

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



Nurith Galonsky Pizana, Commissioner At-large "B"
Linda C. Macias, Commissioner District 2
Pedro 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 Meeting**, on **September 22, 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

PRESENTATION(S)

- 1) Presentation of Brownsville Housing Master Plan progress updates — Public Engagement & Housing Needs Assessments (Planning & Redevelopment Department)
- 2) Introduction and Overview of the Brownsville Design Guidelines and Standards (Planning & Redevelopment Department)

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) Pet of the Month Adoption Spotlight
- 2) Introduction and welcome of the City’s new Assistant Finance Director, Rodrigo Gimenez.
- 3) Recognition of Service, Jorge Cardenas, Chief Information Officer

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 Special Meetings held on August 17, 2026, August 21, 2026 and August 29, 2026. (Office of the City Secretary)
- 2) Consideration and **ACTION** to approve the Interlocal Agreement between the City and the Brownsville Independent School District for the use of their property to install and maintain a bus shelter located at 2477 Price Road. (Brownsville Metro)
- 3) Consideration and **ACTION** to approve Tokio Marine HCC for Stop Loss Services for the City of Brownsville for FY 2027, in the amount not to exceed \$1,059,730, as budgeted. (Organizational Development and Human Resources)
- 4) Consideration and **ACTION** to approve the CPI Rate Adjustment for Redfish Recycling effective October 1, 2026, not to exceed 3.53%. (Internal Services Department)
- 5) Consideration and **ACTION** to approve the CPI Rate Adjustment for Republic Services effective October 1, 2026, not to exceed 4.70%. (Internal Services Department)

- 6) Consideration and **ACTION** to approve a three-year purchase of VMware Cloud Foundation and VMware vDefend licensing and support from SHI Government Solutions, Inc., through Texas Department of Information Resources Contract DIR-CPO-5241, in a total amount not to exceed \$263,502.72, payable in three annual installments of \$87,834.24, subject to annual appropriation, receipt of a current valid quote, and final review by Purchasing and Legal. (Information Technology Department)
- 7) Consideration and **ACTION** to approve the first renewal of Contract No. 093-24-FIN-RFP with Deep Blue Investment Advisors for Investment Advisory Services for \$34,500. (Financial Services Department)
- 8) Consideration and **ACTION** to approve TRIPPP Consulting's Change Order #1, which would address the unforeseen success of increased trips for Fiscal Year 2026 with the Uber Rideshare Pilot program on Brownsville Metro's Route 30 in the amount not to exceed \$40,000, as budgeted. (Brownsville Metro).
- 9) Consideration and **ACTION** to adopt **Resolution Number 2026-114**, reviewing, amending, and readopting all the provisions listed in the documents titled "City of Brownsville, Texas Amended Investment Policy" and "City of Brownsville, Texas, Amended Investment Strategy Statement". (Financial Services Department)
- 10) Consideration and **ACTION** to approve **Resolution Number 2026-128** supporting Cameron County's acquisition of the B&M International Bridge and related facilities and recognizing its importance to regional transportation, international trade, and economic development. (Engineering and Public Works)

PUBLIC HEARING(S)

- 1) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2026-019**, to rezone from Residential Estate (RE) to Residential Single-Family (R-1) to allow a single-family residential development for a 1.00-acre tract of land out of Lot 4, Block 307, El Jardin Re-Subdivision, Cameron County, Texas, located at 835 South Indiana Avenue, Brownsville, Texas 78521, as shown in Exhibit "A". (District 1) (Planning & Redevelopment Department)
- 2) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2026-021-PD**, to establish a Planned Development District (PD) to establish development-specific zoning regulations that would permit reduced setbacks, detached accessory structures in the front yard, and unique design standards for the proposed residences, for 2.817 acres, being all of Common Area 1 of Butterfly Grove Subdivision, Cameron County, Texas, located at 1903 Grove Lane, Brownsville, Texas 78526, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)
- 3) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2026-022-S**, to request a Specific Use Permit in a Regional Center (RC) zoning district to allow an event center for Suite G, Lot 3, Block 1, Springmart I Subdivision Replat #2, Cameron County, Texas, located at 3231 Pablo Kisel Boulevard, Brownsville, Texas 78526, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)
- 4) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-235.130**, to amend the City of Brownsville Unified Development Code (UDC, Article 4 – Zoning Regulations, Subsection 4.4.3 – Permitted Use Chart, Subsection 4.4.4 – Additional Use Standards, and Article 6 – Definitions) to regulate poker lounges, event centers, quick lube facilities, self-storage facilities; and dealing with related matters, as shown in Exhibit "A". (Planning & Redevelopment Department)

ITEMS FOR INDIVIDUAL CONSIDERATION(S)

- 1) Consideration and **ACTION** on **SECOND 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)

- 2) Consideration and **ACTION** on **Resolution Number 2026-121-A** amending **Resolution Number 2026-121** 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 Commission regarding data center policies and development regulations. (City Manager's Office/ Office of the City Attorney/ Planning and Redevelopment Department)
- 3) Consideration and **ACTION** to adopt **Resolution Number 2026-127** identifying qualifying projects described in Exhibit "A" to the Memorandum of Understanding between Space Exploration Technologies Corp. (SpaceX) and the City of Brownsville dated August 29, 2026; and ratifying an escrow agreement between the City, PlainsCapital Bank, and SpaceX for the benefit of Brownsville Public Utilities Board and Southmost Regional Water Authority. (City Manager's Office/ Office of the City Attorney)

BOARD APPOINTMENT(S)

- 1) Consideration and **ACTION** on **Resolution Number 2026-131** to appoint members to the City of Brownsville Environmental and Conservation Task Force pursuant to Resolution Number 2026-121-A. (City Manager's Office/ Office of the City Attorney/ Planning and Redevelopment Department)

EXECUTIVE SESSION

- 1) 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)
- 2) 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: TMLIRP Claim No. TX260469. (Office of the City Attorney)
- 3) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to the attorney-client privilege. (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.

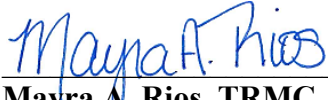
- 1) Consideration and **ACTION**, if any, related to Collective Bargaining Agreement with Brownsville Police Officers' Association, Charter 290577-01. (Office of the City Attorney/ City Manager's Office)
- 2) Consideration and **ACTION**, if any, related to a limited waiver of the attorney-client privilege. (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 **September 22, 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