

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 **September 1, 2026**, at **5:00 P.M.**, 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 Ruben Hernandez (Commissioner G. De Leon; Commissioner B. Martinez)
- 2) Recognizing the PossAble Dream Adult High School at the Brownsville Campus (Mayor J. Cowen Jr.; Commissioner G. De Leon)

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) Presentation by the Brownsville Public Utilities Board providing an Annual Report on the Progress of Collaboration with the City of Brownsville, as required by the City Charter. (Brownsville Public Utilities Board)

CITY MANAGER'S UPDATE(S)

- 1) "National Preparedness Month" (Commissioner N. Galonsky; Commissioner L. Macias)

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 August 4, 2026, and August 18, 2026. (Office of the City Secretary)
- 2) Consideration and **ACTION** to approve the City of Brownsville holiday schedule for Fiscal Year 2026-2027. (Organizational Development & Human Resources Department)
- 3) Consideration and **ACTION** to approve amendments to the City of Brownsville Employee Handbook to revise the Orientation Policy and establish a Bereavement Leave Policy, with an effective date of October 1, 2026. (Organizational Development & Human Resources)
- 4) Consideration and **ACTION** to approve Cooperative Service Agreement No. 355-26-ODHR-CP with Octagon Staffing, LLC, for temporary personnel services on an as-needed basis, for an initial nine-month term with the option to extend for up to three additional months, not to extend beyond September 30, 2027. (Organizational Development and Human Resources).

- 5) Consideration and **ACTION** to approve the Memorandum of Understanding (MOU) between the Lower Rio Grande Valley Development Council (LRGVDC) and the City of Brownsville establishing a formal framework for regional cooperation during declared emergencies and disasters. (Office of Emergency Management & Homeland Security)
- 6) Consideration and **ACTION** to approve the Brownsville Community Resource Center lease agreements between the City of Brownsville & South Texas Afghanistan Iraq Veteran Association (STAIVA) and Community Action Corporation of South Texas (CACOST) for a three-year term. (Grants & Community Development Department)
- 7) Consideration and **ACTION** to authorize the City Manager to execute a Memorandum of Understanding (MOU) between the City of Brownsville and the City of Harlingen for participation in the FY 2025 FEMA Assistance to Firefighters Grant (AFG) Regional Project. (Brownsville Fire Department)
- 8) Consideration and **ACTION** to approve the contract with Borderless Studio LLC for the completion of the Southmost Corridor Study and related services to be rendered during the eight-month project period, in an amount not to exceed \$169,995. (Planning & Redevelopment Services)
- 9) Consideration and **ACTION** to approve the purchase of Information Technology (IT) network hardware, wireless equipment, software, licensing, and related services from SHI Government Solutions, Inc. for the Cummings Building in an amount not to exceed \$129,571.85, as budgeted. (Information Technology)
- 10) Consideration and **ACTION** to adopt and enter into an Interlocal Agreement with Cameron County for certain administrative, financial, and other matters concerning City and County participation in the GBEDC Tech Park Reinvestment Zone Number Five, City of Brownsville, and authorize the City Manager to execute the same. (Office of the City Attorney/ Planning and Redevelopment Department)
- 11) Consideration and **ACTION** to Authorize a Contract with RM Walsdorf Inc. for the Abilene Trail Storm Sewer Improvements Project (246-26-EPW-IFB), in the amount not to exceed \$104,911.70, as budgeted. (Engineering and Public Works Department)
- 12) Consideration and **ACTION** to authorize a Professional Services Agreement with Oscar Alvarado for the Public Art Monument at the Brownsville South Padre Island International Airport, in an amount not to exceed \$250,000, as budgeted. (Airport Department)
- 13) Consideration and **ACTION** to apply for The US Department of Justice FY2026 Model Cities Initiative Grant. (Police Department)
- 14) Consideration and **ACTION** to approve the submission of Brownsville Metro's application to the Federal Transit Administration (FTA) FY 2026 Innovative Coordinated Access and Mobility (ICAM) Pilot Program in the amount of \$2,000,000 with \$300,000 in local funds for the proposed project of replacing Paratransit vehicles that have surpassed their useful life. (Brownsville Metro)
- 15) Consideration and **ACTION** to Authorize a Contract with Galiguer Corporation DBA Xtreme Security & Fire in the amount of \$100,769 for Contract No.348-26-EPMO-CP, for a term of 30 Days, for Verkada Cameras and Door Access controls for the Cannery Public Market. (Enterprise Project Management Office Department)
- 16) Consideration and **ACTION** to approve a Contract with ARGIO Roofing & Construction, LLC in the amount of \$285,131.87 for Contract No. 346-26-ISD-CP, for repairs to the Market Square Dome, as budgeted. (Internal Services Department)
- 17) Consideration and **ACTION** to approve **Resolution Number 2026-118** supporting proposed state legislation that would require county election officials to offer annual election services contracts to municipalities conducting May municipal elections, while preserving each municipality's discretion whether to contract for those services. (Office of the City Secretary)

- 18) Consideration and **ACTION** on **Resolution Number 2026-117A** to appoint or reappoint members to the Youth Advisory Board. (Office of the City Manager)
- 19) Consideration and **ACTION** on **Resolution Number 2026-120**, to authorize the execution of an Advance Funding Agreement (AFA) between the City of Brownsville and the Texas Department of Transportation to implement major traffic signal improvement at the intersection of Palm Blvd and Jefferson St. (Engineering & Public Works Department).
- 20) Consideration and **ACTION** to approve **Resolution Number 2026-124** the submission of Brownsville Metro's application to the Federal Transit Administration (FTA) FY 2026 Grants for Low or No Emissions Program \$12,967,600 with \$2,288,400 in local funds for the proposed project of vehicle expansion and replacement of vehicles. (Brownsville Metro)
- 21) Consideration and **ACTION** to approve **Resolution Number 2026-126** supporting Brownsville Metro's competitive grant application to the Federal Transit Administration (FTA) under the Bus and Bus Facilities Competitive grant program in the amount of \$5,645,700 with local support of \$1,411,425 to support the development of a Multimodal Transit Facility (Brownsville Metro)
- 22) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 235-2026-012**, to rezone from Residential Single-Family (R-1) to Residential Transition (R-3) to allow a townhome development for 3.205 acres out of Share 4, Espiritu Santo Grant, Cameron County, Texas, located at Vasquez Ranch Road, Brownsville Texas 78520, as shown in Exhibit "A". (District 4) (Planning & Redevelopment Department)
- 23) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 235-2026-018**, to rezone from Agriculture (AG) to Residential Single-Family (R-1) to allow a single-family residential subdivision for all of Summer Lakes Subdivision Phase 4, Cameron County, Texas, located at Summerhill Boulevard, Brownsville, Texas 78520, as shown in Exhibit "A". (District 4) (Planning & Redevelopment Department)
- 24) Consideration and **ACTION** on **SECOND READING** on **Ordinance Number 2026-1817** to adopt the City of Brownsville's Downtown Renaissance's Master Plan. (Planning & Redevelopment)
- 25) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 235-2026-903-S**, to request a Specific Use Permit (SUP) in a Commercial Corridor (CC) zoning district to allow a commercial plaza and establish reduced setbacks for Lots 16, 17, and 18, Block 1, Naranja Vista Subdivision, Cameron County, Texas located at 9935 Naranjo Road, Brownsville, Texas 78521, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)
- 26) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 235-2026-904**, to rezone from Residential Single-Family (R-1) to Residential Suburban (R-2) to allow an existing duplex subdivision for all of Hidden Meadows Subdivision Section 2, Cameron County, Texas, located at Hidden Meadows Boulevard, Brownsville, Texas 78520, as shown in Exhibit "A". (District 4) (Planning & Redevelopment Department)
- 27) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 235-2026-905**, to rezone from Commercial Corridor (CC) to Residential Transition (R-3) to allow an existing single-family development for an approximate 2.09 acres out of Lots 1, 2, 5, 6, 7, and 8, Block 40, out of Share 28 of the Brownell Tract, coming from a portion of El Jardin Subdivision, located at Lester Drive, Brownsville, Texas 78521, as shown in Exhibit "A". (District 2) (Planning & Redevelopment Department)
- 28) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 2026-1818** accepting and approving an update to the Madeira Espiritu Santo Public Improvement District Number One (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; and, also providing official notice of the PID's updated SAP to the Cameron County Clerk in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Planning & Redevelopment Department/Office of the City Attorney/City Manager's Office)

- 29) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2025-1781-B** to adopt an end-of-year amendment to amend the Fiscal Year 2026 Budget. (Financial Services Department)
- 30) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2026-1815** to adopt the Fiscal Year 2027 Annual Budget for the Brownsville Community Improvement Corporation. (BCIC)
- 31) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2026-1816** to adopt the Fiscal Year 2027 Annual Budget for the Greater Brownsville Economic Development Corporation. (GBEDC)
- 32) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2024-223-D**, to amend Chapter 86, "Streets, Sidewalks, and Certain other Public Places," to adopt an encroachment licensing fee and right of way management regulations. (Engineering and Public Works Department)

PUBLIC HEARING(S)

- 1) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2026-1820** to adopt the Fiscal Year 2027 Annual Budget. (Financial Services Department)
- 2) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2026-1821** to ratify the Fiscal Year 2027 budget that will raise more total property taxes than last year's budget. (Financial Services Department)
- 3) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2026-1822** levying ad valorem taxes for the Tax Year 2026 for the use and support of the Municipal Government of the City of Brownsville, Texas, for the Fiscal Year 2027, providing for the interest and sinking fund for the Fiscal Year 2027 City of Brownsville, Texas, General Obligation Debt. (Financial Services Department)
- 4) Public Hearing and **ACTION** on **FIRST READING** of **Ordinance Number 2026-1761-B** of the City of Brownsville, Texas, to update the Master Fee Schedule of the City of Brownsville and amend pertinent sections of the Code of Ordinances to reflect those updates, and dealing with related matters. (Financial Services Department)
- 5) Public Hearing and **ACTION** on **FIRST** of **THREE PUBLIC HEARINGS** on imposing a temporary moratorium on the acceptance, processing, and approval of applications for High-Intensity Data Processing Facilities, Event Centers, Private Game Clubs, Automotive Quick Lube Facilities, and Self-Storage Facilities within the City of Brownsville and its extraterritorial jurisdiction, pursuant to Texas Local Government Code §§ 212.131–212.139; and **ACTION** on **Resolution Number 2026-121** directing the City Manager to initiate the process to adopt a 90-day moratorium on the aforementioned uses and ratifying direction to the City Manager to reactivate the City of Brownsville Environmental and Conservation Task Force that was tasked with providing advice and recommendations to the City Council regarding data center policies and development regulations. (City Manager's Office/ Office of the City Attorney/ Planning and Redevelopment Department)

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 third quarter ended June 30, 2026. (Financial Services Department)

- 2) Consideration and **ACTION** to award contract number 141-26-BMT-IFB to 2GS LLC dba Earthworks Enterprise in the amount of \$1,539,579 for the Southmost Nature Trail Phase III, as budgeted. (Multimodal Transportation)
- 3) Consideration and **ACTION** to authorize the approval of a Tree Removal Permit as an alternative to the preservation of Protected and Heritage Trees under the Unified Development Code, Section: 5.1.3.B – Heritage Tree, for a proposed fuel station and convenience store development on the property described as being a 2.272-acre tract of land situated in the Jose Salvador De La Garza Survey, Abstract No. 2, comprised of a portion of Block 19, Share 27, El Jardin Subdivision; and all of a called 1.08-acre tract out of a certain 1.584-acre tract in Block 19, El Jardin Subdivision, Share 27, E.S. Gt., Cameron County, located at 4660 Boca Chica Boulevard, Brownsville, Texas 78521 (Planning & Redevelopment Department / Office of the City Forester) (District 1).
- 4) Consideration and **ACTION** on **SECOND** and **FINAL READING** on **Ordinance Number 2026-1823** of the City of Brownsville, Texas, to disannex, and hereinafter reduce the City of Brownsville corporate and extraterritorial jurisdiction boundary limits, a property described as being 444.45 acre tract of land, more or less, out of Tract "A", Share 7 of the San Martin Grant, Cameron County, Texas, together with all adjacent right-of-way, as shown in Exhibit "A" to the Ordinance. (District 2) (City Manager's Office)

EXECUTIVE SESSION

- 1) 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) related to Project Fulcrum. (Office of the City Attorney/ City Manager's Office)
- 2) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to Collective Bargaining Agreement with Brownsville Police Officers' Association, Charter 290577-01 (Office of the City Attorney/ City Manager's Office)
- 3) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) regarding Ordinance No. 2026-1797, City Code Section 2-26, public comment regulations. (Office of the City Attorney/ Office of the City Secretary)
- 4) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to Project Quantum. (Office of the City Attorney/ City Manager's Office)
- 5) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to Project Tune-Up. (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 Collective Bargaining Agreement with Brownsville Police Officers' Association, Charter 290577-01. (Office of the City Attorney/ City Manager's Office)
- 2) Consideration and **ACTION**, if any, related to Project Tune-Up. (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 **September 1, 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