



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 19, 2023**, at **5:00 p.m.**, at the **City Commission Chambers**, located 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=m7bddd1d1e1d88725d8180ea8a71bc15a>

Password: commission (26664774 from video systems)

CALL TO ORDER

A) ROLL CALL

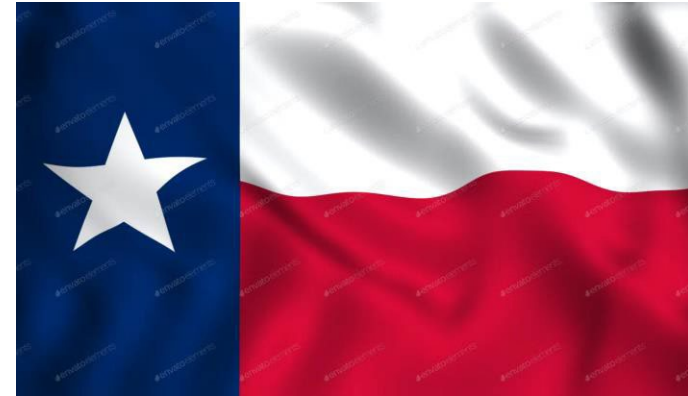
B) INVOCATION

Pledge of Allegiance to United States



I pledge allegiance to the flag
of the United States of
America and to the Republic
for which it stands, one Nation
under God, indivisible, with
liberty and justice for all.

Texas Pledge



Honor the Texas flag, I pledge
allegiance to thee, Texas, one
state under God, one and
indivisible.

PROCLAMATION(S)

Recognizing Alfonso Vallejo

Commissioner B. L. Martinez / Mayor J. Cowen, Jr.



PROCLAMATION

*A PROCLAMATION OF THE CITY COMMISSION
OF BROWNSVILLE, TEXAS,
RECOGNIZING GUSTAVO ALFONSO VALLEJO RIVERO*

WHEREAS, Alfonso Vallejo, a native of Puebla, Mexico with dual citizenship in both the United States of America and Mexico, has dedicated 43 years of his professional life to work in the field of transportation with implications at the local, regional, state and federal levels; and

WHEREAS, Alfonso Vallejo dedicated his studies to the field of his passion, transportation, receiving a Bachelor of Science Degree in Industrial Engineering and Computer Systems, an MBA with a focus in both government and private sectors, and continued studies in the Masters field of Transportation for Urban Areas; and

WHEREAS, Alfonso Vallejo dedicated 21 years to the City of Brownsville, including 18 years as the Deputy Director for the Rio Grande Valley Metropolitan Planning Organization and 3 years with the Planning and Redevelopment Department as a Transportation/Mapping Manager, during which time he championed numerous projects and reports that have contributed to much of the transportation infrastructure we have today; and

WHEREAS, among the achievements of Alfonso Vallejo is work on the B Metro FM802 BUS station design, the West Rail Relocation project, the East & West Loop projects, the State Highway 550 corridor to the Port of Brownsville, the Second Causeway project, the Historic Battlefield Hike & Bike Trail, and Wildlife Projects impacting local species including pelicans and ocelots; and

WHEREAS, Alfonso Vallejo is a testament to being an exemplary citizen and community servant, having demonstrated exceptional dedication and passion towards his chosen career through which he has had a positive impact on the lives of countless citizens and on the local environment and wildlife;

NOW THEREFORE, WE THE MEMBERS OF THE COMMISSION of the City of Brownsville, Texas, by virtue of the authority vested by the Charter of said city, and on behalf of all our citizens, do hereby **RECOGNIZE ALFONSO VALLEJO, HIS EXEMPLARY COLLECTION OF WORK THROUGHOUT HIS PROFESSIONAL CAREER, AND THE IMPACT HE HAS MADE IN THE AREA OF TRANSPORTATION IN SOUTH TEXAS** and further call upon the residents of Brownsville to do the same and to be inspired by this dedication and portfolio of work which makes a difference for the people of Brownsville

DONE, on this, the 19th day of September 2023.

Recognizing Valley Baptist Medical Center – Brownsville Centennial

Mayor J. Cowen, Jr. / Commissioner R. Gowen



PROCLAMATION

*A PROCLAMATION OF THE CITY COMMISSION
OF BROWNSVILLE, TEXAS,
RECOGNIZING AND HONORING
VALLEY BAPTIST MEDICAL CENTER – BROWNSVILLE
ON THEIR CENTENNIAL CELEBRATION*

WHEREAS, for one hundred years, Valley Baptist Medical Center-Brownsville (VBMC-B) has steadfastly provided high-quality care and healthcare services to the residents of Brownsville and beyond; and

WHEREAS, throughout its storied history, VBMC-B has continuously ushered in medical advancements and state-of-the-art technology, bringing the latest in medical treatments to our community; and

WHEREAS, VBMC-B has experienced remarkable growth over the past century, evolving from an early example of a modern-day hospital under the benevolent guidance of the Sisters of Mercy and a generous community, to its present-day stature as an integral part of the Tenet Healthcare family, echoing their motto of a "Community Built on Care"; and

WHEREAS, with unwavering dedication to the well-being of the South Texas region, VBMC-B employs over 1,300 medical professionals, encompassing both nursing and non-medical staff, making it a cornerstone employer in our community; and

WHEREAS, during the hospital's "Century of Caring," the countless physicians, nurses, technologists, therapists as well as administrative, volunteer and support service staff, along with patients and community members, have made VBMC-B what it is today, their current counterparts are leading the journey to the second 100 years; and

WHEREAS, VBMC-Brownsville has stood as a bedrock institution in our community, welcoming new life, guiding countless residents on their paths to recovery, and ensuring every patient is treated with the utmost compassionate care and dignity.

NOW, THEREFORE, WE THE MEMBERS OF THE CITY COMMISSION of the City of Brownsville, Texas, by virtue of the authority vested by the Charter of said City, and on behalf of all our citizens, do hereby recognize and celebrate

Valley Baptist Medical Center – Brownsville

for its unwavering commitment, its unparalleled services, and its continued dedication to the residents of the Rio Grande Valley and surrounding communities.

DONE, on this, the 19th day of September, 2023.

PUBLIC COMMENT PERIOD

Public Comment Period

Section 2-26. Meetings and agendas.

(f) Public input during meetings.

(1) Conduct.

- a. Conversations between or among audience members should be conducted outside the meeting room. Attendees should refrain from conversations while commission is in session.
- b. Cell phones. Attendees must refrain from the operation and use of cellular telephones, pagers, etc., or any mechanical devices that may disrupt city commission proceedings.
- c. Placards, banners, or signs are not be permitted in the commission chambers or in any other room in which the city commission conducts a meeting. Included in this prohibition are various hats, caps, visors, and t-shirts, which may represent sentiments as alluded to, regarding placards, banners and/or signs.
- d. Exhibits, displays, and visual aids used in connection with presentations to the city commission, are permitted.
- e. Only city commission members and city staff may approach the dais. If report, letter, etc., is to be presented to the commission, it should be given to the city secretary, (or staff) who will make the distribution. It is preferable that the item to be distributed be given to the city secretary prior to meeting time. A copy of the item should be made available for the city secretary's official record.
- f. All comments shall be made to the mayor and city commission as a whole, and not to individual commission members.

PRESENTATION(S)

Building Division Permit Update

Planning & Redevelopment Department



BUILDING DIVISION UPDATE

Planning & Redevelopment Department

City Commission Passes ORDINANCE # 2020-1485-E to Adopt Building Codes

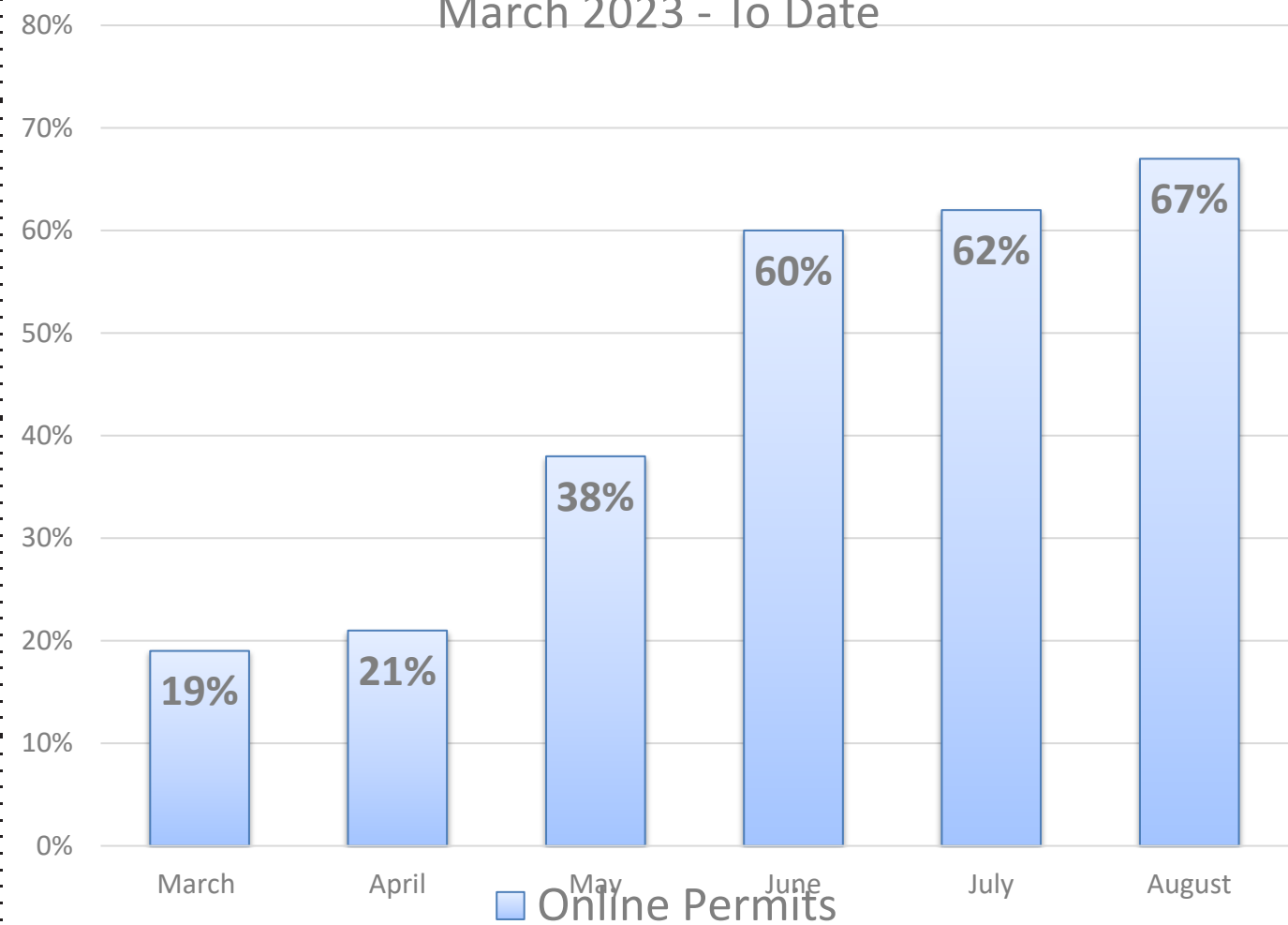
WHY?



- Prevent Electrocution
- Prevent Damage from Waterline Breaks and Leaks
- Prevent Loss of Life from Fire
- Prevent Roof, Wall and Ceiling Collapse
- Prevent Losses Due to Hurricane Winds To Neighborhood
- Protect Public Health

Accela Users

March 2023 - To Date



- Phase 0:** Transition between permitting systems; learning how to interact and addressing glitches etc. No access intended for Contractors at this point.
- Phase 1:** Voluntary contractor participation with direct staff assistance; logging of common questions, addressing issues, unclarity, etc. Access was offered to interested Contractors.
- Phase 2:** First training for Subcontractors April 4 and 6, and one session for our most active contractors. User guide distributed, questions logged, pages added to the user guide, ongoing calibration to develop effective user guide.
- Phase 3:** Events Center Industry Training June 1st. User guide distributed (English and Spanish).
- Phase 4:** Adding full-time Accela Manager; and adding 1 temporary Accela Tech for on-site direct support to development industry.
- Ongoing hands-on support from Fiscal Techs and Development Coordinators to assist Contractors and Homeowners.

Online Accounts	1,623
Records created in Accela	8,094

Types of Permits

1. Simple Permits

- Certificate of Occupancy Reprints
- Roofing repairs
- Repairs of siding, windows, doors.
- Demolition
- Moving
- Electrical, Mechanical, Plumbing, Gas

2. Residential Construction

- Single Family Homes
- Duplex

3. Commercial Construction

- Apartments
- Plazas
- Schools

Building Dept. Review Time

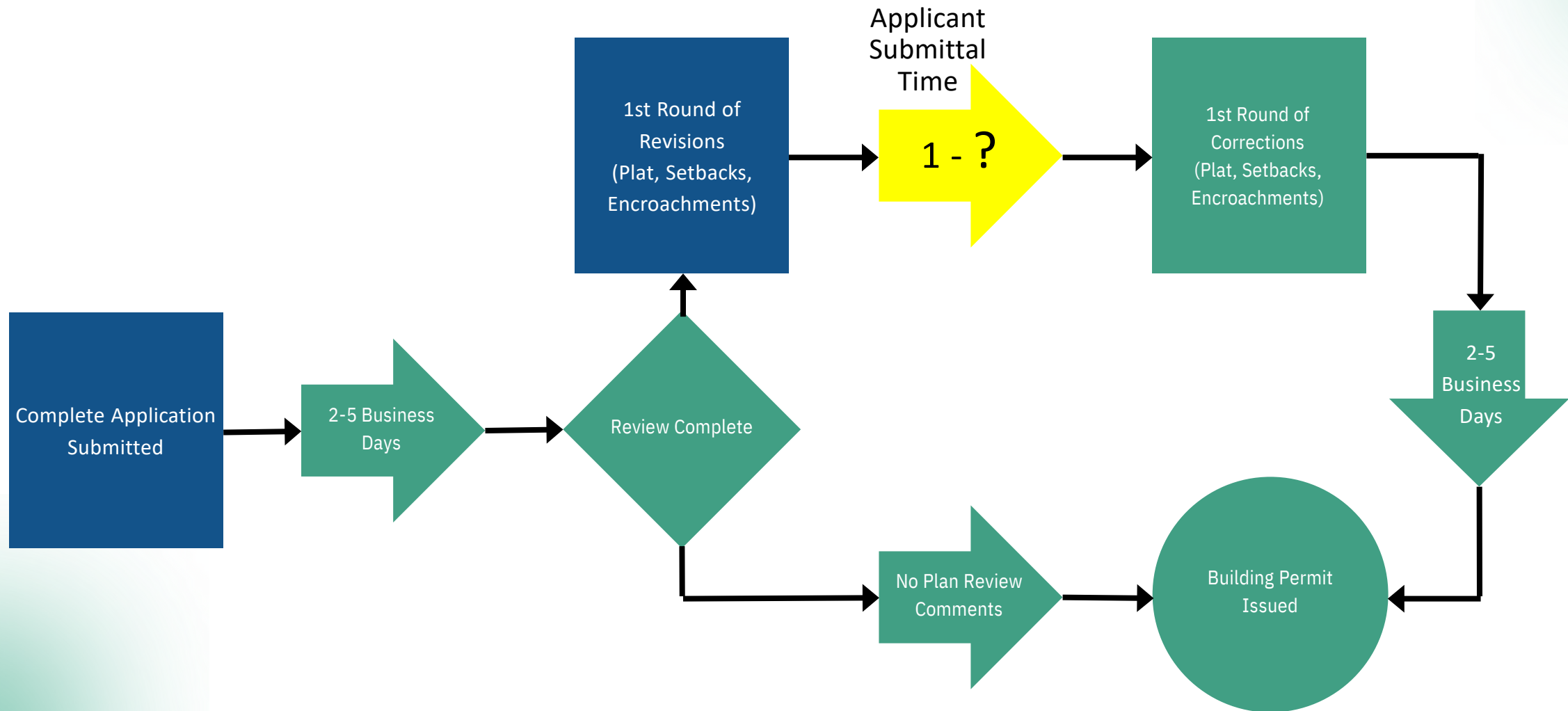
Same day

2-5 days

First Review 15 Days

Second Review Up to 10 Days

Example Residential Project Permit Work-Flow



External Factors That Influence Permit Timelines – Construction Document Quality

- Architects and Engineers – Professionally Licensed by State

2023 - To Date	
Projects	Revisions
23	1
9	2
1	3
1	4
0	5
0	6
0	7
0	8

- Designers
- No licensing or education requirements

2023 - To Date	
Projects	Revisions
112	1
44	2
31	3
13	4
6	5
4	6
1	7
0	8
2	9

Plan Design Requirements for Architects, Engineers, and Designers

	PUBLIC		PRIVATE						
	Government Buildings	Buildings over 20,000 SF	Buildings with more than 2 stories	Multifamily Buildings with more than 16 units	Buildings over 5,000 SF	Buildings over one story	Multifamily Buildings with 1 stories and more than 8 units	Multifamily Buildings with 2 stories and more than 4 units	Homes & Commercial Buildings
Licensed Architect	✓	✓	✓	✓					
Licensed Engineer	✓	✓	✓	✓	✓	✓	✓	✓	
Designer									✓

Example Commercial Project Permit Work-Flow

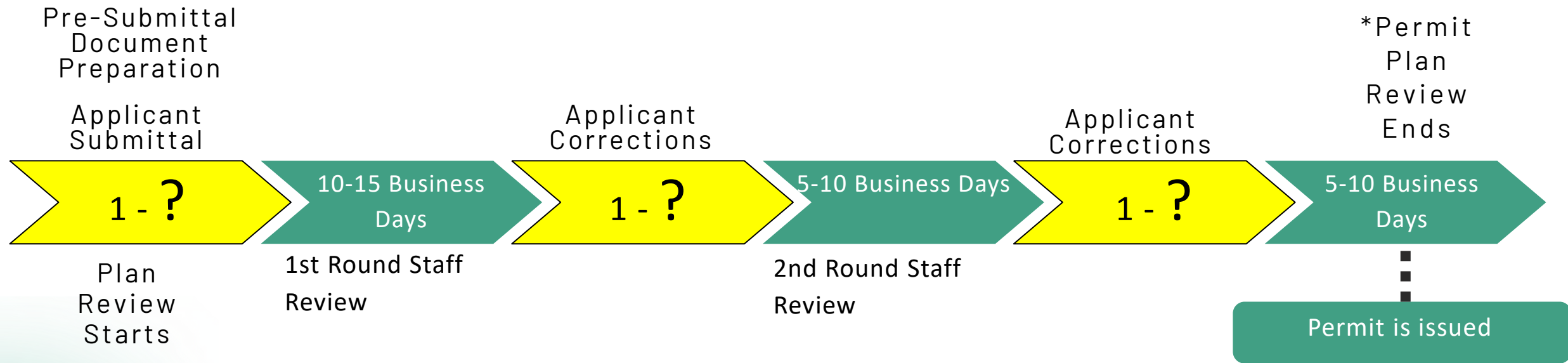
From Concept to Building Permit



Applicant's Tasks



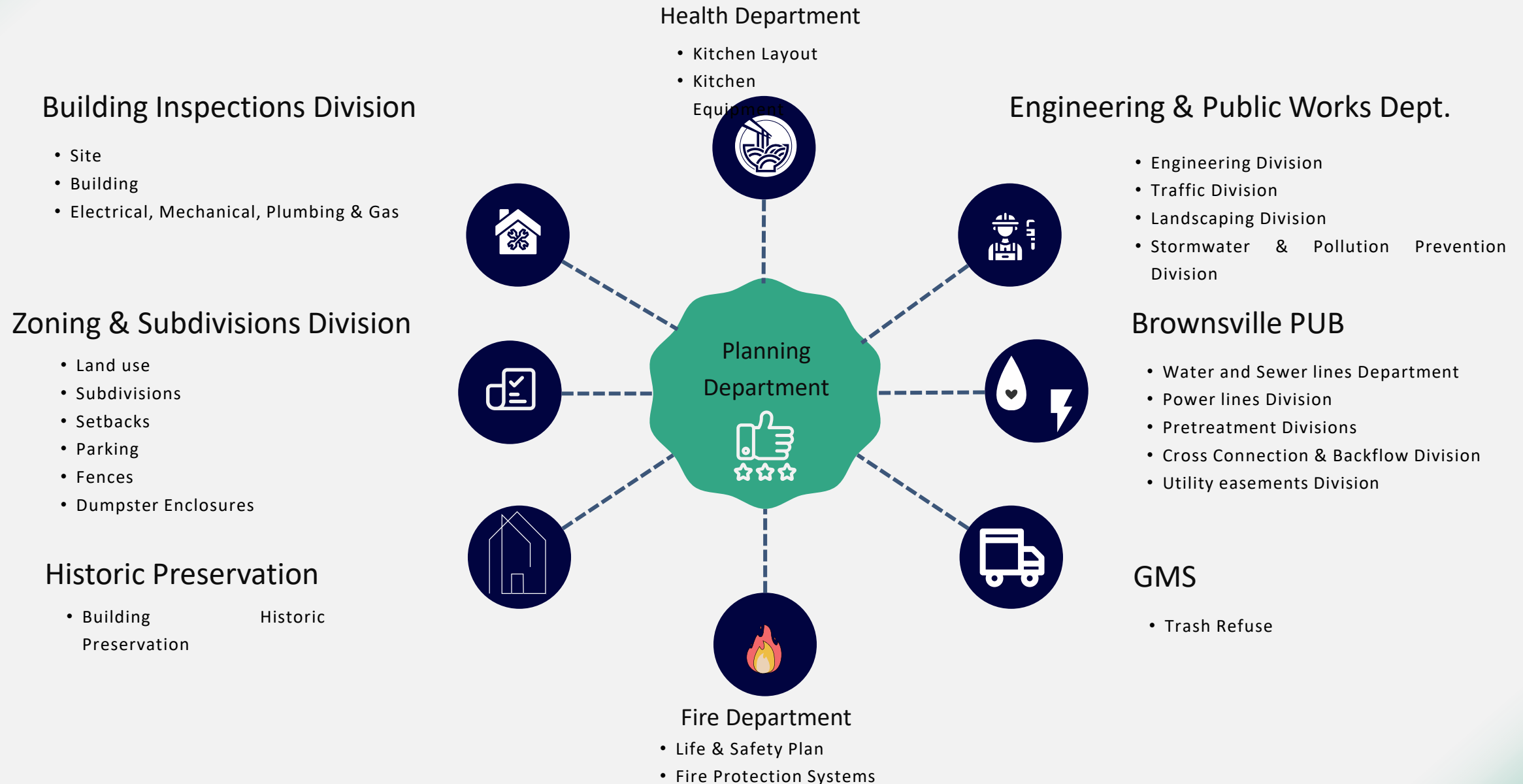
Planning Department's Tasks



* Plan review ends when construction documents conform to adopted building and development codes.

Internal Factors That Influence Permit Timelines

Multiple Department and Agency Review



Permitting Code and Process Improvement Timeline

City Commission Hardware Update

- Transition to Electronic Plan Documents
- Remote Submittals & Tracking
- Transition from Manual Distribution
- Eliminated mandatory office document submission

2020

2020

- Unified Development Code Adoption
- Industry Standards
 - Flexible Land Regulations
 - Administrative Flexibility

Building Code Adoption

- 2018 International Building Code
- 2018 International Residential Code
- 2018 Existing Building Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Gas Code
- 2017 National Electrical Code

2020

2021

- City Commission Approves Accela Land Management Platform

City Commission Approves SAFEBuilt & AOKA Third Party Review

2021/2022

2023

- Accela GO-LIVE
- Apply for Online Permits
 - Track Application Status Online
 - Upload Electronic Documents

City Commission Approves Planning Department Accela Staffing Adjustments

- Fiscal Tech (1)
- Accela Tech (1) (Temp 1-year)
- Senior Plans Examiner (1)

FY'2024

QUESTIONS ?

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



FY 2022 – 2023 Annual Report

AS PER ARTICLE VI. – UTILITIES BOARD, SECTION 4(F)

B R O W N S V I L L E C I T Y C O M M I S S I O N | S E P T E M B E R 1 9 , 2 0 2 3

MARK DOMBROSKI,
ASSISTANT GENERAL MANAGER AND COO

Overview

As per Article VI. – Utilities Board, Section 4(f) of the City Charter, the Public Utilities Board shall provide to the City Commission an annual report providing an update on the progress of working with the City of Brownsville on common goals before the end of the fiscal year.

This presentation will cover efforts to:

1. Eliminate Duplication of Services
2. Create Administrative Efficiency
3. Provide Joint Service Efforts
4. Ensure Quality of Service at the Lowest Cost

Eliminate Duplication of Services

Road Projects:

- Coordinate the repair, upgrade, and installation of utility infrastructure with the City's road repair and construction, which reduces costs and road closure time
 - Old Hwy 77 from FM 802 to Morrison Rd.
 - Downtown Water/Wastewater Improvements
 - Wild Rose Lane from Coria St. to Honeydale Rd.

Eliminate Duplication of Services

Backflow Testing:

- BPUB's Cross Connection Control Department performs annual backflow preventer assembly tests for City of Brownsville-owned valves. Backflow preventers ensure the potable water supply is not contaminated due to a reverse flow event.
 - Eliminates the cost of testing for the City while increasing BPUB customer compliance

Create Administrative Efficiency

Accela Software Integration:

- Engaged service to integrate Accela viewing capabilities to allow BPUB to receive and review necessary info to connect services immediately after inspections are passed.
 - Eliminates the need to have a dedicated City Planning & Redevelopment Services staff member advising BPUB staff of passed inspections for service connections
 - October 1, 2023 – CAYENTA is scheduled to release the product for testing
 - November 1, 2023 – Viewing privileges go live

Joint Billing Services:

- Offer a joint utility bill for BPUB services and City charges.
 - Reduces the costs and overhead associated with the billing process for both entities. Approximately 690,000 bills are printed and mailed separately.
 - Allows customers the efficiency of making one consolidated payment for services and charges.

Provide Joint Service Efforts

Streetlight Projects:

- Includes new light installations and maintenance of approximately 13,774 streetlights across the City and upgrading to energy-efficient LED lighting for better illumination and reduced consumption.
 - Billy Mitchell Light Improvements
 - Expressway 77 Streetlight Collaboration
 - Downtown Lighting Improvement

Communication Synergy:

- Increased transparency and unified communication with the City, customers, and community stakeholders.
 - City Liaison
 - Service Interruption Communication Process Adoption
 - BPUB agenda revamp
 - Live streaming of Board and Committee meetings

Provide Joint Service Efforts

BTXFiber:

- BPUB coordinates with the City and Lit Communities to reduce utility infrastructure conflict within the right of way, reducing the risk to utility services and limiting the project's cost.
 - Assisting with locating and identifying underground utility infrastructure
 - Providing access to utility poles for attaching fiber
 - Responding to events when utility infrastructure is inadvertently impacted

Migrant Support Services:

- BPUB, in coordination with the City Engineering and Public Works Departments, energized three buildings at Camp Monument and provided water tankers in April 2023 in response to an emergency request made by Border Patrol. Once energized, the City was able to provide much-needed services through the existing facilities.

Ensure Quality of Service at Lowest Cost

Emergency Backup Generators:

- Mitigate flooding conditions by providing backup power for City buildings (El Tapiz) and stormwater/drainage support during hurricane seasons with district pump stations (Impala, Fruitdale, and Morningside pump stations).

Valve and Hydrant Maintenance:

- Inspect, flush, and maintain over 100 hydrants near fire stations.

Memorandum of Understanding for Cost of Recovery Services:

- Equitable agreement to recover costs incurred on services provided between the entities to prevent under-recovery.
 - The City attorney's office will be working on the MOU Draft that will include over 15 different services

Ensure Quality of Service at Lowest Cost

Cannery Public Market:

- Renovation of the Quonset-hut in the Mitte Cultural District—
Site/façade/water and wastewater infrastructure to support commercial operations.

Resaca Restoration: (Phase I and Phase II)

- Aims to restore Brownsville's vital Resaca systems.
 - Improves water circulation
 - Assists with flood control
 - Enhances water quality and storage
 - Supports ecological improvements

Questions?

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.

Consent Agenda Items

- **1) Approval of the Minutes:**
 - **a) Minutes of September 05, 2023, Regular City Commission Meeting**
- **2) Consideration and ACTION for the purchase of eight (8) APX 6000 Series Portable Radios from Motorola Solutions, Inc. through cooperative H-GAC Contract # RA05-21 for an amount not to exceed \$55,000 for the City of Brownsville Fire Department, as budgeted. (Fire Department)**
- **3) Consideration and ACTION for the purchase of two (2) Remounted Ambulances from Frazer, LTD for an amount not to exceed \$427,117 for the Brownsville Fire Department, as budgeted. (Fire Department)**
- **4) Consideration and ACTION on Resolution Number 2023-116 to adopt Advance Funding Agreement (AFA) amendments for 0921-06-342 Minnesota Rd. City of Brownsville. This changed this project's funding to be 100% federal. (Multimodal Transportation)**
- **5) Consideration and ACTION to approve a cooperative purchase from SHI Government Solutions, Inc. for the City's VMware server virtual licenses to vSphere+ for one year in the amount of \$66,256.22, as budgeted. (Enterprise Applications Dept)**
- **6) Consideration and ACTION to approve ADK Consulting & Executive Search recruitment services for an Airport Director position and the Deputy Director additional staff placement fee for \$49,798. (Airport Department/City Manager's Office)**
- **7) APPROVAL on SECOND and FINAL READING on Ordinance Number 235-2023-019, to rezone from Residential Estate (RE) to Commercial Corridor (CC) to allow the expansion of an existing medical office for Lot 12, Jose Almaraz Subdivision, Cameron County, Texas, located at 3125 West Alton Gloor Boulevard, Brownsville, Texas 78520, as shown in Exhibit "A". (District 4) (Planning & Redevelopment Department)**
- **8) Consideration and ACTION to purchase three (3) Vans from Sam Pack's Five Star Ford through cooperative BuyBoard Contract No. 601-19 in the amount of \$237,123.94 for the Brownsville Police Department. #PTV-141-0923, as budgeted. (Police Department)**
- **9) Consideration and ACTION, if any, to approve Resolution Number 2023-114 to support the submission of the Canine Transport Van Grant Application through the Stanton Foundation. (Public Health and Wellness Department)**

PUBLIC HEARING(S)

PUBLIC HEARING #1

Public Hearing and **ACTION** on 2023 Brownsville Roadway Capital Recovery Fee and signed recommendation letter from the Capital Improvement Advisory Committee (CIAC) on specifications regarding Land Use Assumptions, Capital Improvement plans for roads and calculated cost per service area, and maximum collection rate per service unit.

Multimodal Transportation

September 19, 2023



City Commission Public Hearing

Road Capital Improvement Program



Development of CRF Program

- Compliance with Chapter 395, TLGC
 - Technical Elements
 - Administrative Requirements
 - Public Hearings & Noticing Requirements
- Capital Improvements Advisory Committee (CIAC)
 - Meetings-Aug. 2002 – Aug. 2023
 - Recommendation – Sept. 5, 2023
- Commissioner Briefings and Workshop
- Public Engagement w/Mobility Plan
- Mobility Plan Update



Why Capital Recovery Fee?

- Continued Growth of the City
- **Tax Payers** shouldering *full burden* for new roads and road O&M
- **One-time** fee; up-front knowledge
- **Equitable** and structured approach to build *new* roads
- *Implementing key road system improvements to serve growth*
- Conservative approach to CRF
 - 50% max fee consideration (no credit analysis)
 - Focused Mobility Plan improvements (multi-modal)

Philosophical Approach:

New Development should share in the cost to provide service

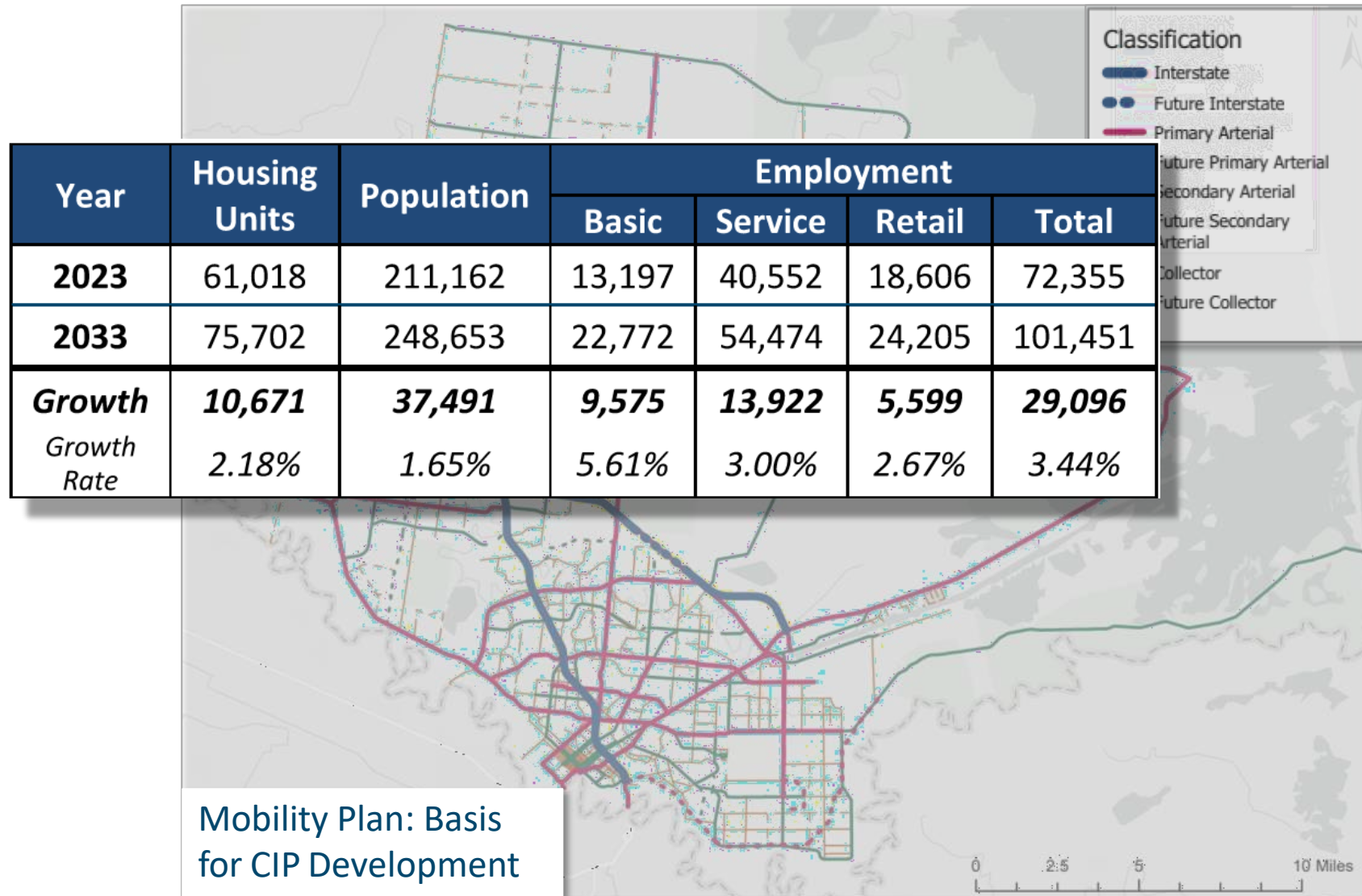


CRF Considerations:

- CIAC Recommendation
 - Delayed start to program
 - Separate Residential & Non-Residential collection rates.
 - CRF Exemptions & Incentives
 - Residential development
 - Mixed-Use workforce housing
 - Legacy Business
 - Historic Downtown Brownsville
- Draft policies **align with City Strategic Vision Pillars**
 - Downtown Development, Fiscal resources for desired services, and freeing infrastructure funding for other facility improvements

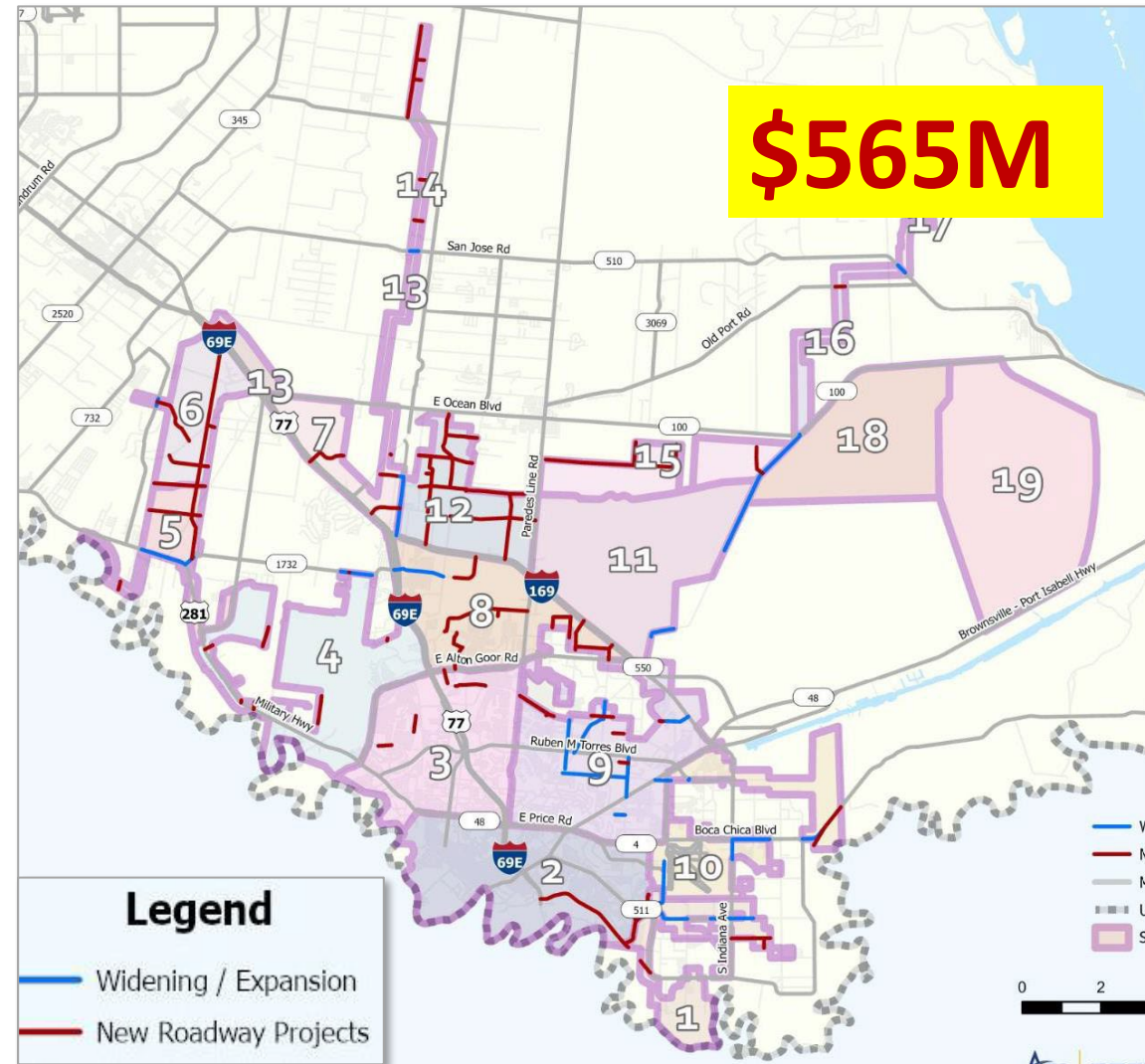


Land Use Assumptions (10-Year Growth)



Road Capital Improvements Plan

- 130 Projects
- Aligned with the Mobility Plan
- Arterial & Collector Class facilities
- **New Roadways (red):**
 - 90 projects
- **Widenings (blue):**
 - 40 project segments
- Total CIP Cost: \$565M
- Credited CIP: \$282M
- Cost Attributable to Growth: \$197M

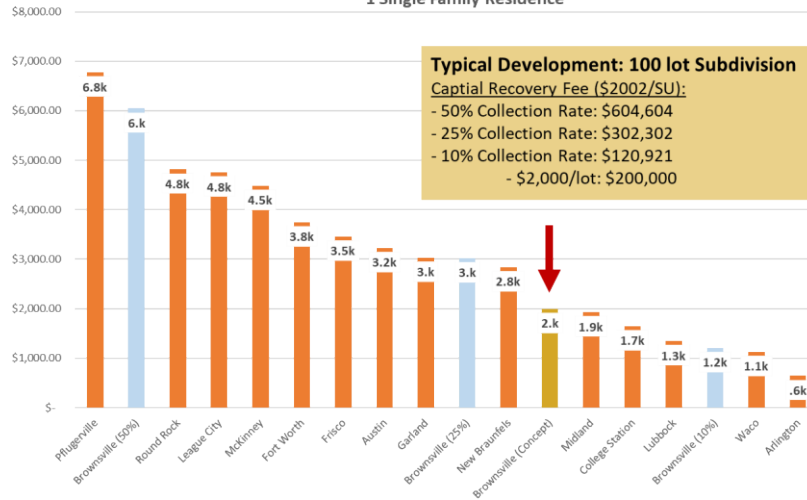


Cost per Service Unit Calculation

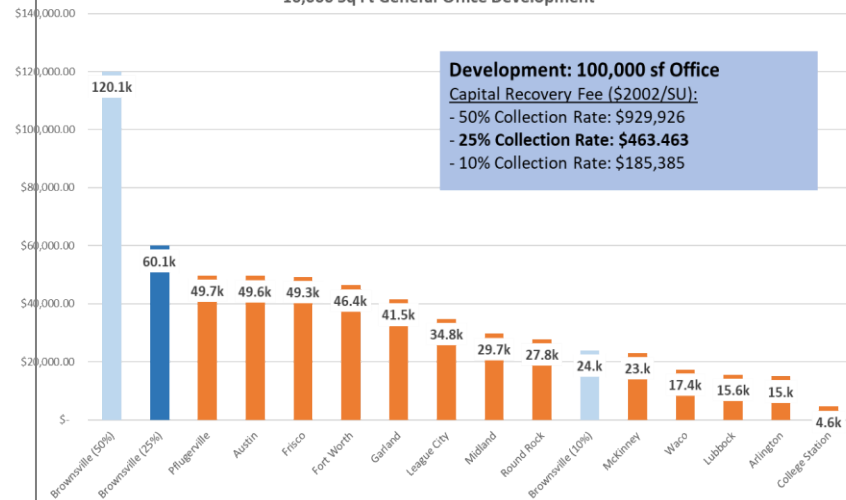
Service Area	Net Capacity Supplied by CIP	Total Project Cost of CIP	Cost of Net Capacity (50% Credit)	Credited Cost Attributable to New Dev. (50% Credit)	Credited Cost per Service Unit (Maximum Allowable) (50% Credit)	Actual Cost per Service Unit (Full Cost)
1	4,854	\$35,357,997	\$13,364,563	\$13,364,563	\$636.00	\$1,272.00
2	9,050	\$41,622,365	\$20,811,183	\$20,811,183	\$1,882.00	\$3,764.00
3	3,633	\$15,539,831	\$7,769,915	\$7,769,915	\$267.00	\$534.00
4	3,464	\$18,267,157	\$9,133,579	\$9,133,579	\$660.00	\$1,320.00
5	3,568	\$35,499,899	\$11,280,046	\$4,207,887	\$3,161.00	\$6,322.00
6	6,386	\$45,615,050	\$20,913,038	\$3,834,821	\$3,274.00	\$6,548.00
7	5,579	\$25,754,913	\$12,877,457	\$12,877,457	\$1,012.00	\$2,024.00
8	15,124	\$77,585,487	\$38,792,744	\$37,779,577	\$2,564.00	\$5,128.00
9	10,800	\$49,535,930	\$24,767,965	\$24,767,965	\$860.00	\$1,720.00
10	5,335	\$29,164,191	\$14,582,095	\$14,582,095	\$1,115.00	\$2,230.00
11	907	\$6,571,545	\$2,266,308	\$2,266,308	\$1,154.00	\$2,308.00
12	11,069	\$100,481,218	\$31,879,005	\$25,295,266	\$2,880.00	\$5,760.00
13	0	\$732,462	\$0	\$0	\$0.00	\$0.00
14	1,250	\$14,432,575	\$4,319,061	\$4,319,061	\$1,836.00	\$3,672.00
15	11,546	\$58,561,265	\$29,280,632	\$11,282,655	\$2,535.00	\$5,070.00
16	681	\$3,050,268	\$1,525,134	\$1,107,010	\$2,239.00	\$4,478.00
17	148	\$682,260	\$341,130	\$0	\$0.00	\$0.00
18	1,479	\$7,405,983	\$3,702,991	\$3,702,991	\$1,089.00	\$2,178.00
19	0	\$0	\$0	\$0	\$0.00	\$0.00
Totals	94,873	\$565,860,395	\$247,606,847	\$197,102,333	\$1,990.00	\$3,980.00

Benchmarking

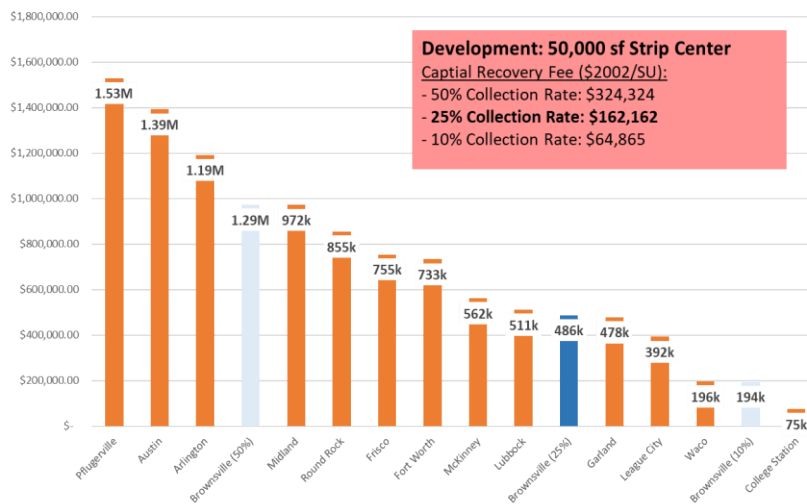
Road Capital Recovery Fee Peer City Comparison
1 Single Family Residence



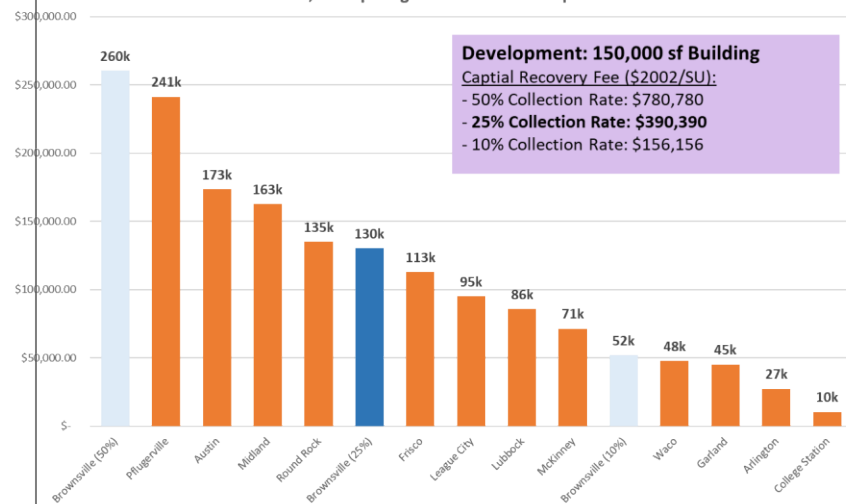
Roadway Capital Recovery Fee Peer City Comparison
10,000 Sq Ft General Office Development



Roadway Capital Recovery Fee Peer City Comparison
150,000 Sq Ft Shopping Center Development



Roadway Capital Recovery Fee Peer City Comparison
50,000 Sq Ft Light Industrial Development



CIAC Recommendation

Capital Recovery Program: Yes

CRF Program:

- Implementation
- Collection Rate
- Exemptions

1. Capital Recovery:

- **Implementation:**

- 12-month delayed start
 - Development friendly
 - Start Date: October 2024 (from there, 1-year grace period)

- **Collection Rate:**

- Residential: \$2000/lot, 5% annual increase
- Non-Residential Fee: 25% of max, 5% annual increase

CIAC Recommendation

CRF Program:

- Implementation
- Collection Rate
- Exemptions



Approval of Land Use
Assumptions



Approval of Road CRF CIP Approval



of Calculated Cost
per Service Unit



CRF Recommendation

- Implement CRF
- Specific Implementation, Collection Rate and Exemption Considerations

CRF Cost per Service Unit Summary

Service Area	Full Cost per Service Unit (veh-mi)	Credited Cost per Service Unit (veh-mi)
1	\$1,272	\$636
2	\$3,764	\$1,182
3	\$534	\$267
4	\$1,320	\$660
5	\$6,322	\$3,161
6	\$6,548	\$3,274
7	\$2,024	\$1,012
8	\$5,128	\$2,564
9	\$1,720	\$860
10	\$2,230	\$1,115
11	\$2,308	\$1,154
12	\$5,760	\$2,880
13	\$0	\$0
14	\$3,672	\$1,836
15	\$5,070	\$2,535
16	\$4,478	\$2,239
17	\$0	\$0
18	\$2,178	\$1,089
19	\$0	\$0

Public Hearing: Questions/Answer Session



September 19, 2023

THANK YOU!



City Commission Public Hearing Road Capital Improvement Program



PUBLIC HEARING #2

Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2023-898-II**, an Ordinance amending Chapter 74 “Parks and Recreation”, of the City Code of Ordinances by readopting Section 74-18 “Local Standards of Care for the City Parks and Recreation Departments Childrens Recreation Programs” and dealing with related matters.

Parks & Recreation Department



EXEMPTION FROM CHILDCARE LICENSE REQUIREMENTS

HUMAN RESOURCES CODE TITLE 2. CHAPTER 42.
SUBCHAPTER C. SECTION 42.041

2023-898-II SECTION
74 -18

SUMMARY

To **comply** with Texas Human Resource Code Section 42.041(b)(14) it is required that the City of Brownsville adopt local standards of care for the Parks and Recreation Department's children's recreation programs.

Section 74-18 provides the authority for local standards of care for the Parks and Recreation Department's children's recreation program vs being a licensed and accredited child-care facility as per the City of Brownsville's home rule authority.

SCOPE & ANALYSIS

The local standards of care ordinance is for the PARD's children's recreation programs which defines common use terms and provides regulations for: *program administration, program rules, monitoring, required supervision, employee requirements, facility operation and physical environment, and physical health and medication standards.*

The department's children's recreation programs **may not** be advertised as child-care facilities.

REQUIRED SUPERVISION - RATIOS

(e) REQUIRED SUPERVISION FOR NON-AQUATIC RECREATIONAL PROGRAMS

- (1) Except as provided in Subsection (B) and Part 6 (Required Supervision for Aquatic Recreational Programs), the department shall provide Recreation Attendants during a recreational program at a minimum as follows:
 - (A) One (1) recreation attendant per every fifteen (15) participants ages of five (5) and eleven (11) years old; and
 - (B) One (1) recreation attendant for every twenty (20) participants between the ages of twelve (12) and seventeen (17) years old.
- (2) The department shall provide recreation attendants during a recreational program designated for participants with a disability at a minimum as follows:
 - (A) One (1) recreation attendant for each four (4) participants between the ages of five (5) and twelve (12); and
 - (B) One (1) recreational attendant for each eight (8) participants between the ages of thirteen (13) and seventeen (17) years old.

Participants

Ages 5 – 11 1:15

Ages 12 – 17 1:20

Participants W/ a Disability

Ages 5 - 12 1:4 (no less)

Ages 13-17 1:8

TRAINING

(h) STAFF AND VOLUNTEER TRAINING REQUIREMENTS

- (1) The director shall establish training requirements for all staff and volunteers who provide direct care or supervision to participants.
- (2) At least one (1) staff member at each facility must have current training in first aide, automated external defibrillator, and cardio pulmonary resuscitation for adults, children and infants from a nationally recognized program that has been approved by the director.
- (3) A staff member who supervises children in swimming who is not counted in the minimum to staff participant ratio is not required to meet these requirements.

Required 40 hours of Training

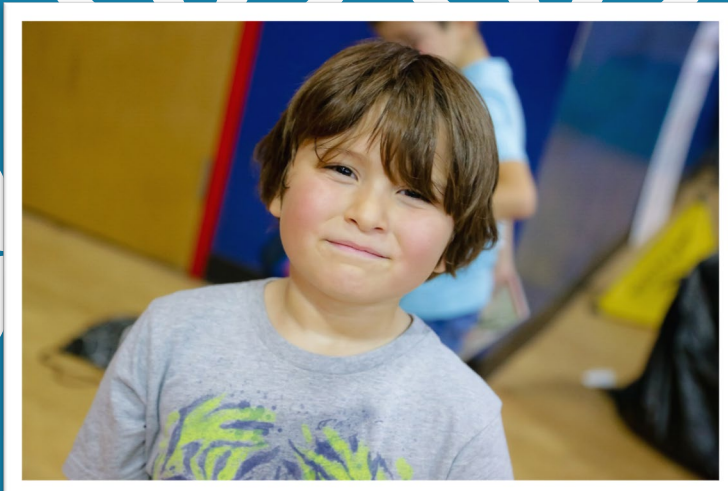
CPR, First Aid, AED

HEALTH MEDICATION

(k) PHYSICAL HEALTH AND MEDICATION STANDARDS

- (1) A staff member shall supervise a child who is ill or injured until a parent or other authorized adult removes the child from the facility.
- (2) Staff shall keep a child whose illness or medical condition that would compromise the health or safety of the other participants from the other participants separate from the other participants until the child is removed from the facility.
- (3) Staff shall call a participant's parent or guardian if participant has an oral temperature of 100.4 degrees Fahrenheit or greater, accompanied by behavior changes or other signs or symptoms of illness.
- (4) Staff may not admit or readmit a child whose illness or medical condition prevents the child from comfortable participating in program activities or places other participants at risk in the program for the duration of the illness or condition.
- (5) In case of an acute illness or injury to a child, staff shall call for an emergency vehicle to transport the child to an authorized medical facility.
- (6) Staff are not allowed to dispense medication under any circumstances.

- Supervise ill/injured participant
- Separated from others
- 100.4°F + call for pick up
- Limit if illness prevents comfortable participation/at risk
- Acute illness/injury Emergency Transport to medical facility
- Do not dispense medication



2023-898-II SECTION 74 -18

QUESTIONS OR COMMENTS?

Thank you!

PUBLIC HEARING #3

Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2023-020**, to rezone from Residential Transition (R-3) and Light Industrial (LI) to Commercial Corridor (CC) to allow a commercial plaza and multi-family development for Lots 2 and 3, Block 2, Dana Eight-O-Two Subdivision, Section 2, Cameron County, Texas, located at 3271 Ruben M. Torres, Brownsville, Texas 78526, as shown in Exhibit "A".
(District 2)

Planning & Redevelopment Department

Case 235-2023-020

- ▶ Request to rezone to **Commercial Corridor (CC)**
- ▶ **Current Zoning:** Residential Transition (R-3) and Light Industrial (LI)
- ▶ **Proposed Use:** Commercial Plaza and Multifamily Development
- ▶ Property is fronting **Ruben M. Torres Boulevard**

200' Buffer Map
13 mail outs/0 Written Opposition



Case No. 235-2023-020



City of Brownsville Zoning Map

Zoning Districts

-  AG - Agricultural
-  RE - Residential Estate
-  R-1 - Residential Single Family
-  R-2 - Residential Suburban
-  R-3 - Residential Transition
-  TN - Traditional Neighborhood
-  TN-MU - Traditional Neighborhood Mixed Use
-  TN-C - Traditional Neighborhood Corridor
-  DE - Downtown Edge
-  DG - Downtown General
-  DC - Downtown Core
-  CC - Corridor Commercial
-  RC - Reginal Center
-  LI - Light Industrial
-  HI - Heavy Industrial

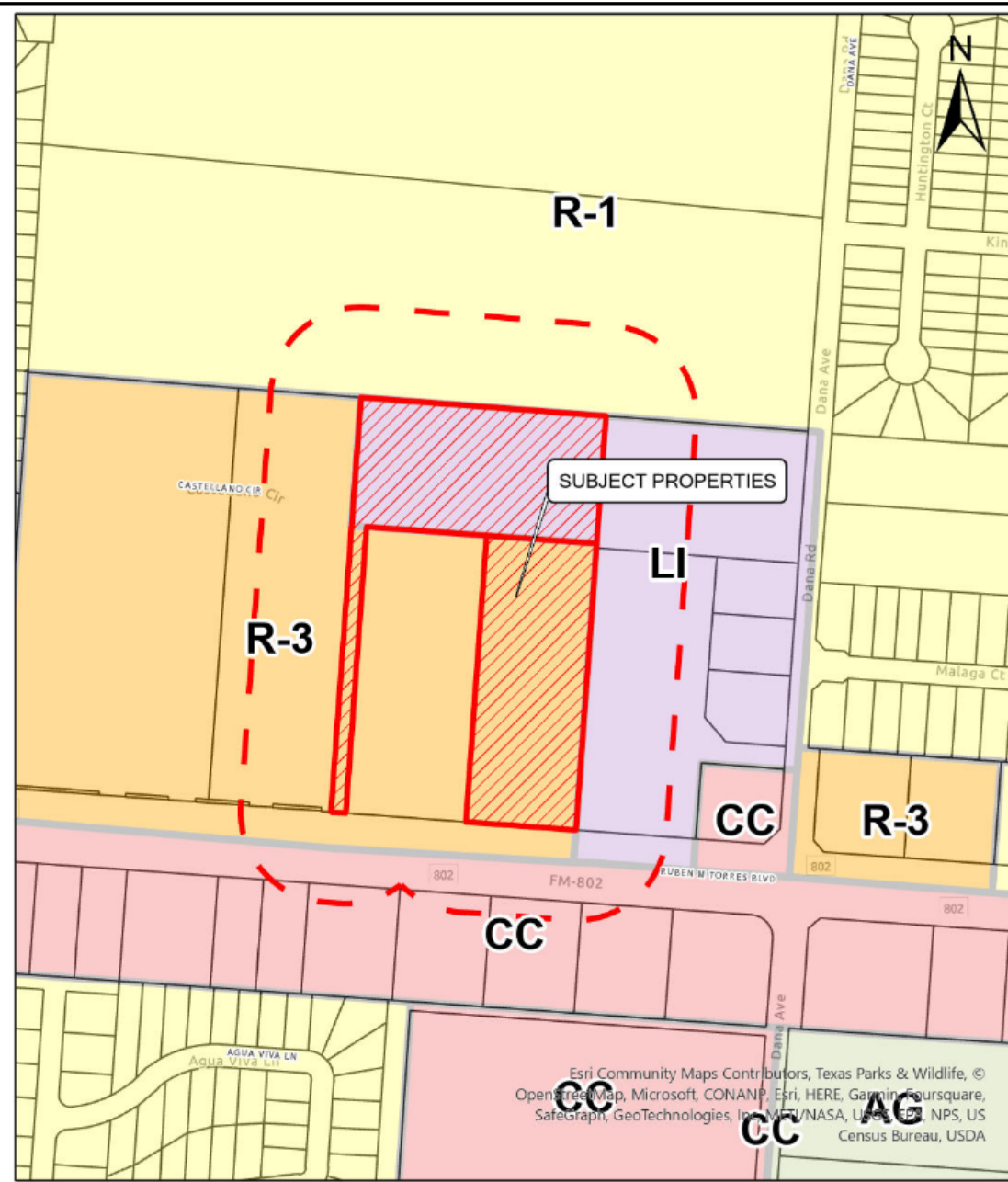
EXHIBIT "A"

Rezoning request:
Case # 235-2023-020

Current Zoning:
R-3, Residential Transition
LI, Light Industrial

Proposed Zoning:
CC, Commercial Corridor

Brownsville Electoral District #2



Planning & Zoning Commission Recommendation

- ▶ The request is **consistent** with the **Comprehensive Plan** and **Future Land Use Plan**.
- ▶ **P&Z** recommends **approval** to rezone from **Residential Transition (R-3)** and **Light Industrial (LI)** to **Commercial Corridor (CC)**.

PUBLIC HEARING #4

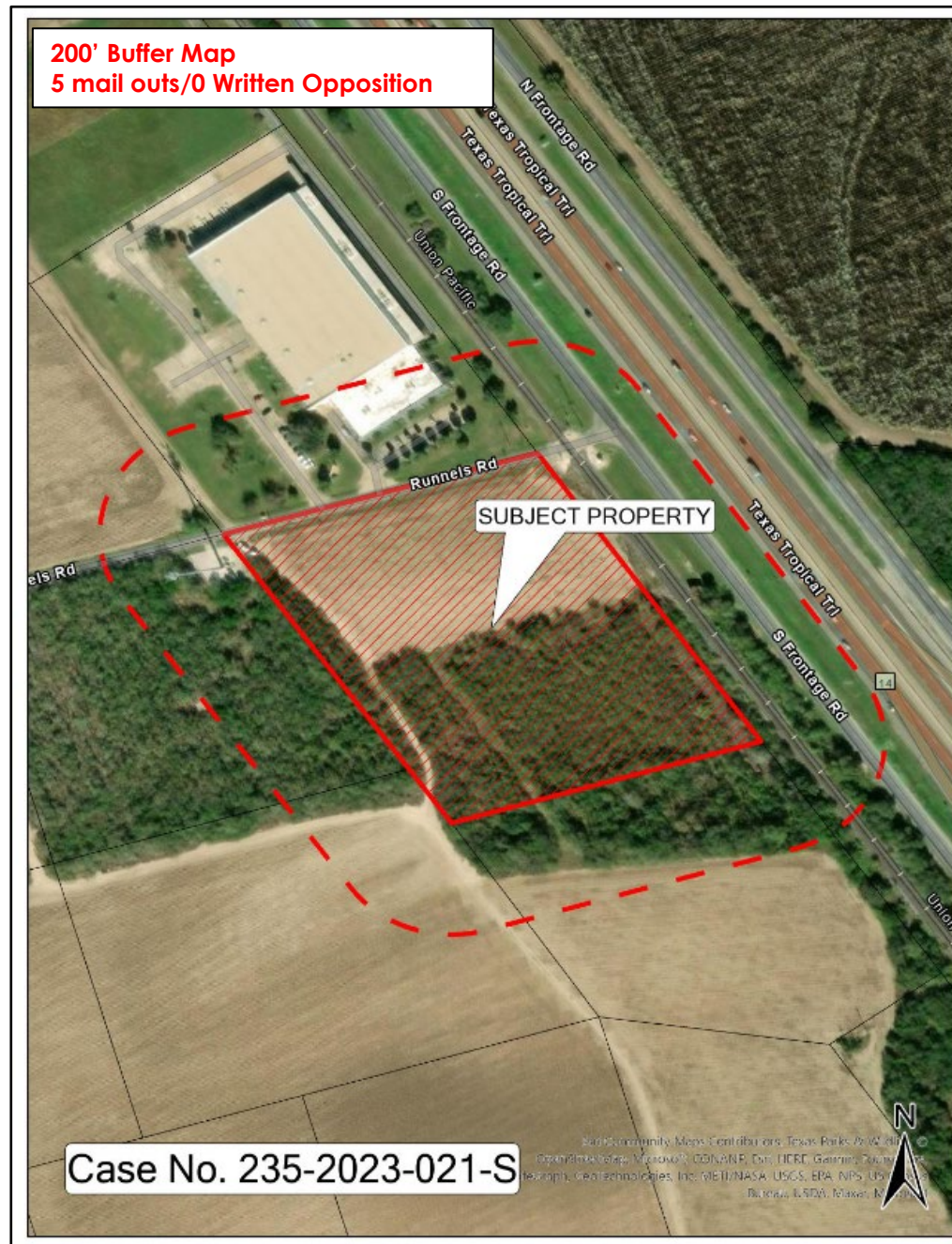
Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2023-021-S**, to request a Specific Use Permit to allow a freight terminal in Agricultural (AG) zoning designation for 6.8 acres out of Lot 4, Block “A”, Barreda Gardens Subdivision, Cameron County, Texas, located at 554 Runnels Road, Olmito, Texas 78575, as shown in Exhibit "A".
(District 4)

Planning & Redevelopment Department

Case 235-2023-021-S

- ▶ Request to grant a **Specific Use Permit (SUP)**
- ▶ **Current Zoning:** Agricultural (AG)
- ▶ **Proposed Use:** Freight Terminal
- ▶ Property is fronting Runnels Road

200' Buffer Map
5 mail outs/0 Written Opposition





City of Brownsville Zoning Map

Zoning Districts

-  AG - Agricultural
-  RE - Residential Estate
-  R-1 - Residential Single Family
-  R-2 - Residential Suburban
-  R-3 - Residential Transition
-  TN - Traditional Neighborhood
-  TN-MU - Traditional Neighborhood Mixed Use
-  TN-C - Traditional Neighborhood Corridor
-  DE - Downtown Edge
-  DG - Downtown General
-  DC - Downtown Core
-  CC - Corridor Commercial
-  RC - Reginal Center
-  LI - Light Industrial
-  HI - Heavy Industrial

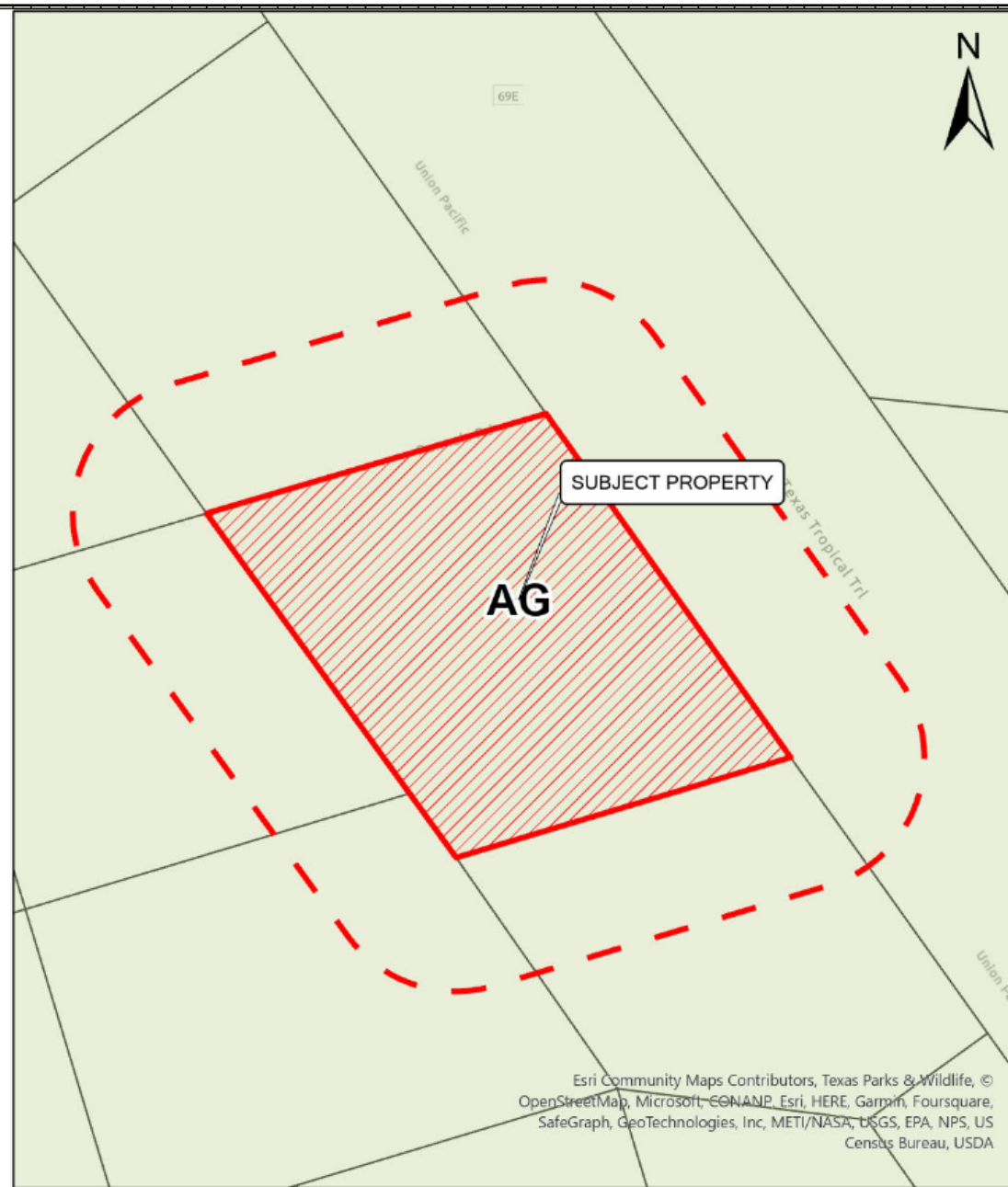
EXHIBIT "A"

Rezoning request:
Case # 235-2023-021-S

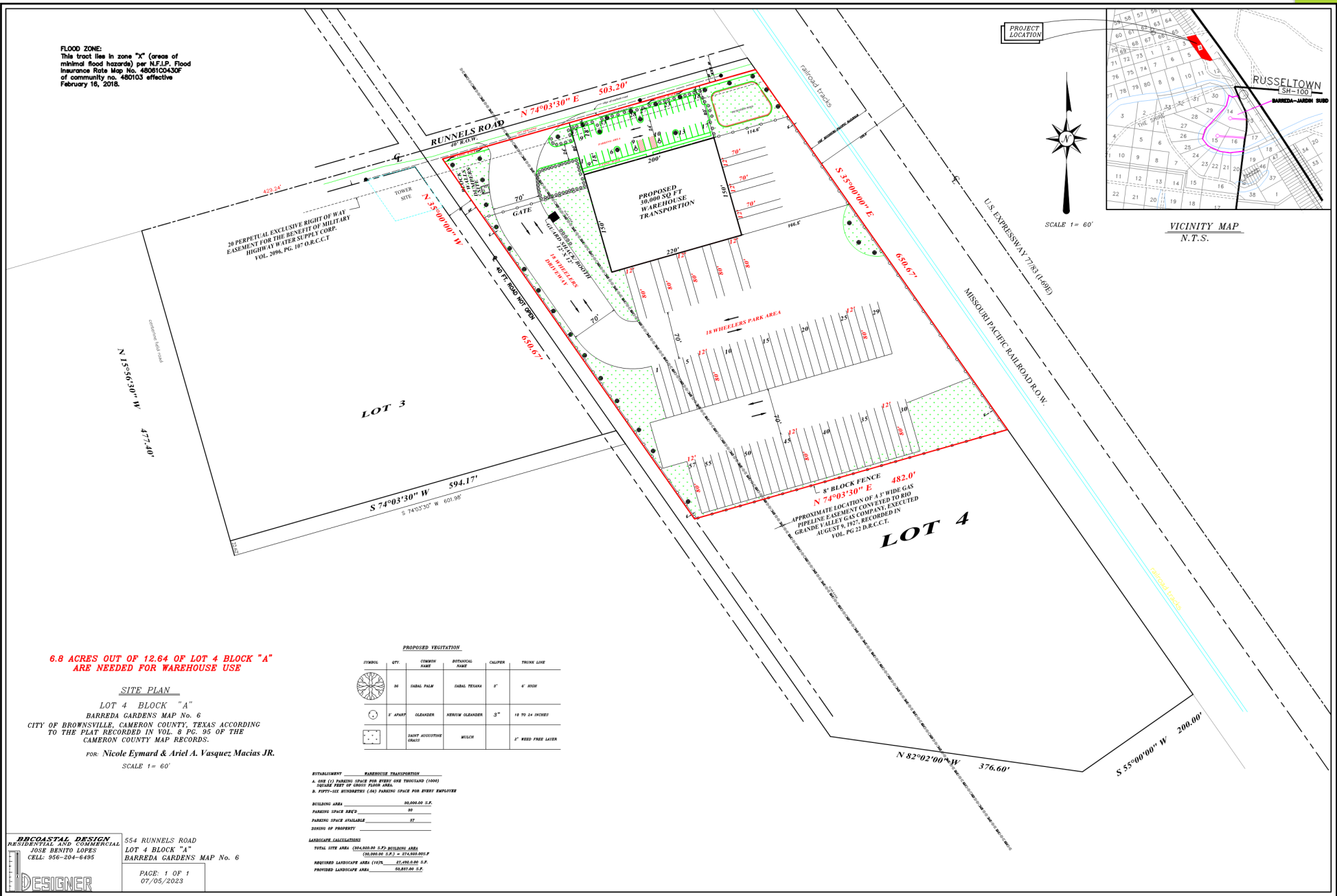
Current Zoning:
AG, Agriculture

Proposed Zoning:
SUP, Specific Use Permit

Brownsville Electoral District #4



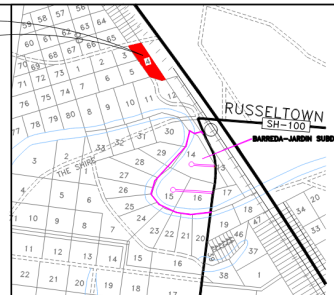
FLOOD ZONE:
This tract lies in zone "X" (areas of minimal flood hazard) per NFIP Flood Insurance Rate Map No. 48061C0430F of community no. 480103 effective February 16, 2016.



PROJECT LOCATION



SCALE 1" = 60'



VICINITY MAP
N.T.S.

6.8 ACRES OUT OF 12.64 OF LOT 4 BLOCK "A" ARE NEEDED FOR WAREHOUSE USE

SITE PLAN

LOT 4 BLOCK "A"
BARREDA GARDENS MAP No. 6
CITY OF BROWNSVILLE, CAMERON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOL. 8 PG. 95 OF THE CAMERON COUNTY MAP RECORDS.

FOR: Nicole Eymard & Ariel A. Vasquez Macias JR.

SCALE 1" = 60'

PROPOSED VEGETATION

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	CALLIPER	PLANTING LINE
	24	SHAG PALM	SHAG PALM	8"	6' ROW
	1	SHRUB	SHRUB	1"	18 TO 24 INCHES
	1	SHRUB	SHRUB	1"	18 TO 24 INCHES

REQUIREMENT	WAREHOUSE TRANSPORTATION
A. ONE (1) PARKING SPACE PER EVERY ONE THOUSAND (1000) SQUARE FEET OF GROSS PLANT AREA.	
B. FIFTY-FIVE (55) PARKING SPACES PER EVERY EMPLOYEE	
BUILDING AREA	30,000.00 S.F.
PARKING SPACE REQ'D	55
PARKING SPACE AVAILABLE	57
STATUS OF PROPERTY	

LANDSCAPE CALCULATIONS	
TOTAL SITE AREA (36,400.00 S.F.) BUILDING AREA (30,000.00 S.F.) = 6,400.00 S.F.	
REQUIRED LANDSCAPE AREA (10%)	640.00 S.F.
PROPOSED LANDSCAPE AREA	640.00 S.F.

BBCOASTAL DESIGN
ARCHITECTURAL AND COMMERCIAL
JOSE BENITO LOPES
CELL: 956-204-6495

554 RUNNELS ROAD
LOT 4 BLOCK "A"
BARREDA GARDENS MAP No. 6

PAGE: 1 OF 1
07/05/2023

Planning & Zoning Commission Recommendation

- ▶ The request is **not consistent** with the Comprehensive Plan and Future Land Use Plan.
- ▶ **P&Z** recommends **approval** to grant a **Specific Use Permit** to allow a **freight terminal** in **Agricultural (AG)**.
- ▶ If approved, staff recommends implementing **the following conditions**.

Minimum Development Standards

- ▶ To address common complaints related to freight terminals:
 - ▶ Organized parking of freight vehicles and containers
 - ▶ Adequate space for traffic flow
 - ▶ Masonry wall screening along all property lines abutting a single-family uses
 - ▶ Storage of all freight vehicles and containers within the property
 - ▶ Unloading of inventory/containers within the property
 - ▶ Additional operations, such as mechanical/maintenance of freight vehicles and containers must be done within enclosed areas
 - ▶ All vehicle operations must be conducted on improved surfaces (i.e., concrete or asphalt)

PUBLIC HEARING #5

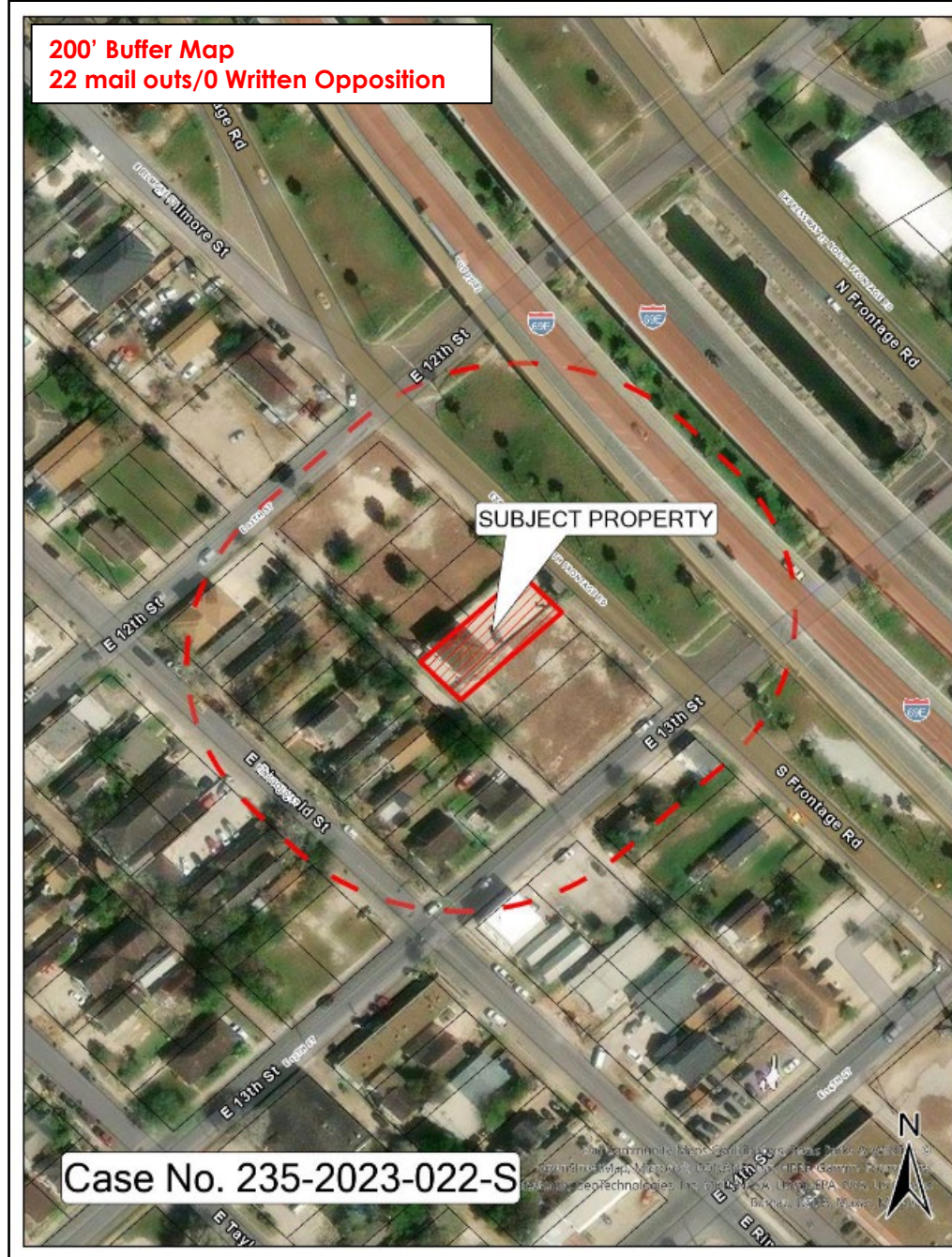
Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2023-022-S**, to request a Specific Use Permit to allow a used car lot in a Traditional Neighborhood-Corridor (TNC) zoning designation for Lots 6, 7, 22, & 23, Block 64, Harden's Addition to the City of Brownsville, Cameron County, Texas, located at 1236 South Expressway, Brownsville, Texas 78520, as shown in Exhibit "A".
(District 3)

Planning & Redevelopment Department

Case 235-2023-022-S

- ▶ Request to grant to **Specific Use Permit (SUP)**
- ▶ **Current Zoning:** Traditional Neighborhood Corridor (TN-C)
- ▶ **Proposed Use:** Used Car Lot
- ▶ Property is fronting South Expressway

200' Buffer Map
22 mail outs/0 Written Opposition



Case No. 235-2023-022-S



City of Brownsville Zoning Map

Zoning Districts

-  AG - Agricultural
-  RE - Residential Estate
-  R-1 - Residential Single Family
-  R-2 - Residential Suburban
-  R-3 - Residential Transition
-  TN - Traditional Neighborhood
-  TN-MU - Traditional Neighborhood Mixed Use
-  TN-C - Traditional Neighborhood Corridor
-  DE - Downtown Edge
-  DG - Downtown General
-  DC - Downtown Core
-  CC - Corridor Commercial
-  RC - Reginal Center
-  LI - Light Industrial
-  HI - Heavy Industrial

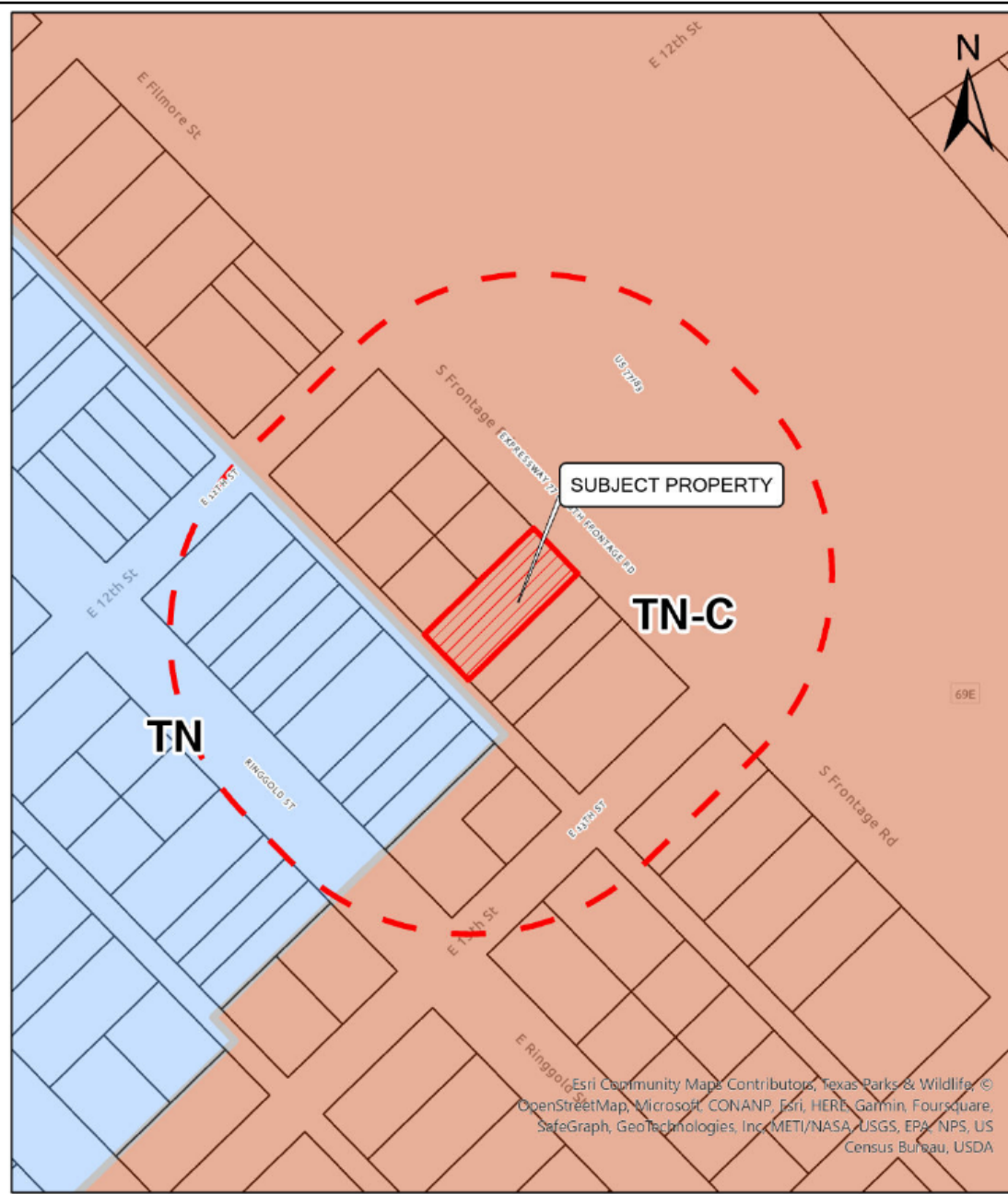
EXHIBIT "A"

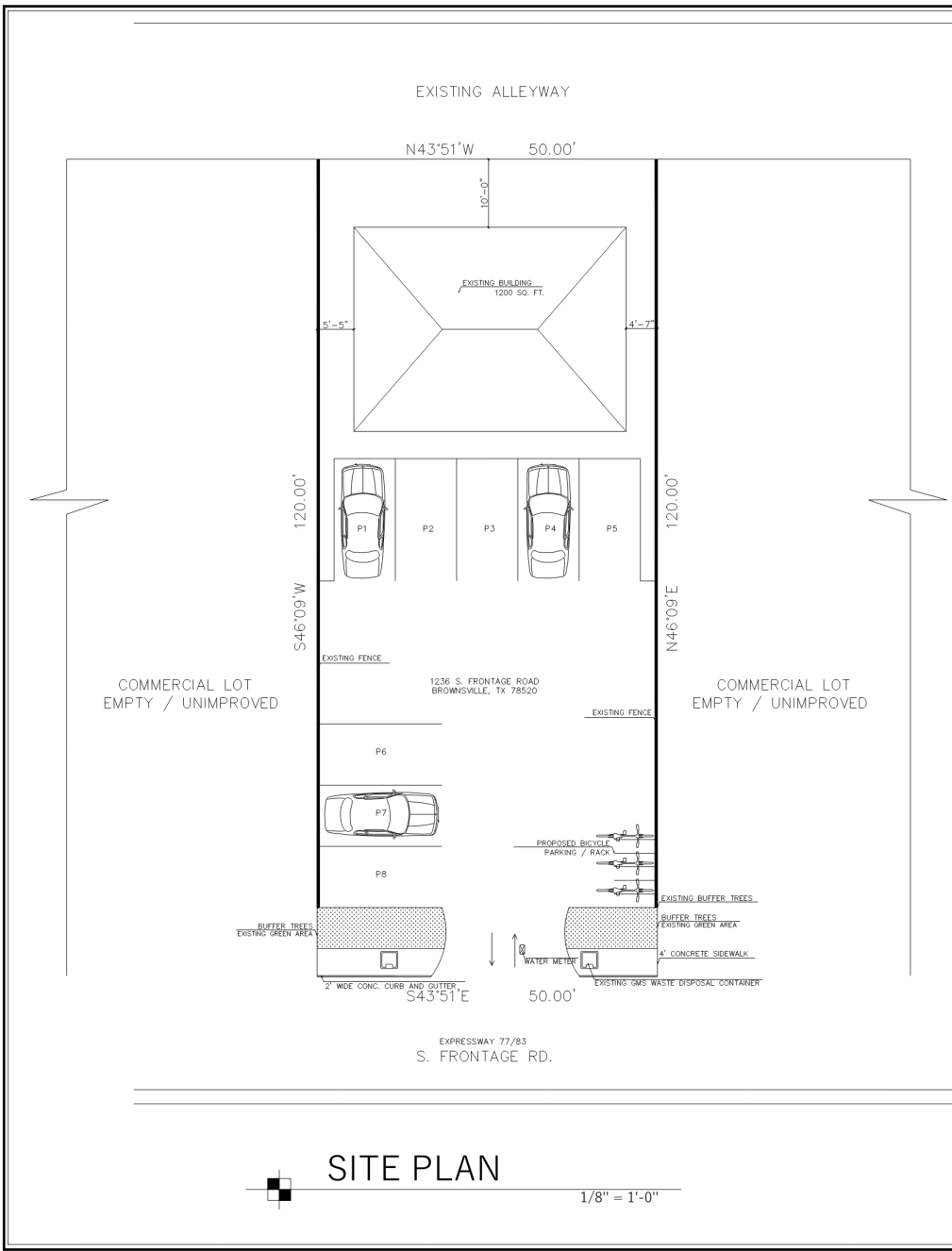
Rezoning request:
Case # 235-2023-022-S

Current Zoning:
TN-C, Traditional Neighborhood Corridor

Proposed Zoning:
SUP, Specific Use Permit

Brownsville Electoral District #3





NOTES

1. The proposed development shall comply with the COB noise ordinance.
2. All mechanic and body work must be done indoors. No outdoor work to be permitted.
3. No vehicle storage shall be permitted on site.
4. All vehicle inventory shall be kept within the property. Vehicles will not be permitted on the ROW.
5. All unloading of inventory shall be performed within the property.
6. The permitted amount of vehicles (parking) on the property shall be based on the following 1 per 1,000 square feet of lot area and 1 per 500 square feet of structure area.

Planning & Zoning Commission Recommendation

- ▶ The request is **not consistent** with the Comprehensive Plan and Future Land Use Plan.
- ▶ **P&Z** recommends **approval** to grant a **Specific Use Permit** to allow a **used car lot** in **Traditional Neighborhood Corridor (TN-C)**.
- ▶ If approved, staff recommends implementing **the following conditions**.

Minimum Development Standards

- ▶ To address common complaints related to Used Car Lots:
 - ▶ Vehicle clutter(storage): **Organized parking of inventory/Adequate space for traffic flow**
 - ▶ Property aesthetics: **Additional vegetation buffers and screening**
 - ▶ Parked inventory on ROW: **Storage of inventory within the property**
 - ▶ Traffic when unloading: **Unloading of inventory within the property**
 - ▶ Privacy for abutting residential/commercial uses: **Masonry walls**
 - ▶ Nuisances produced by mechanic/body work: **Work within enclosed areas**

PUBLIC HEARING #6

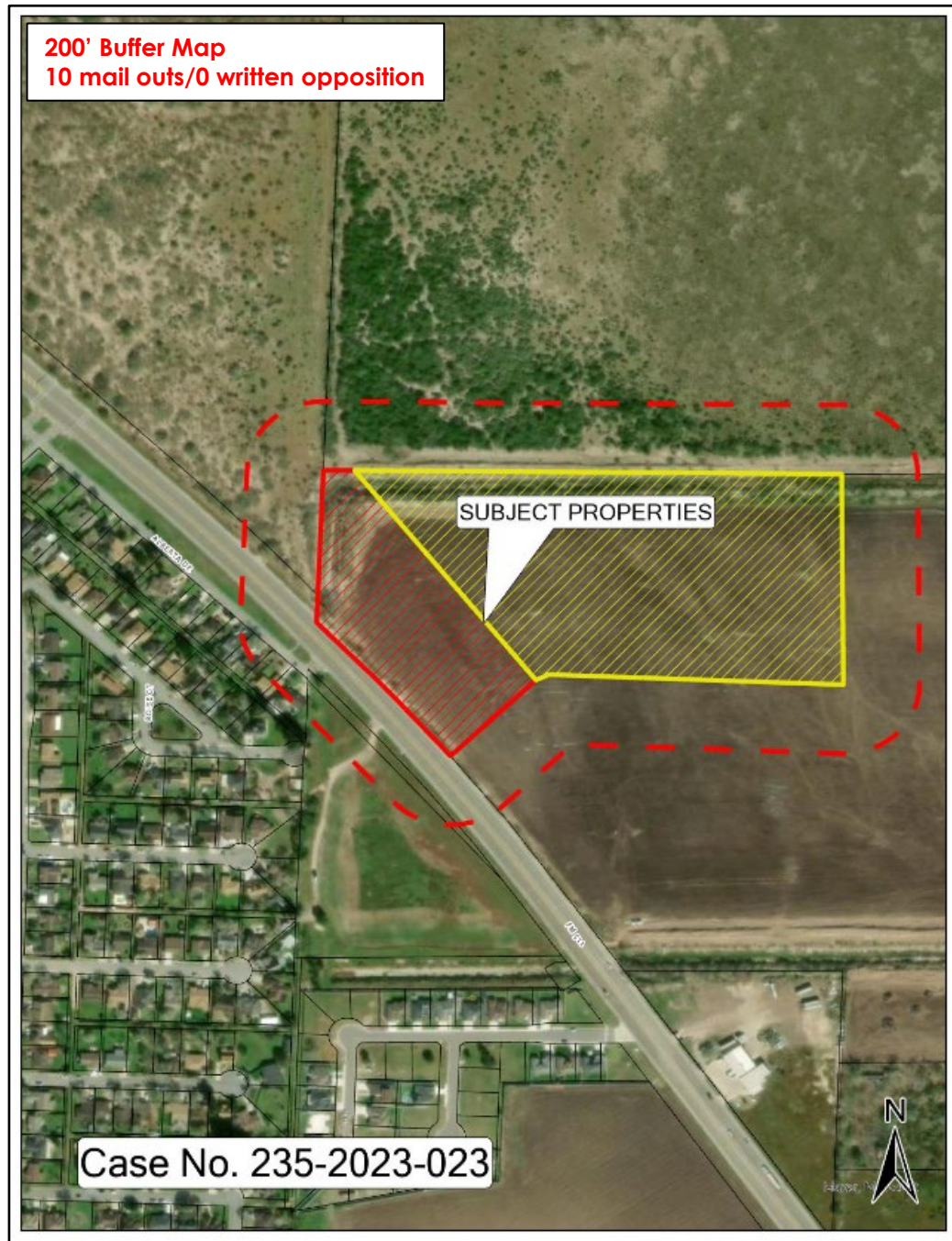
Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2023-023**, to rezone from Agricultural (AG) to Residential Transition (R-3) and Commercial Corridor (CC) to allow a multi-family development and commercial plaza for 18.62 acres out of El Jardin Resubdivision, Lots 17 to 32, Block 116, Share 29, Espiritu Santo Grant, Cameron County, Texas, located on FM 511, Brownsville, Texas 78526, as shown in Exhibit "A".
(District 3)

Planning & Redevelopment Department

Case 235-2023-023

- ▶ Request to rezone to **Residential Transition (R-3)** and **Commercial Corridor (CC)**
- ▶ **Current Zoning:** Agricultural (AG)
- ▶ **Proposed Use:** Multi-Family Development and Commercial Plaza
- ▶ Property is fronting FM 511

200' Buffer Map
10 mail outs/0 written opposition



Case No. 235-2023-023



City of Brownsville Zoning Map

Zoning Districts

-  AG - Agricultural
-  RE - Residential Estate
-  R-1 - Residential Single Family
-  R-2 - Residential Suburban
-  R-3 - Residential Transition
-  TN - Traditional Neighborhood
-  TN-MU - Traditional Neighborhood Mixed Use
-  TN-C - Traditional Neighborhood Corridor
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-  DG - Downtown General
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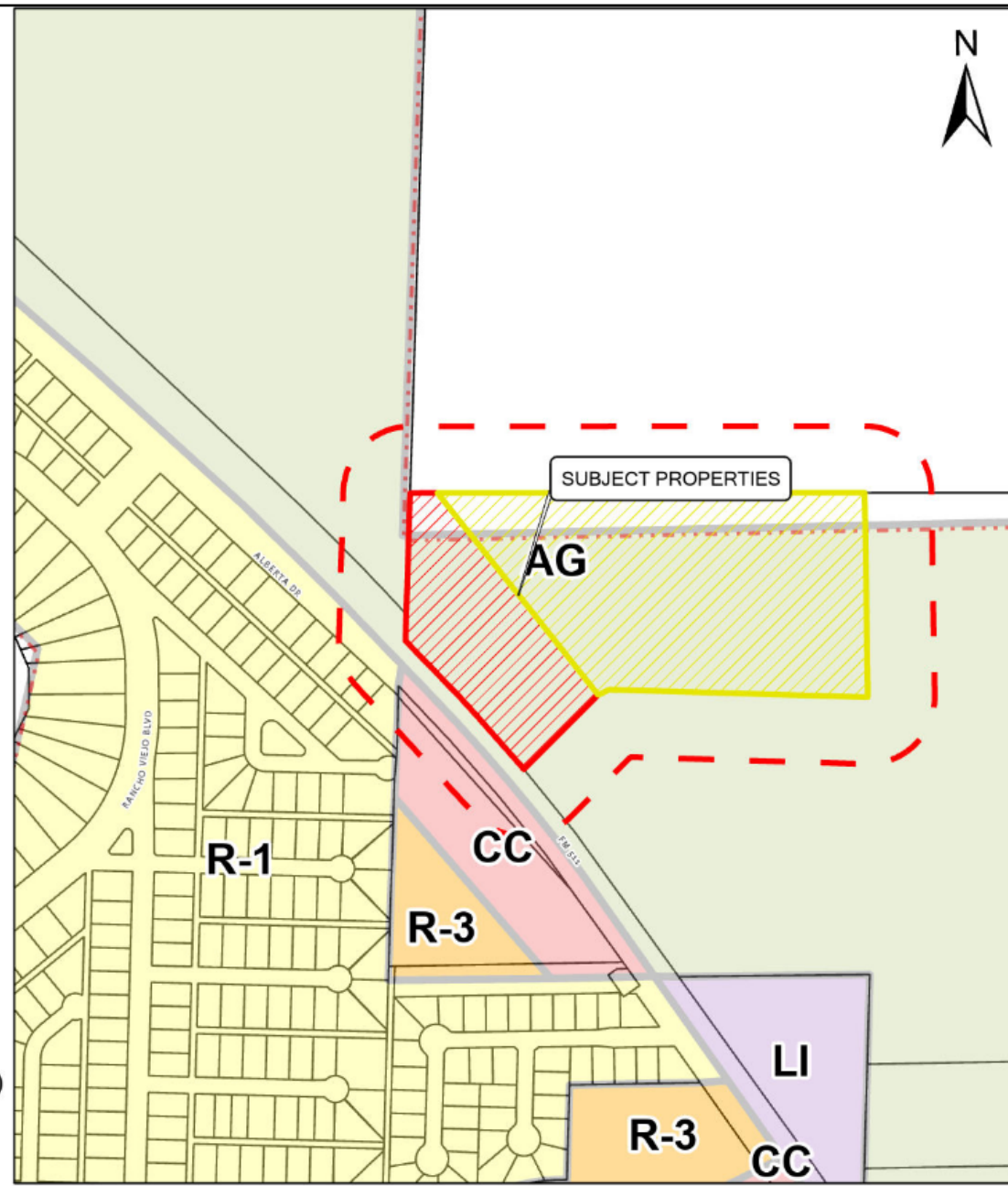
EXHIBIT "A"

Rezoning request:
Case # 235-2023-023

Current Zoning:
AG, Agriculture

Proposed Zoning:
CC, Commercial Corridor (4.607 Acres)
R-3, Residential Transition (12.46 Acres)

Brownsville Electoral District #3



Planning & Zoning Commission Recommendation

- ▶ The request is **consistent** with the **Comprehensive Plan** and **Future Land Use Plan**.
- ▶ **P&Z** recommends **approval** to rezone from **Agricultural (AG)** to **Residential Transition (R-3)** and **Commercial Corridor (CC)**.

PUBLIC HEARING #7

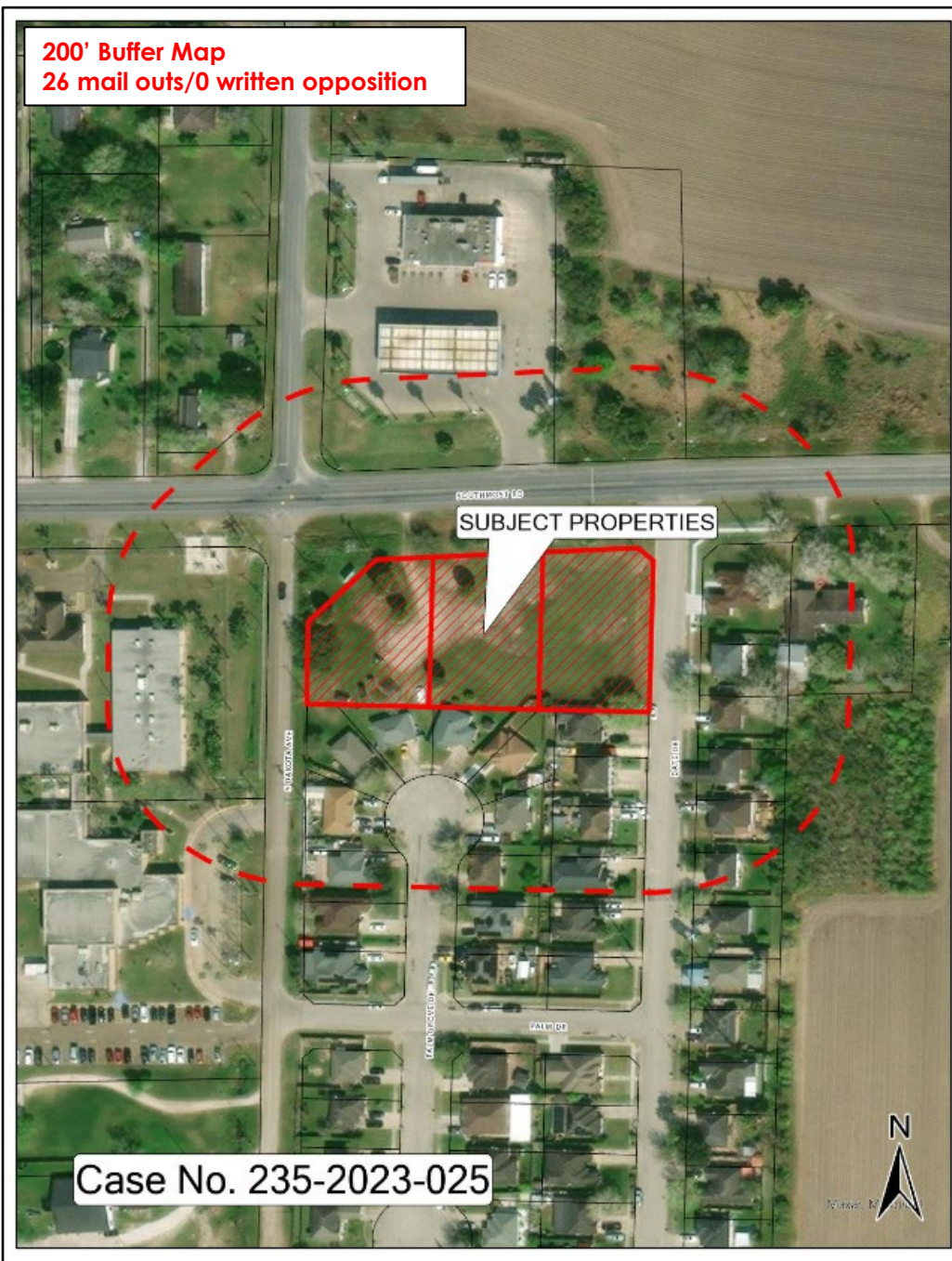
Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2023-025**, to rezone from Residential Suburban (R-2) to Commercial Corridor (CC) to allow a general retail store for Lots 1, 2, & 3, Block 1, Palmetto Grove Subdivision, Cameron County, Texas, located at 7954 Southmost Road, Brownsville, Texas 78521, as shown in Exhibit "A".
(District 1)

Planning & Redevelopment Department

Case 235-2023-025

- ▶ Request to rezone to **Commercial Corridor (CC)**
- ▶ **Current Zoning:** Residential Suburban (R-2)
- ▶ **Proposed Use:** General Retail Store
- ▶ Property is fronting Southmost Road

200' Buffer Map
26 mail outs/0 written opposition



Case No. 235-2023-025



City of Brownsville Zoning Map

Zoning Districts

-  AG - Agricultural
-  RE - Residential Estate
-  R-1 - Residential Single Family
-  R-2 - Residential Suburban
-  R-3 - Residential Transition
-  TN - Traditional Neighborhood
-  TN-MU - Traditional Neighborhood Mixed Use
-  TN-C - Traditional Neighborhood Corridor
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-  DG - Downtown General
-  DC - Downtown Core
-  CC - Corridor Commercial
-  RC - Reginal Center
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-  HI - Heavy Industrial

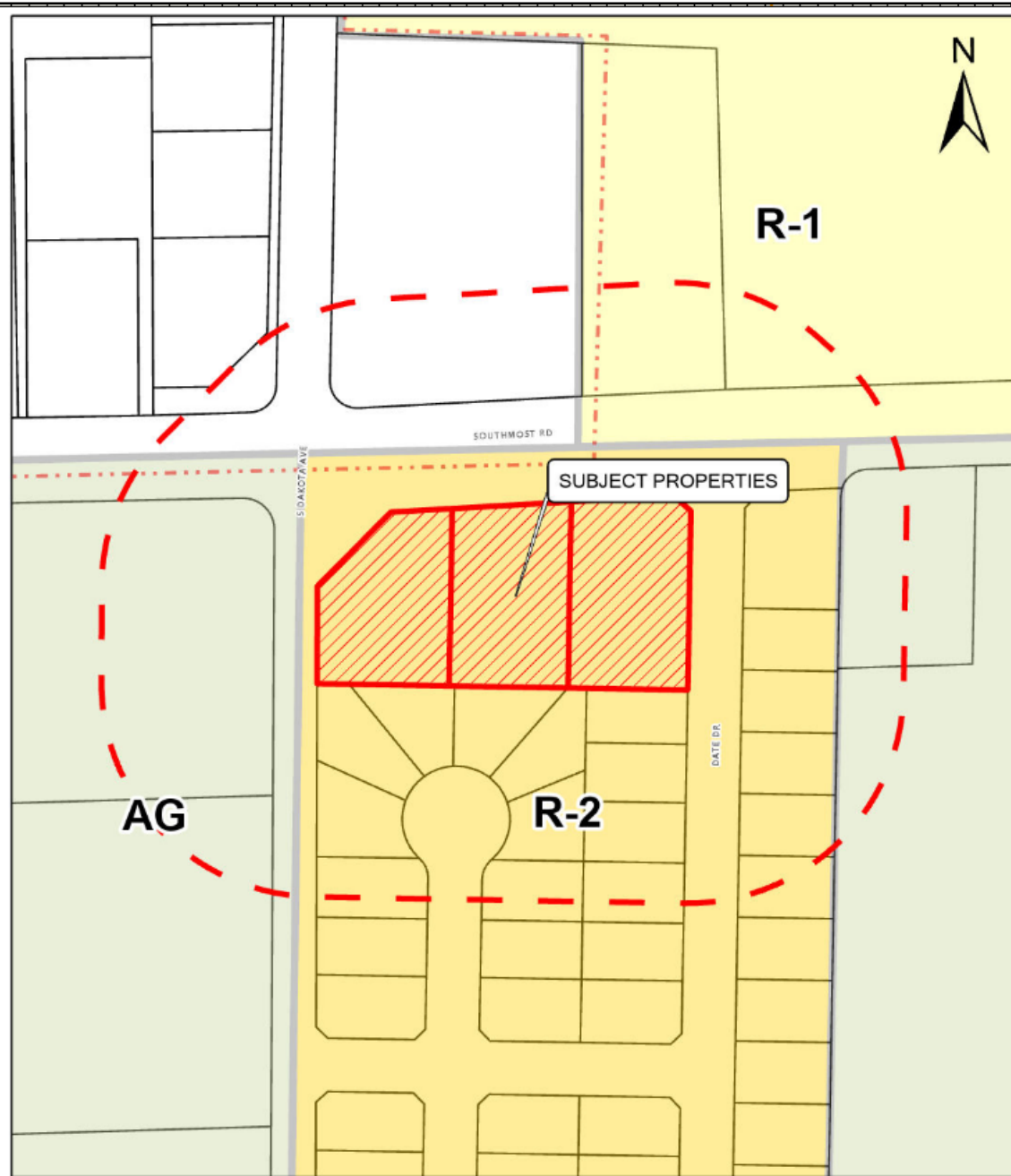
EXHIBIT "A"

Rezoning request:
Case # 235-2023-025

Current Zoning:
R-2, Residential Suburban

Proposed Zoning:
CC, Commercial Corridor

Brownsville Electoral District #1



Planning & Zoning Commission Recommendation

- ▶ The request is **consistent** with the **Comprehensive Plan** and **Future Land Use Plan**.
- ▶ **P&Z** recommends **approval** to rezone from **Residential Suburban (R-2)** to **Commercial Corridor (CC)**.

PUBLIC HEARING #8

Public Hearing and **ACTION** on **FIRST READING** of **Ordinance Number 2023-1731** to approve a budget amendment for Fiscal Year 2023.

Financial Services Department



Consideration and Action to Adopt Budget Amendments FY 2023

Tuesday, September 19, 2023

Financial Services Department

Funding Sources

- Public Education Grant (PEG) Fees Fund Balance (\$2.4M)

- \$2.4M – Capital Project Fund

- *Communications and Marketing/CVB
 - Complex Restoration and Renovation

- General Fund Balance(\$200K)

- \$200K – Motor Vehicle Parking System Fund

- *Motor Vehicle Parking System Operation Expense





THANKS!

Any Questions?

**ITEMS FOR
INDIVIDUAL
CONSIDERATION(S)**

ACTION ITEM #1

Consideration and possible **ACTION** regarding the review of La Posada Task Force member recommendations and information provided and whether to continue or discontinue the task force as outlined in **Resolution Number 2023-020-D**, for the future development of La Posada Park; and other duties as assigned and authorizing such other actions necessary or convenient to carry out this resolution.

Parks and Recreation Department

RESOLUTION 2023-20

On **Feb 07, 2023**, City Commission created the La Posada Park Task Force with at least 7 members appointed by the Mayor and the City Commission, 1 per member

THI RESPONSIBLE FOR 5 SPECIFIC TASKS:

- ✓ Finalizing proposed amenities for design renderings,
- ✓ Establish a budget based on selected amenities,
- ✓ Research and seek funding sources and apply for grants to fund the project, and
- ✓ Determine annual maintenance and operational costs of budgeted amenities,

The Task Force will make recommendations in a final report to the City Commission and shall prepare a final report with its findings to the Brownsville City Commission on or before the **first day of September 2023** at a time to be determined by the Parks and Recreation Director.

📍 **LA POSADA PARK** | 1325 LA POSADA DRIVE

MI **PARQUE**
MI **ESPACIO**
MI **VISIÓN** 

LA POSADA & MONTEZUMA CYPRESS PRESERVE

HELP PLAN THE VISION OF THIS PARK.
SHARE WHAT YOU WANT AT THIS PARK.



SPECIAL THANKS

TO ALL LA POSADA TASK FORCE MEMBERS & CITY COMMISSIONERS FOR APPOINTING A TASKFORCE

PRESENT MEMBERS & RESIDING DISTRICT:	APPOINTED DATE:	APPOINTED BY:
Dr. Murad Abusalim	02/27/2023	Mayor Mendez
Mike Heep	03/21/2023	Comm. Cowen
Eva Garcia	02/27/2023	Comm. Gowen
Guadalupe Garcia	04/ /2023	Comm. Galonsky Pizana
Eugene Fernandez	02/27/2023	Comm. Tetreau
Manuel Hinojosa	03/21/2023	Comm. De los Santos
Calvin Walker	03/21/2023	Comm. Cardenas

The Department was able to receive valuable subject matter expertise & recommendations for the planning of several unique park characteristics:

History

Architecture

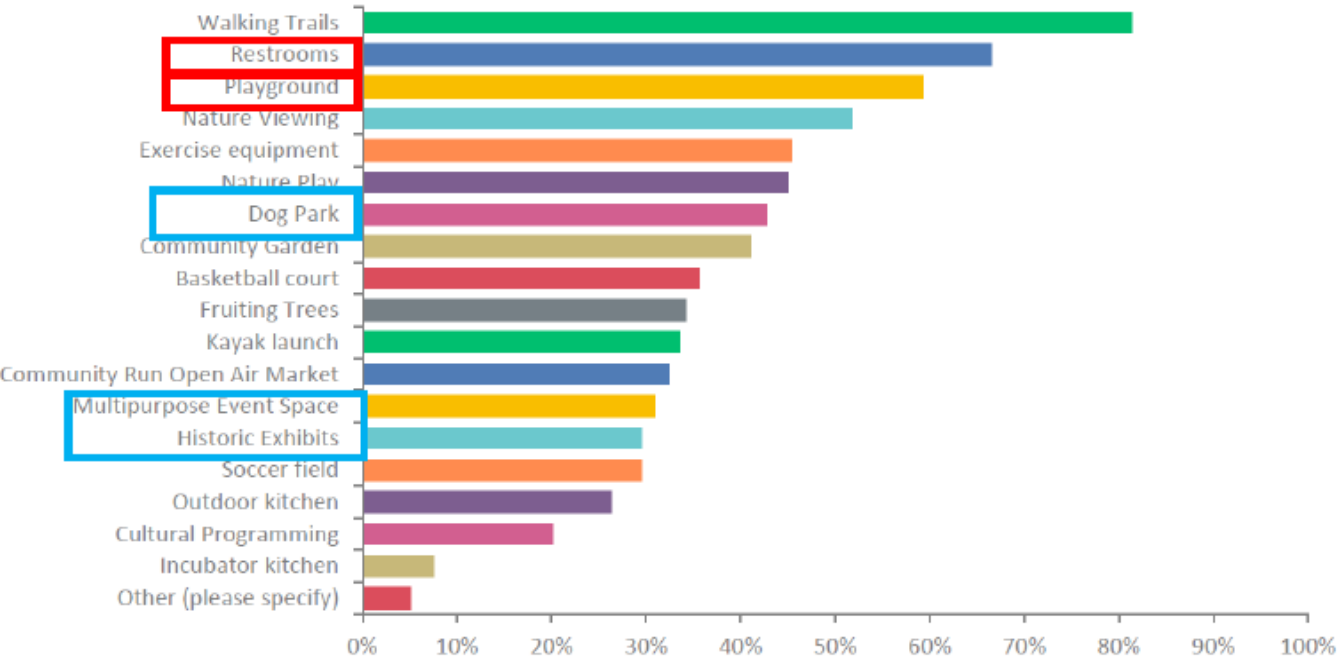
Botany

Waterways

To help determine if proposed amenities conflict with park design principles.

LA Posada Park

Q4: Which of these proposed amenities would you use at La Posada?



Task Force members proposed alternate phasing structure than proposed due to Jagou Resaca BPUB and US Army Corps of Engineer approval requirements.

Phase 1 - 2022	Time	Size	Cost Estimate Range	
Community Engagment	2 months		\$ 6,000	\$ 9,000
TX Hist. Comm. Coord.				
USACE Coordination				
Design-Bid-Award Phase 2	9 months		\$ 58,740	\$ 88,110
Total Phase 1			\$ 64,740	\$ 97,110

Phase 2 - 2023				
1 Expand Community Garden	3 months	22,000 sf	\$ 44,000	\$ 60,000
2 Resaca Overlook Structures	6 months	3,000 sf	\$ 360,000	\$ 540,000
3 Nature Trails	2 months	7,600 sf	\$ 45,600	\$ 68,400
4 Walking Paths (perimeter)	2 months	5,400 sf	\$ 37,800	\$ 56,700
5 Parking (56 spaces)	2 months	12,500 sf	\$ 100,000	\$ 150,000
Restore Water to Resaca	6 months			
Design-Bid-Award Phase 3	9 months		\$ 30,620	\$ 45,930
Total Phase 2			\$ 618,020	\$ 927,030

Phase 3 - 2024				
6 Restore Historic Kiln	6 months	400 sf	\$ 40,000	\$ 60,000
7 Restore Historic Structure	12 months	400 sf	\$ 80,000	\$ 120,000
Natural Interpretive Exhibits	2 months	35,000 sf	\$ 105,000	\$ 157,500
8 Dog Park	3 months	40,600 sf	\$ 81,200	\$ 121,800
Design-Bid-Award Phase 4	12 months		\$ 168,360	\$ 252,540
Total Phase 3			\$ 474,560	\$ 711,840

Phase 4 - 2025				
9 Kitchen/Classrooms Building	9 months	2,500 sf	\$ 500,000	\$ 750,000
10 Restrooms	4 months	600 sf	\$ 120,000	\$ 180,000
11 Gathering/Pop Up Plaza	3 months	28,000 sf	\$ 700,000	\$ 1,050,000
12 Pavilion & Seating	2 months	3,000 sf	\$ 360,000	\$ 540,000
Historic Interpretive Exhibits	2 months	1,200 sf	\$ 3,600	\$ 5,400
Design-Bid-Award Phase 5	9 months		\$ 90,620	\$ 135,930
Total Phase 4			\$ 1,774,220	\$ 2,661,330

Phase 5 - 2026				
13 Basketball/Soccer fields	3 months	17,000 sf	\$ 425,000	\$ 637,000
14 Exercise Equipment	2 months	1,800 sf	\$ 63,000	\$ 94,500
15 Playground	2 months	9,300 sf	\$ 323,500	\$ 488,250
16 Bus Stop	2 months	300 sf	\$ 36,000	\$ 54,000
Walking Paths (complete)	2 months	6,100 sf	\$ 56,700	\$ 85,050
Total Phase 5			\$ 906,200	\$ 1,359,300

Total, All Phases \$ 3,837,740 \$ 5,756,610

La Posada Park

Design Principles

Programmed, planned, and designed to meet the needs of the services area and classification:

- History
- Botany/Arbor
- Architecture
- Culture

Classifications:

- Passive Use Age 0 – 100
- Maintenance Standard – Tier 1 Park
- Special Use Park – one that does not fall within a typical park classification. Historical/Cultural/Social Site – a unique resource offering historical, educational, and cultural opportunities

It is the aim that the park user is able to experience the unique historical, architectural, cultural, and botanical characteristics of the park, through education, programs, appropriate passive and active activities that safely advocate for the continued preservation and conservation of the site while stimulating the neighborhood micro-economy through grass roots style of entrepreneurship (farmer's market, artesian market, etc.) to establish a sense of empowerment and ownership of the park.

4.4 PARK DESIGN PRINCIPLES

When developing design principles for parks it is important that each park be programmed, planned, and designed to meet the needs of its service area and classification within the overall park and recreation system. The term programming, when used in the context of planning and developing parkland, refers to a list of uses and facilities and does not always include staff-managed recreation programs. The program for a site can include such elements as ball fields, spray parks, shelters, restrooms, game courts, trails, natural resource stewardship, open meadows, nature preserves, or interpretive areas. These types of amenities are categorized as lead or support amenities. The needs of the park's population it serves must be considered and accommodated at each type of park.

Park Design Principles in this document will apply to existing and future parks needing Master Plans. Every park, regardless of type, needs to have an established set of outcomes that describe desired experiences for visitors, safety expectations, how the park contributes to overall city goals, and how it will perform financially. Park planners will then design to those outcomes, including operational and maintenance costs associated with the design outcomes.

Each park classification category serves a specific purpose. Features and facilities in the park must be designed for the number of age segments the park is intended to serve, the desired length of stay deemed appropriate, and the uses it has been assigned. Recreation needs and services require different design standards based on the age segments that make up the community that will be using the park. A varying number of age segments will be accommodated with the park program depending on the classification of the park. The age segments are:

Task Force on “Finalizing Proposed Amenities for Design Renderings”

Fundamental changes

- minor

Upon deeper assessment of stake holder needs 2nd Driveway/Parking lot was added.

Zero opposition to community member desired amenities (walking trails, community garden, historic exhibits dog park, courts, play areas, nature viewing, or water activities).

Recommendations for better amenity locations – such as possible bridge, kayak launch, nature observation decks, plaza space.



MEGAMORPHOSIS, INC., OPINION OF PROBABLE COST

PREPARED January 13, 2022

INFLATED Costs – for volatile market

The task force proposed adjusted budget allocations for the parking lot estimates to accommodate stakeholder needs.

Proposed alternate phasing structure than proposed due to Jagou Resaca BPUB and US Army Corps of Engineer approval requirements.

La Posada Park OPINION OF PROBABLE COST - Option B - PREPARED BY MEGAMORPHOSIS, Inc. 2022.01.13 - Schematic Design

No.	System/Component	Qty	Unit	Low Cost Per UNIT	High Cost Per UNIT	Low Subtotal	High Subtotal
Phase 1							
1.1	Community Engagement	1	EA	\$6,000.00	\$9,000.00	\$ 6,000.00	\$ 9,000.00
1.2	TX Historical Commission Coordination						
1.3	USACE Coordination						
1.4	Design, Bid, Award Phase 2	1	EA	\$61,130.00	\$91,695.00	\$ 61,130.00	\$ 91,695.00
	PHASE 1 SUBTOTAL					\$ 67,130.00	\$ 100,695.00
Phase 2							
2.1	Expand Community Garden	30,000	S.F.	\$2.00	\$3.00	\$ 60,000.00	\$ 90,000.00
2.2	Resaca Overlook Structures	3,000	S.F.	\$120.00	\$180.00	\$ 360,000.00	\$ 540,000.00
2.3	Nature Trails	7,600	S.F.	\$6.00	\$9.00	\$ 45,600.00	\$ 68,400.00
2.4	Walking Paths	3,100	S.F.	\$7.00	\$10.50	\$ 21,700.00	\$ 32,550.00
2.5	Parking	15,500	S.F.	\$8.00	\$12.00	\$ 124,000.00	\$ 186,000.00
2.6	Restore Water to Resaca						
2.7	Design, Bid, Award Phase 3	1	EA	\$30,100.00	\$45,150.00	\$ 30,100.00	\$ 45,150.00
	PHASE 2 SUBTOTAL					\$ 641,400.00	\$ 962,100.00
Phase 3							
3.1	Restore Historic Kiln	400	S.F.	\$100.00	\$150.00	\$ 40,000.00	\$ 60,000.00
3.2	Restore Historic Structure	400	S.F.	\$200.00	\$300.00	\$ 80,000.00	\$ 120,000.00
3.3	Natural Interpretive Exhibits	35,000	S.F.	\$3.00	\$4.50	\$ 105,000.00	\$ 157,500.00
3.4	Dog Park	38,000	S.F.	\$2.00	\$3.00	\$ 76,000.00	\$ 114,000.00
3.5	Design, Bid, Award Phase 4	1	EA	\$140,860.00	\$211,290.00	\$ 140,860.00	\$ 211,290.00
	PHASE 3 SUBTOTAL					\$ 441,860.00	\$ 662,790.00
Phase 4							
4.1	Kitchen/Classroom Building	2,500	S.F.	\$200.00	\$300.00	\$ 500,000.00	\$ 750,000.00
4.2	Restrooms	600	S.F.	\$200.00	\$300.00	\$ 120,000.00	\$ 180,000.00
4.3	Gathering/Pop Up Plaza	17,000	S.F.	\$25.00	\$37.50	\$ 425,000.00	\$ 637,500.00
4.4	Pavilion/Seating	3,000	S.F.	\$120.00	\$180.00	\$ 360,000.00	\$ 540,000.00
4.5	Historic Interpretive Exhibits	1,200	S.F.	\$3.00	\$4.50	\$ 3,600.00	\$ 5,400.00
4.6	Design, Bid, Award Phase 5	1	EA	\$82,340.00	\$123,510.00	\$ 82,340.00	\$ 123,510.00
	PHASE 4 SUBTOTAL					\$ 1,490,940.00	\$ 2,236,410.00
Phase 5							
5.1	Basketball/Soccer courts	10,300	S.F.	\$25.00	\$37.50	\$ 257,500.00	\$ 386,250.00
5.2	Exercise Equipment	1,800	S.F.	\$35.00	\$52.50	\$ 63,000.00	\$ 94,500.00
5.3	Playground	12,400	S.F.	\$35.00	\$52.50	\$ 434,000.00	\$ 651,000.00
5.4	Bus Stop	300	S.F.	\$120.00	\$180.00	\$ 36,000.00	\$ 54,000.00
5.5	Walking Paths	4,700	EA	\$7.00	\$10.50	\$ 32,900.00	\$ 49,350.00
	PHASE 5 SUBTOTAL					\$ 823,400.00	\$ 1,235,100.00
PROJECT GRAND TOTAL						\$ 3,464,730.00	\$ 5,197,095.00

IN PROVIDING OPINIONS OF PROBABLE CONSTRUCTION COST OR PROFESSIONAL FEES, THE CLIENT UNDERSTANDS THAT THE ARCHITECT HAS NO CONTROL OVER COSTS OR THE PRICE OF LABOR, EQUIPMENT, MATERIALS, OR THE CONTRACTOR'S METHOD OF PRICING. THE OPINIONS OF PROBABLE CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF THE ARCHITECT'S QUALIFICATIONS, EXPERIENCE AND RESEARCH. THE ARCHITECT MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF SUCH OPINIONS AS COMPARED TO BID OR ACTUAL COSTS.

MEGAMORPHOSIS Architecture and Interior Design
324 W. Van Buren Ave
Harlingen, Texas 78550
phone: (956) 428-1779
fax: (956) 425-5886

DRAFT Maintenance and Operations Budget

Estimated annual \$241,190.76

If with Personnel \$180,140

- Materials and supplies \$42,050
- Maintenance of buildings & structures, Furniture & Fixtures \$7,000
- Miscellaneous \$12,000

Parks and Recreation Department staff presented estimates to task force members based on current cost of operations of similar function in the department.

Capital Outlay/CIP

20-30 Years replace roof \$300,000 est.

15-20 Years replace wood decking \$50,000

5-20 Years replace amenities – Playground, exercise, dog park equipment, etc. \$400,000

LA POSADA PARK DRAFT M & O Budget									
Account		Account Description						Budget	
Fund	La Posada - Department	Special Activity EXPENSE							
	Personnel Services								
601		Supervision (Horticulturist \$56,056.00)							86,059.50
602		Clerical (Activity Specialist \$30,451.20)							53,293.04
603		Labor (\$23,899.20)							40,788.22
		Personnel Services Totals						\$180,140.76	
	Materials and Supplies								
701	Office Supplies								250.00
702	Botanical								10,000.00
703	Foods, Meals, Ice, Water								1,000.00
704	Wearing Apparel and Dry Goods								1,000.00
705	Fuel & Lubricants								1,000.00
706	Minor TI/Equip/Furn Under \$15,000								10,000.00
707	Laundry & Janitorial Supplies								1,000.00
708	Chemicals								2,000.00
709	Recreational / Promotional								10,000.00
713	Personal Safety Supplies / Gear								2,500.00
715	Signage & Materials								1,000.00
716	Batteries								300.00
717	Medical								1,000.00
718	Lamps & Globes								1,000.00
	Materials and Supplies Totals							\$42,050	
	Maintenance of Bldgs. and Structures								
741	Building & Structures							1,000.00	
748	Grounds City Property							5,000.00	
	Maintenance of Bldgs. and Structures Totals							\$6,000	
	Maintenance of Equipment								
751	Furniture & Fixtures								1,000.00
	Miscellaneous Services								
761	Communications								2,000.00
762	Rental of Equipment								1,000.00
765	Professional Services								2,500.00
766	Advertising								1,000.00
767	Travel Expense (non-Training)								2,500.00
768	Other Services:								500.00
770	Training Expense								1,500.00
775	Rental of Buildings & Land								0.00
776	Dues / Memberships / Web Subscriptions								1,000.00
								\$12,000	
									\$ 241,190.76



Local Park Grant Program Resolution Authorizing Application Resolution No. 2023-086

- TPWD Outdoor Grant
- Annual
- 50 – 50 Matching Funds



City of Brownsville Grants Department and BCIC

- Meeting with Task Force members to research additional grants. Fruiting Tree



Parks and Recreation Master Plan
October 2015

City of Brownsville Parks & Rec Department Master Plan Funding Source Recommendations

- Coors Pure Water 2000 Grant
- World Wildlife Fund Innovative Grants Program
- Community Forest & Open Space Program
- Congestion Mitigation & Air Quality Program Fund
- American Hiking Society
- Helen R. Buck or Deupree Family Foundation





The La Posada Park Task Force recommends to dissolve the Task Force as it has provided the Parks and Recreation Department the resources on their subject matter expertise to proceed with plans for future park development.

Thank you! Questions or Comments?

ACTION ITEM #3

Consideration and **ACTION** to approve the Greater Brownsville Incentives Corporation (GBIC) Fiscal Year 2024 budget.

Greater Brownsville Incentives Corporation (GBIC)



Greater Brownsville Incentives Corporation

Fiscal Year 2024 Budget Presentation

September 19, 2023

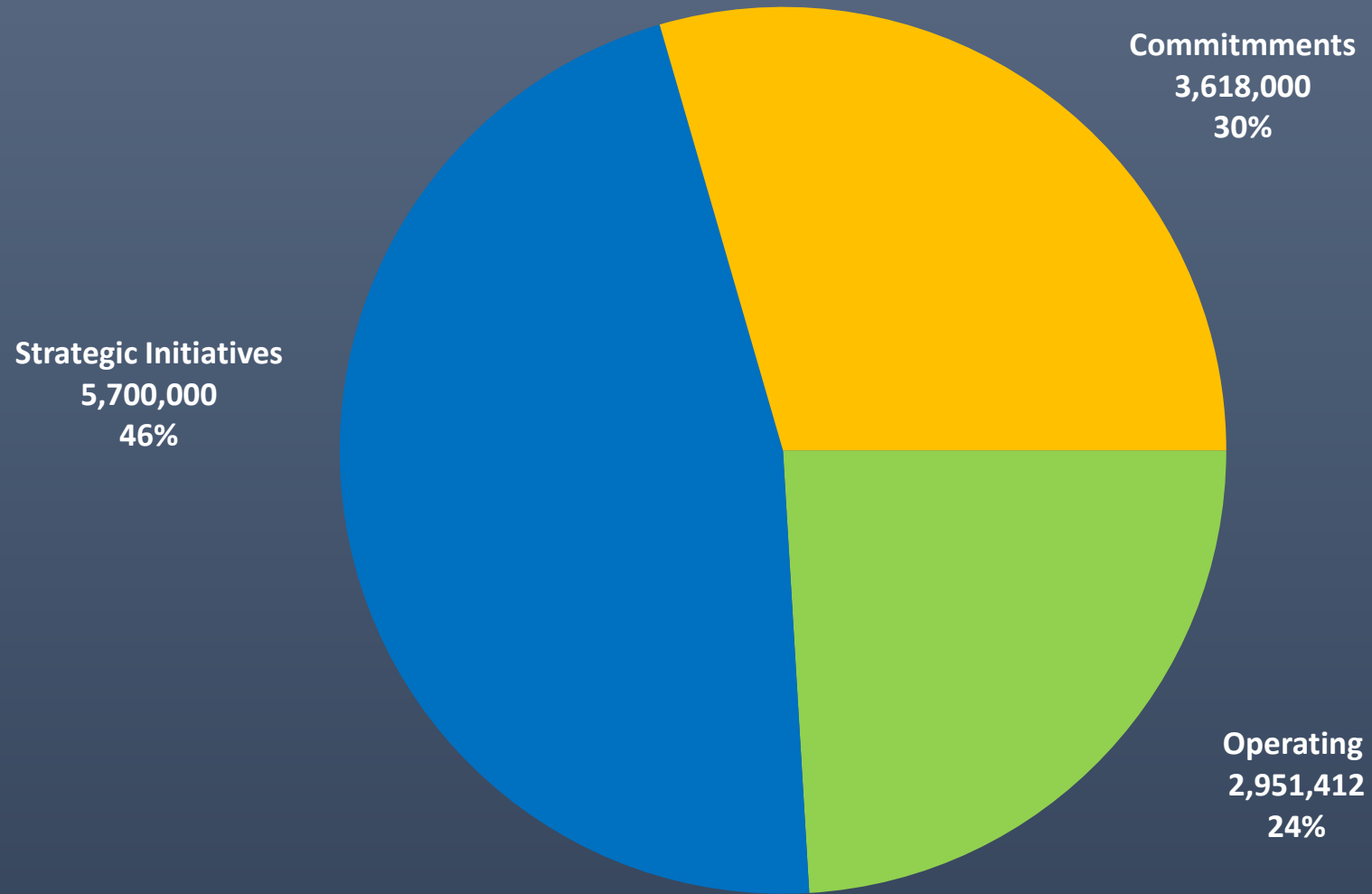
FY 2024 Overall Budget & Commitments

	FY 2024
Revenues	
Sales Taxes	5,925,668
Interest Income	610,086
Total Revenues	6,535,754
Expenditures	
Operating Budget	2,951,412
Strategic Initiatives Budget	5,700,000
Project Commitments	3,618,000
Total Expenditures	12,269,412
Revenues Over (Under) Expenditures	(5,733,658)
Projected Beginning Fund Balance	23,000,000
Projected Ending Fund Balance	17,266,342

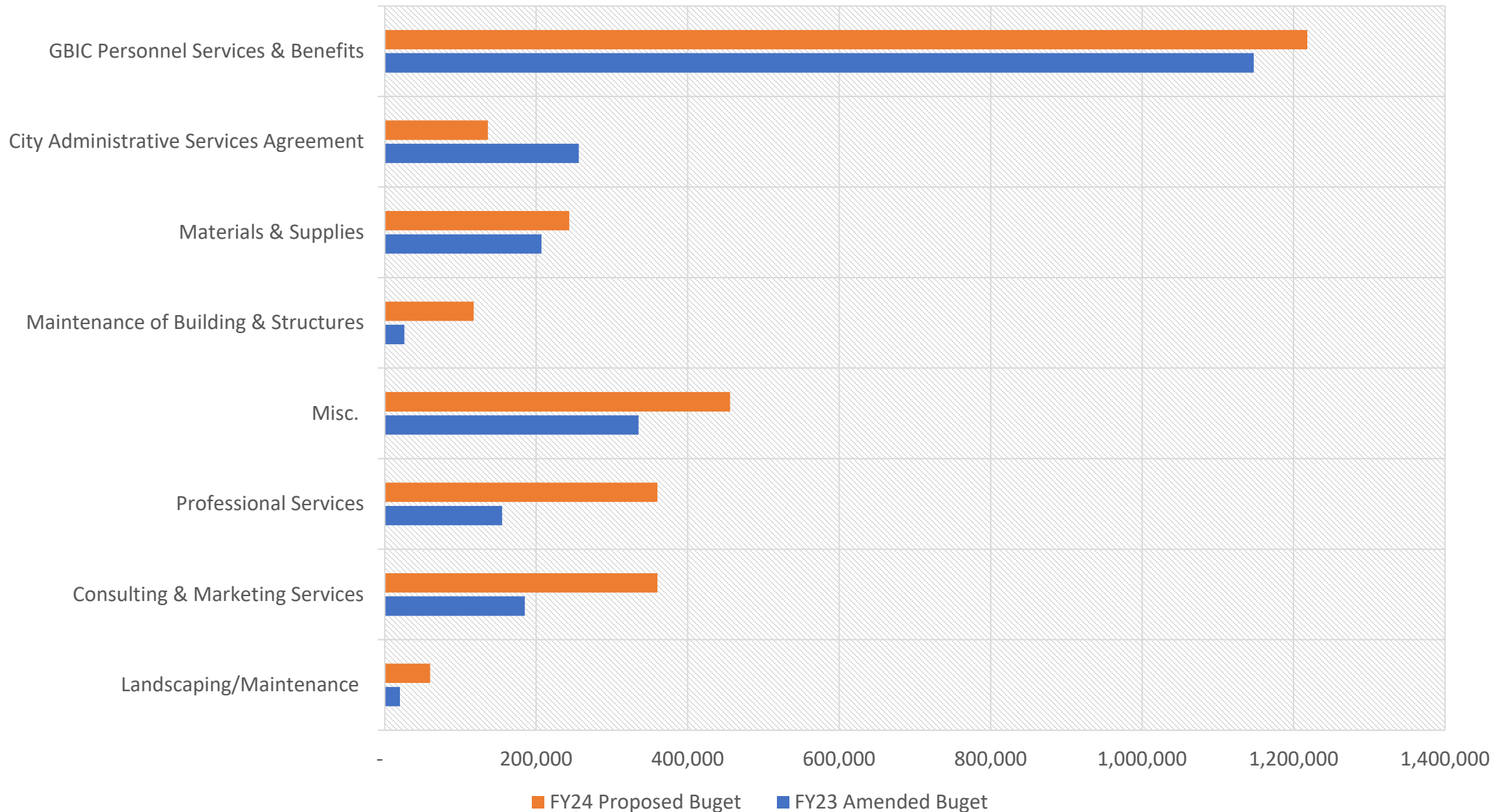
FY 2024 Budget - Revenues



FY 2024 Budget - Expenditures



FY 2023/2024 Operating Expenditures Comparison



FY 2024 Operating Expenditures

	FY 2023 Amended Budget	FY 2024 Proposed Budget	\$ Increase (Decrease) from PY	% Increase (Decrease) from PY	% from total
EXPENDITURES					
GBIC Personnel Services & Benefits	1,147,400	1,218,100	70,700	6.2%	41.3%
City Administrative Services Agreement	256,340	136,312	(120,028)	-46.8%	4.6%
Materials & Supplies	207,020	243,500	36,480	17.6%	8.3%
Maintenance of Building & Structures	26,000	117,500	91,500	351.9%	4.0%
Miscellaneous	335,000	456,000	121,000	36.1%	15.5%
Professional Services	155,000	360,000	205,000	132.3%	12.2%
Consulting & Marketing Services	185,000	360,000	175,000	94.6%	12.2%
Landscaping/Maintenance	20,000	60,000	40,000	200.0%	2.0%
EXPENDITURE TOTALS	2,331,760	2,951,412	619,652	26.6%	100.0%

FY 2024 GBIC Positions

- Executive Director & CEO
- Deputy Executive Director and COO
- Director of Marketing & Communications
- Director of Workforce & Business Development
- Director of Business Retention & Expansion
- Director of Industrial Park Development & Special Projects
- Operations Manager
- Administrative Assistant

Total Positions 8

FY 2024 Strategic Initiatives Budget

	FY 2023 Amended Budget	FY 2024 Proposed Budget	\$ Increase (Decrease) from PY	% Increase (Decrease) from PY	% from total
EXPENDITURES					
Industrial Park Development & Infrastructure	1,200,000	5,000,000	3,800,000	316.7%	87.7%
Job / Workforce Dev. & Training	473,622	600,000	126,378	26.7%	10.5%
Space Related Activities	850,000	50,000	(800,000)	-94.1%	0.9%
Professional Studies	250,000	50,000	(200,000)	-80.0%	0.9%
EXPENDITURE TOTALS	2,773,622	5,700,000	2,926,378	105.5%	100.0%

FY 2024 GBIC I-169 Industrial Park Initiatives

(\$5,000,000)



FY 2024 GBIC Planned Events

Amount (\$143,000)

Event	Budget Amount	Total of Events
Careers & Coffee Expo	\$25,000	1 Yearly Event
SelectUSA Spinoff	\$20,000	1 Yearly Event
BTX Developers Tour	\$20,000	1 Yearly Event
INQUIETA: Women Maximizing Their Impact	\$15,000	1 Yearly Event
Industry Partner Luncheon (NEW)	\$10,000	1 Yearly Event
WTC Industrial Park Groundbreaking	\$15,000	1 Yearly Event
Industry Appreciation Mixer	\$15,000	1 Yearly Event
NBIP Groundbreaking Events (Lots 4, 5, 11)	\$12,000	4 Yearly Events
Rally in the Valley	\$7,000	4 Yearly Events
BTX Launch Celebrations	\$4,000	1 Yearly Events
TOTAL	\$143,000	14 Events

FY 2024 Commitments

	FY 2023 Amended Budget	FY 2024 Proposed Budget	\$ Increase (Decrease) from PY	% Increase (Decrease) from PY	% from total
EXPENDITURES					
Valley Initiative for Development and Advancement (VIDA)	300,000	300,000	-	0.0%	11.2%
Surf (SA Recycling)	270,000	300,000	30,000	11.1%	11.2%
Project Sizzle - Job Creation (SATA USA)	202,500	202,500	-	0.0%	7.6%
Project Gladiator (Maximus, Inc.)	260,000	260,000	-	0.0%	9.7%
Project Cook (Greyhound Bus)	45,000	45,000	-	0.0%	1.7%
Project Keppel AmFELS	405,000	405,000	-	0.0%	15.1%
Project Coil (National Electric Coil)	96,500	-	(96,500)	-100.0%	0.0%
Project Return (MVP Plastics)	165,000	-	(165,000)	-100.0%	0.0%
Project Capital (9Point8 Capital)	500,000	-	(500,000)	-100.0%	0.0%
Project Launch BTX Cosmic	150,000	150,000	-	0.0%	5.6%
Project Launch BTX Future	210,000	210,000	-	0.0%	7.9%
HDJT Grant Match	150,000	-	(150,000)	-100.0%	0.0%
Rich Products	-	406,000	406,000	-	15.2%
Gringotts	-	395,500	395,500	-	14.8%
Credit - 50% of Incentives	-	(1,337,000)	(1,337,000)	-	-50.0%
One-Time Projects	-	1,337,000	1,337,000	-	50.0%
INCENTIVE TOTALS	2,754,000	2,674,000	(80,000)	-2.9%	100.0%
G. O. Series 2017B	568,400	-	(568,400)	-	0.0%
C. O. Series 2018 (AMT)	944,000	944,000	-	-	100.0%
NON-INCENTIVE TOTALS	1,512,400	944,000	(568,400)	-37.6%	100.0%
TOTALS	4,266,400	3,618,000	(648,400)	-15.2%	100.0%

Questions

BOARD APPOINTMENT(S)

ACTION #1

Consideration and **ACTION**, if any, to approve **Resolution Number 2023-104** to appoint, reappoint, and/or remove member(s) of the Transit Advisory Committee.

(Tabled from August 15, 2023)

Multimodal Transportation Department

Transit Advisory Committee

PURPOSE

To identify, assist, and advise the City with all activities concerning bicycle and pedestrians, which includes, but not limited to, reviewing and making recommendations on issues related to bike and pedestrian safety, education, projects, programs, signage, and plans.

WHEN THEY MEET

The third (3rd) Wednesday of each month at 5:30 PM via **Zoom** logging in at:
<https://us06web.zoom.us/j/87672493492?pwd=MUC5ZDNad2tIZVFsalF2aWpBQWZhUT09>

Meeting ID: 876 7249 3492

Passcode: 569472

Or by phone

+1 346 248 7799

Meeting ID: 876 7249 3492

Passcode: 569472

WHO THEY ARE

Consist of six (7) appointed citizens

Member	District	Appointed	Term Expiration	Appointed By	
Viola Currier	1	12/1/2020	12/1/2022	Comm. Gowen	Mayor Cowen, Jr.
Sandra Gomez	4	12/1/2020	12/1/2022	Comm. Gowen	Comm. Villarreal
Scott Fry	2	12/3/2019	12/13/2022	Comm. Tetreau	Comm. Gowen
Gregorio Rincones	1	6/16/2020	05/16/2024	Comm. Galonsky Pizana	Comm. Martinez
VACANT					Comm. Macias
VACANT					Comm. De los Santos
VACANT					Comm. Cardenas

Applicant's Name	District
Martha Galvan	3
Sandra Gomez	2

Applicant's Name	District

Questions