative (Adding initiative petition procedures for citizens)
- m. Amending Charter Art. VII., General Provisions, to add Section 3-B, - Referendum (Adding referendum procedures for citizens)
- n. 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.

Consideración y **APROBACIÓN** en **SEGUNDA** y **ÚLTIMA LECTURA** de la **Ordenanza número 2026-1812**, que ordena y convoca una elección sobre la Carta Constitutiva para someter a votación las enmiendas propuestas durante las Elecciones Generales del 3 de noviembre de 2026, respecto a las siguientes enmiendas (Comité de Revisión de la Carta Constitutiva / Oficina del Secretario Municipal / Oficina del Abogado Municipal):

- a. Enmienda del artículo V de los Estatutos, apartado 3, «Disposiciones administrativas». - Ofertas de empleo (Incorporación de causas automáticas de pérdida del cargo))
- b. Enmienda del artículo V de los Estatutos, «Disposiciones administrativas», apartado 3. — Vacantes (Incorporación de supuestos discrecionales para la pérdida del cargo)
- c. Enmienda del artículo V de los Estatutos, «Disposiciones administrativas», para modificar la sección 4. — Requisitos. (Se añade la morosidad fiscal u otras obligaciones pendientes con el Ayuntamiento como impedimento para el ejercicio de un cargo público)

- d. Enmienda del artículo V de los Estatutos, Disposiciones administrativas, apartado 13: Remuneración (relativo a la compensación del alcalde y de los comisionados)
- e. Enmienda del artículo V de los Estatutos, «Disposiciones administrativas», para añadir el apartado 21-B. — Oficina del Secretario Municipal (Creación de la Oficina del Secretario Municipal)
- f. Enmienda del artículo V de los Estatutos, «Disposiciones administrativas», para añadir el apartado 21-C. — Oficina del Auditor Municipal (Creación de la Oficina del Auditor Municipal)
- g. Enmienda del artículo V de los Estatutos, «Disposiciones administrativas», para añadir la sección 22-B, «Contratación por méritos» (Incorporación del principio de contratación por méritos a los Estatutos de la ciudad)
- h. Enmienda del artículo V de los Estatutos, Disposiciones administrativas, apartado 28A. Comité de auditoría y supervisión (Ampliación del número de miembros del comité)
- i. Enmienda del artículo V de los Estatutos, Disposiciones administrativas, apartado 28A. Comité de auditoría y supervisión (revisión general)
- j. Enmienda del artículo V de los Estatutos, «Disposiciones administrativas», para añadir el artículo 35, «Financiación de las campañas municipales» (por el que se exige a la Comisión que establezca normas sobre la financiación de las campañas mediante ordenanza municipal)
- k. Enmienda del artículo V de los Estatutos, «Disposiciones administrativas», para añadir el artículo 35, «Código deontológico»; Comisión Asesora de Ética (que exige a la Comisión crear un Consejo de Ética y aprobar normas deontológicas mediante ordenanza)
- l. Enmienda del artículo VII de los Estatutos, «Disposiciones generales», para añadir la sección 3-A: «La iniciativa» (Incorporación de los procedimientos de petición de iniciativa ciudadana)
- m. Enmienda del artículo VII de los Estatutos, «Disposiciones generales», para añadir la sección 3-B: «Referéndum» (Incorporación de procedimientos de referéndum para los ciudadanos)
- n. Enmienda de los artículos I a VII de los Estatutos, excepto el artículo VI (Junta de Servicios Públicos), con el fin de revisar o eliminar las disposiciones que hayan quedado derogadas por la legislación estatal y de actualizar o eliminar la redacción arcaica.

PUBLIC HEARING(S)

- 1) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1818**, making findings related to the Madeira Espiritu Santo Public Improvement District Number One, including: advisability of the special supplemental services, the estimated operation and maintenance costs, boundaries of the district, method of assessment, and apportionment of costs between the City of Brownsville and the District; updating the Service and Assessment Plan (SAP) that established the Madeira Espiritu Santo PID Number One; levying the assessments; and, also providing official notice of the PID's updated SAP to the Cameron County Clerk as required by Chapter 372, Texas Local Government Code. (Planning & Redevelopment Department/Office of the City Attorney/City Manager's Office)
- 2) Public Hearing and **ACTION** on **SECOND** and **FINAL 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, regulations related to smoking in outside patios; and regulations for Cigar/Hookah Bars/Lounges. (Office of the City Attorney)
- 3) Public Hearing and **ACTION** 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)
- 4) Public Hearing and **ACTION** to acknowledge the City Secretary's Certificate of Sufficiency for the Charter Amendment Petition, proposing the Brownsville First Jobs & Contracts Policy, establishing provisions relating to local hiring, City-funded contracts, small business participation, workforce

development, transparency, and safe working conditions; and **ACTION** on **FIRST READING** of **Ordinance Number 2026-1819** ordering a Charter Amendment Election to be held on Tuesday, November 3, 2026; providing for the publication and posting of notice; providing for early voting dates, times, and locations; and dealing with related matters. (Office of the City Secretary/Office of the City Attorney)

Consideración y **ACCIÓN** para dar constancia del Certificado de Suficiencia de la Secretaria Municipal para la Petición de Enmienda a la Carta Municipal que propone la adopción de la Política Brownsville First Jobs & Contracts, estableciendo disposiciones relacionadas con la contratación local, los contratos financiados por la Ciudad, la participación de pequeñas empresas, el desarrollo de la fuerza laboral, la transparencia y condiciones laborales seguras; y **ACCIÓN** en **PRIMERA LECTURA** de la **Ordenanza Número 2026-1819** ordenando una elección de enmienda a la Carta Municipal para llevarse a cabo el martes, 3 de noviembre de 2026; disponiendo la publicación y fijación de avisos; estableciendo las fechas, horarios y lugares de la votación anticipada; y tratando asuntos relacionados. (Oficina de la Secretaria Municipal/Oficina del Abogado Municipal)

ITEMS FOR INDIVIDUAL CONSIDERATION(S)

- 1) Consideration and **ACTION** to acknowledge the Cameron Appraisal District Chief Appraiser's Certification of the City of Brownsville's 2026 tax roll. (Financial Services Department)
- 2) Consideration and **ACTION** to acknowledge the Cameron County Tax Assessor-Collector's certification of the estimated ad valorem tax debt collection rate for tax year 2026, and the excess debt tax collections for tax year 2025. (Financial Services Department)
- 3) Consideration and **ACTION** to acknowledge the Finance Director's calculation of the City's No-New-Revenue and Voter-Approval tax rates for tax year 2026/fiscal year 2027. (Financial Services Department)
- 4) Consideration and **ACTION** to discuss a possible ad valorem tax rate increase and to authorize a public hearing on August 18, 2026, to discuss the proposed ad valorem tax rate that will exceed the No-New-Revenue tax rate. (Financial Services Department)
- 5) Consideration and **ACTION** on **Resolution Number 2026-112** to approve the 2026-2030 Regional Consolidated Plan & Allocation of the City of Brownsville's Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG), subject to appropriation by the U.S. Department of Housing and Urban Development (HUD) for the 2026-2027 One Year Action Plan. (Grants & Community Development)
- 6) Consideration and **ACTION** on **Resolution Number 2026-115** to approve a one-time waiver of the maintenance bond required for the construction of improvements serving the Greater Brownsville Tech Park. (City Manager's Office/ GBEDC)

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

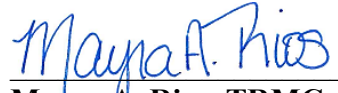
NOTE: The City Commission of the City of Brownsville reserves the right to discuss any items in Executive Session whenever authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

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 **August 4, 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