



THE STATE OF TEXAS §

CITY OF BROWNSVILLE §

COUNTY OF CAMERON §

MINUTES of a **Regular Meeting** of the City Commission of the City of Brownsville, Texas, held on **Tuesday, August 18, 2026, at 5:00 p.m.** at the **City Commission Chambers**, located at **1001 East Elizabeth Street** and via **Webex Teleconference Meeting** by **logging on at:**

<https://brownsvilletx.webex.com/brownsvilletx/j.php?MTID=mb0f8d1240d8f166059ae34c036f78f88>

The following City Commission members were present:

JOHN COWEN, JR. Mayor

COMMISSIONERS:

TINO VILLARREAL At-Large “A”

NURITH GALONSKY At-Large “B”

BRYAN L. MARTINEZ District 1

LINDA C. MACIAS District 2

GUSTAVO DE LEÓN District 3

PEDRO E. CARDENAS District 4

The following staff members were present:

ALAN GUARD City Manager

FELIX SAUCEDA Deputy City Manager/Chief of Police

DOROTEO GARCIA Deputy City Manager

WILL TREVINO City Attorney

JENNIFER AVENDANO First Assistant City Attorney

MARINA ZOLEZZI Interim Assistant City Manager

EFREN TRUJILLO Interim Chief of Staff

MAYRA A. RIOS City Secretary

CALL TO ORDER

a) ROLL CALL

A quorum being present, Mayra Rios, City Secretary, read the call to order to consider the matters as posted and filed for the record in the Office of the City Secretary pursuant to the Texas Open Meetings Act.

Mayor Pro Tem Nurith Galonsky, called the meeting to order at 5:00 p.m.

Mayor Pro Tem Nurith Galonsky, Commissioner Tino Villarreal, Commissioner Bryan L. Martinez, Commissioner Linda C. Macias, Commissioner Gustavo De Leon, and Commissioner Pedro Cardenas attended the meeting in person.

Mayor John Cowen Jr. attended the meeting virtually at 5:00 P.M.

b) INVOCATION

Alica Justilian delivered the invocation.

PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES OF AMERICA AND STATE OF TEXAS

The Pledge of Allegiance to the United States Flag and the Texas Flag was led by Emma Aguilera, a member of the Girls Scouts Troop 111.

PROCLAMATION(S)

1) Recognizing "National Aviation Day" (Commissioner L. Macias; Commissioner T. Villarreal)

Commissioner Linda C. Macias presented a proclamation declaring August 18, 2026, as "National Aviation Day" in Brownsville, honoring aviation's historic contributions, the local airport's economic role, and the dedication of aviation professionals.

2) Recognizing the Brownsville Police Department SWAT Competition Team (Mayor J. Cowen; Commissioner P. Cardenas)

Mayor Pro Tem Nurith Galonsky presented a proclamation honoring the Brownsville Police Department's SWAT competition team for earning the title of 2026 Rio Grande Valley SWAT Challenge champions and for their continued service, professionalism, and dedication to the community.

PUBLIC COMMENT PERIOD

Mayra Rios, City Secretary, noted that 29 preregistered speakers were identified, with three indicating they did not wish to speak.

Motion: Motion was made by City Commissioner Bryan Martinez, seconded by City Commissioner Pedro Cardenas, to suspend the number of speakers to allow all registered individuals to address the City Commission. The vote was cast 7 for, 0 against. The motion carried unanimously.

Ofelia Alonso of 1175 Toyon Ln., Brownsville, Texas, submitted a public comment form but chose to voice her opposition to the data center directly to the Commission.

Dr. Laura Cisneros of 6301 Achievement Ave., Brownsville, Texas, submitted a public comment form but also chose to speak directly to the Commission in opposition to the data center.

Kaleb Foss of 25 Fireside Dr., Brownsville, Texas, stated that he opposes AI data centers due to high energy and water use, pollution risks, and global impacts, urging commissioners to reject them.

Yolanda Speece of 305 W. Madison, Brownsville, Texas, criticized city leadership and argued that residents cannot spare resources for data centers, warning that voters will hold officials accountable.

Hugo Izaguirre of 1710 N. Vermillion Ave., Brownsville, Texas, reminded the Commission that residents never asked for a data center and requested a 180 day moratorium due to noise, water, and utility concerns.

Jesse Gonzalez of 1001 E. Elizabeth St., Brownsville, Texas, urged adoption of a longer moratorium, zoning protections for colonias, prohibition of PUB utilities for data centers, and creation of a community task force.

Annelise Rosas of 25 Fireside Dr., Brownsville, Texas, spoke as a mother worried about pollution and industrialization, urging commissioners to prioritize families and adopt a moratorium.

Veronique Medrano of 980 Plantation St., Brownsville, Texas, requested a 120–180 day moratorium and independent impact studies, noting job postings suggest ongoing interest despite a withdrawn permit.

Gustavo Sanchez Jr. of 1001 E. Elizabeth St., Brownsville, Texas, argued for a 180 day moratorium due to health risks, higher utility bills, and water contamination concerns, reminding commissioners elections are approaching.

Anaid Zapata of 1233 Calle Pluton, Brownsville, Texas, stated that rising heat and living costs make data centers unaffordable and urged adoption of a 180 day moratorium with better transparency.

Desto Huerta of 801 Tropical Dr., Brownsville, Texas, said data centers threaten local resources and workers, advocating for a community led moratorium and investment in green union jobs.

John Cuvillier of 801 Tropical Dr., Brownsville, Texas, called for a 180 day moratorium, a community task force without industry ties, protections for water and energy, and full city transparency.

Alexis Diaz of 1001 E. Elizabeth St., Brownsville, Texas, expressed opposition to the data center.

Hermilio Hernandez of 1001 E. Elizabeth St., Brownsville, Texas, urged adoption of a 180 day moratorium and greater transparency, stressing that economic development should not override residents' needs.

Kyle Voreis of 120 Lomax Rd., Brownsville, Texas, expressed opposition to the data center.

Shayla Gonzalez of 1001 E. Elizabeth St., Brownsville, Texas, demanded a 180 day moratorium and stronger regulations, arguing data centers endanger water, electricity, and public health and should not receive PUB resources.

Father Paul Hughes of 5409 Austin Rd., Brownsville, Texas, requested clearer disclosure from data center operators, federal and state environmental reviews, and consideration of water scarcity and workers' rights.

Nathan Watson of 51 Alberta Dr., Brownsville, Texas, supported a 180 day moratorium and suggested extending it until the end of the next Texas legislative session to align with future state regulations.

Uriel Gavito of 5527 Southmost Blvd., Brownsville, Texas, warned of climate risks, grid failures, and pollution, arguing data centers are neither inevitable nor beneficial, and urged the commission to listen to residents.

Dr. Etienne Rosa of 33 Shadowbrook Ln., Brownsville, Texas, described data centers as exploitative projects that worsen inequality and undermine democracy, urging a moratorium and eventual ban.

Dr. Christopher Basaldu, a Brownsville resident, cited Rio Grande water depletion and environmental destruction from upstream data centers, urging Brownsville to avoid NDAs and reject data centers entirely.

Diablo Velez of 1254 E. Tyler St., Brownsville, Texas, submitted a public comment form but rescinded his request to address the Commission.

Victoria Sanchez of 2505 Tulipan St., Brownsville, Texas, highlighted constant data center noise and called for a public vote on the issue, expressing confidence that residents would reject data centers.

Rebecca Hinojosa of 3005 Old Alice Rd., Brownsville, Texas, delivered a letter signed by 15 organizations urging a 180 day moratorium and prohibiting data centers in the city and neighboring colonias.

Adlemi Sanchez of 478 Rey Juan Carlos St., Brownsville, Texas, called for a one year moratorium, citing past industrial pollution, ongoing data center job postings, and the need to protect water, electricity, neighborhoods, and schools.

Luis Sanchez of 64 Druscilla Cir., Brownsville, Texas, offered closing remarks as a lifelong resident, adding his concerns before the public comment period ended.

PRESENTATION(S)

1) Presentation on Municipal Court collection services provided by Perdue, Brandon, Fielder, Collins & Mott, LLP, including the Brownsville City Fines and Fees Collection Report for the period of October 1, 2025, through March 31, 2026. (Municipal Court)

Romeo Cantu of the law firm Perdue Brandon Fielder Collins & Mott provided the Commission with an overview of the firm's work collecting outstanding delinquent municipal court cases for the City of Brownsville. He explained that once a municipal court case becomes 60 days past due, whether from failure to appear, missed payment deadlines, or incomplete payment plans, it becomes eligible for transfer to the firm for collection efforts. Mr. Cantu reported that between October 25, 2025, and March 26, 2026, the firm mailed more than 15,000 letters after conducting extensive address research and skip tracing, made ongoing phone contacts, and sent text message reminders to defendants, collecting approximately \$188,000 in cash during that period. He noted that collections fluctuate with economic conditions and tend to increase during tax return season. Mr. Cantu also highlighted their annual case resolution campaign, formerly known as the "great warrant roundup," involving postcards, billboards, digital ads, and newspaper notices to encourage defendants to resolve their cases. He stated that the municipal court has assigned roughly \$17.8 million in delinquent cases to the firm, with total cash collected since the start of the contract reaching about \$912,000 as of the date of the meeting. Mr. Cantu acknowledged that collections have declined this year due to financial hardships statewide and outlined plans for a secondary mailing campaign in October to stimulate payments. He concluded by expressing appreciation for the city's partnership and readiness to answer questions.

2) Receive a presentation on USL Steering Committee.

Sean De Palma, Director of the Parks and Recreation Department, provided an update on the city's ongoing exploration of establishing a United Soccer League (USL) professional team in

Brownsville. He highlighted Brownsville's deep cultural and athletic connection to soccer, noting multiple state championships, strong youth participation, and active academies. Mr. De Palma explained that the effort began with a letter of intent in September 2025, followed by a USL funded feasibility study focused on the Sports Park and the potential development of an entertainment district. A steering committee was formed and first met in December 2025, producing four key recommendations: creating a sports commission, developing a regional youth soccer pathway, ensuring continued access to fields for local leagues and academies, and establishing partnerships that integrate local soccer programs with the future USL team. He outlined the timeline of stakeholder meetings, exploratory site visits to successful USL communities, and the upcoming milestones, including a steering committee meeting on August 19, a progress announcement on August 27, and the opening of applications for the newly created Sports Commission on September 1, 2026. Mr. De Palma concluded by noting that the city is continuing due diligence discussions with USL leadership and working to ensure community collaboration throughout the process.

Commissioner Tino Villarreal expressed enthusiasm for the USL effort, noting the community's strong support and praising the commission's commitment to including existing local leagues in the project while thanking staff for their collaborative work.

CITY MANAGER'S UPDATE(S)

1) Driver Safety Training

Alan Guard, City Manager, introduced a driver safety initiative led by Michael Chandler from the ODHR Risk & Safety program.

Mr. Chandler Safety and Risk Coordinator explained that the city has seen a rising trend in motor vehicle accidents involving city operators, particularly at fault incidents that carry significantly higher costs due to litigation, employee injuries, vehicle downtime, reduced productivity, and reputational risk. He presented data showing that while total accident counts remained relatively stable from 2020 through 2024, overall costs continued to rise, in part because claims can take up to two years to mature. Mr. Chandler also noted that 2026 figures demonstrate a three fold cost difference between not at fault and at fault claims, averaging about \$8,000 versus \$27,000 respectively.

To reduce preventable incidents, Mr. Chandler described the city's evaluation of national driver safety programs and its selection of a curriculum already proven effective by B Metro, which includes on road driver evaluations in addition to classroom instruction. Starting next week, the city will begin a train the trainer program for ten employees before rolling out two trainings per week, prioritizing high risk departments such as Police and Public Works and aiming to certify all city drivers within a year, with roughly 250 employees trained by year end. He emphasized that the initiative is designed to reduce crashes and claims, strengthen public trust, improve operational reliability, and support employee safety, and he confirmed that a formal citywide driver safety policy will be implemented to define expectations and ensure accountability.

2) Pet of the Month Adoption Spotlight

Joanna Medina, Assistant Director for the Department of Health, Animal Wellness, and Animal Services, introduced Jordan Wally, BARCC's Adoption Specialist, who presented the "Pets of the Month."

Ms. Wally highlighted August as “Clear the Shelters” month, a national adoption and fundraising campaign supported by NBC Universal and Telemundo—and introduced Annie, the featured pet, who arrived in a small stroller. Ms. Wally shared that all previously selected spotlight dogs had been adopted and noted that Bridget, a mother dog featured the previous month, still remains at the shelter despite all six of her puppies finding homes. She explained the variety of animals received and how litters can differ greatly in appearance, celebrated recent adoptions that kept family groups together, and invited residents to visit the shelter at 416 FM 511, where all pets are available for \$25 and come spayed or neutered, vaccinated, microchipped, and flea treated. A fun fact was also shared: one unsprayed female dog can have 12 to 18 puppies in a single year, underscoring the importance of sterilization.

CONSENT AGENDA ITEM(S)

- 1) Consideration of approval of minutes from the City Commission Regular Meeting held on July 21, 2026. (Office of the City Secretary)
- 2) Consideration and **ACTION** to approve the second one-year renewal of the Professional Service Agreement for Marketing and Advertising Services (RFP 074-25-AIR-RFP) with Dovetail, Inc for the Brownsville South Padre Island International Airport for an amount not to exceed \$450,000. (Airport Department).
- 3) Consideration and **ACTION** to ratify Amendment No. 2 to Contract No. HHS001309800001 with the Texas Department of State Health Services and authorize the City Manager, or designee, to execute all necessary documents. (Department of Health, Wellness & Animal Services)
- 4) Consideration and **ACTION** to authorize the execution of the Safe Streets for All (SS4A) Grant Agreement between the City of Brownsville and the Federal Highway Administration (FHWA). (Multimodal Transportation)
- 5) Consideration and **ACTION** to authorize a Contract with G&E Escobedo Construction Inc. for Contract No. 218-26-EPW-IFB, Bore and Trenching On-Call Services, for a term consisting of a three (3) year base term with two (2) optional one-year renewal periods. (Engineering and Public Works Department)
- 6) 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 Estrella Reinvestment Zone Number Six, City of Brownsville, and authorize the City Manager to execute the same. (Office of the City Attorney/ Planning and Redevelopment Department)
- 7) Consideration and **ACTION** to authorize the execution of an Interlocal Cooperation Agreement by and between the City of Brownsville and the Cameron County Elections Office for election services for the purpose of the Charter Amendment; and dealing with related matters. (Office of the City Secretary)

Consideración y **ACCIÓN** para autorizar la firma de un Acuerdo de Cooperación Interlocal entre la Ciudad de Brownsville y la Oficina de Servicios Electorales del Condado de Cameron para la prestación de servicios electorales para la Enmienda a la Carta Municipal; y abordar asuntos relacionados. (Oficina de la Secretaria Municipal)

- 8) Consideration and **ACTION** to adopt **Resolution No. 2026-116**, repealing and replacing all prior resolutions creating the Youth Advisory Board and establishing governing bylaws of the Youth Advisory Board (YAB). (City Manager’s Office)

- 9) Consideration and **APPROVAL on SECOND and FINAL READING of Ordinance Number 2026-1814**, amending Chapter 2, Administration, Article II, City Commission, Section 2-26, Meetings and agendas, in order to adopt rules and procedures for executive session, including preserving confidentiality of topics discussed in executive session. (Office of the City Attorney/City Manager's Office)
- 10) Consideration and **APPROVAL on SECOND and FINAL READING** acknowledging the City Secretary's Certificate of Sufficiency for the Charter Amendment Petition, proposing the Brownsville First Jobs & Contracts Policy, establishing provisions relating to local hiring, City-funded contracts, small business participation, workforce development, transparency, and safe working conditions; and **APPROVAL on SECOND and FINAL READING on Ordinance Number 2026-1819** ordering a Charter Amendment Election to be held on Tuesday, November 3, 2026; providing for the publication and posting of notice; providing for early voting dates, times, and locations; and dealing with related matters. (Office of the City Secretary/Office of the City Attorney)

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

City Commissioner Tino Villarreal requested to pull consent item 2.

Motion: Motion was made by City Commissioner Tino Villarreal, seconded by City Commissioner Bryan Martinez, to approve Items 1, 3 through 9. The vote was cast 7 for, 0 against. The motion carried unanimously.

- 2) **Consideration and ACTION to approve the second one-year renewal of the Professional Service Agreement for Marketing and Advertising Services (RFP 074-25-AIR-RFP) with Dovetail, Inc for the Brownsville South Padre Island International Airport for an amount not to exceed \$450,000. (Airport Department).**

Commissioner Tino Villarreal asked about the return on investment for the previous year's \$450,000 expenditure and what measurable supported renewal.

Lorena Cardona, Marketing and Business Development Manager, explained that the airport's load factor had increased since marketing campaigns began the previous year, rising from roughly 70–75% to the high 70s and low 80s. She noted that some metrics were difficult to track through APIs, but monthly reports were available.

Brief discussion among the City Commission and City staff.

Motion: Motion was made by Commissioner Tino Villarreal, seconded by City Commissioner Bryan Martinez, to approve item 2 from the consent agenda. The vote was cast 7 for, 0 against. The motion carried unanimously.

Commissioner Tino Villarreal requested to alter the agenda to move Item Number 3, under Individual Items for Consideration, out of order and taken up as the next item.

PUBLIC HEARING(S)

1) Public Hearing and ACTION on FIRST READING to adopt end-of-year budget amendment Ordinance Number 2026-1781-B to amend the Fiscal Year 2026 Budget. (Financial Services Department)

Stephen Muse, Financial Services Director, presented the end of year amendment request for the Fiscal Year 2026 budget, explaining that revenues include 2 million dollars from sales tax and 3 million dollars in surplus Bridge Fund revenue, with an unassigned fund balance projected at 34 million dollars—eight days above the required 70 day reserve—of which approximately 3.26 million dollars is proposed for use in the amendment. He outlined various General Fund adjustments, including allocations for the DHR agreement, capital reserve and economic development incentive transfers, Canary construction related funding, liability and retiree insurance, disaster recovery systems, appraisal district fees, contingencies, special projects, personnel reclassifications, salary adjustments, and transfers supporting fleet, facility services, software, and departmental needs. Additional amendments across multiple funds include debt service contributions from the airport and landfill, downtown camera and First Friday event funding through the Motor Vehicle Parking Fund, landfill sanitation building costs, golf course pump purchases funded through Certificates of Obligation transfers, employee benefit adjustments, facility personnel support, and IT subscription and disaster recovery software costs.

Brief discussion among the City Commission and City staff.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion was made by Commissioner Bryan L. Martinez, seconded by Commissioner Linda C. Macias, to close the public hearing. The vote was cast 7 for, 0 against. The motion carried unanimously.

Motion: Motion made by City Commissioner Tino Villarreal, seconded by Commissioner Pedro Cardenas, to approve the first reading of Ordinance Number 2026-1781-B. The vote was cast 7 for, 0 against. The motion carried unanimously.

2) Public Hearing and ACTION on FIRST READING on Ordinance Number 2026-1815 of the City of Brownsville, Texas, to adopt the Fiscal Year 2027 Annual Budget for BCIC. (BCIC)

Victoria Padron, Chief Operating Officer and Finance Program Director, presented the Fiscal Year 2027 BCIC proposed budget totaling approximately 10.1 million dollars, noting that it was approved by the board on July 27 and previously presented to the City Commission during the August 4 budget workshop with no changes requested. She reported projected revenues of 9.3 million dollars, with roughly 82 percent derived from sales tax, and additional revenue from interest earnings, the GBDC partnership, federal EDA funding, and other program income. Ms. Padron stated that 709,000 dollars in previously approved but unspent FY 2026 funds will carry forward, balancing total sources and expenditures. Expenditures include 4 million dollars for City of Brownsville Quality of Life Projects, reflecting the city's 50 percent allocation of Type B sales tax revenue and 500,000 dollars for Sports Park maintenance and operations; 2.2 million dollars for BCIC operations such as staffing, technology, insurance, and professional services; 1.9 million dollars for community development initiatives including BIG Grants, Big Lift, and sponsorships; and 1.1 million dollars for entrepreneurship and innovation programs such as accelerators, E Bridge Academy, prototyping, and RGV Startup Week. Additional allocations include 446,000 dollars for city service contracts, 245,000 dollars for strategic projects requiring

board approval, and the e-Bridge Revolving Loan Fund, which remains separate as it is supported by federal EDA grant funds rather than sales tax revenue.

Brief discussion among the City Commission and City staff.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion was made by Commissioner Pedro Cardenas, seconded by Commissioner Linda C. Macias, to close the public hearing. The vote was cast 7 for, 0 against. The motion carried unanimously.

Motion: Motion made by City Commissioner Tino Villarreal, seconded by Commissioner Pedro Cardenas, to approve the first reading of Ordinance Number 2026-1815. The vote was cast 7 for, 0 against. The motion carried unanimously.

3) Public Hearing and ACTION on FIRST READING on Ordinance Number 2026-1816 of the City of Brownsville, Texas, to adopt the Fiscal Year 2027 Annual Budget for GBEDC. (GBEDC)

Gilberto Salinas, President and CEO of the Greater Brownsville Economic Development Corporation (GBEDC), presented the Fiscal Year 2027 budget and provided an overview of the organization's operational structure and workflow. He explained that GBEDC's processes begin with research and due diligence, which feed into marketing efforts targeted at Fortune 1000 executives and enterprises considering investment along the border or in Texas. Leads generated through this outreach move through business development, cross border and industrial development, and global engagement, eventually becoming prospects and projects that involve executive leadership, board members, and sometimes commissioners. Mr. Salinas emphasized that closing major projects can take years and highlighted GBEDC's role in developing incentives packages, promoting major announcements, and supporting companies post announcement through workforce development, supply chain integration, and business retention efforts. He noted GBEDC's engagement in legislative affairs and its responsibility for filling approximately 700 acres at the Greater Brownsville Tech Park.

Salvador Villalpando, CPA and Director of Budget and Investments, provided a financial overview, stating that the proposed FY 2027 budget includes 22.2 million dollars in revenues and 17 million in expenditures, with a balanced operating budget of 9 million dollars. He noted that 13.2 million dollars in land sale proceeds from Phase One of the Tech District will be reinvested with 8 million dollars allocated to Phase Two, resulting in a net positive capital impact of 5.2 million dollars and a projected year end fund balance of 16.8 million dollars. Mr. Villalpando detailed revenue sources—93 percent from sales tax and 7 percent from interest income—and outlined expenditure categories including operating costs, job creation incentives, airport development contributions, workforce initiatives, and strategic initiatives. He also compared the proposed budget to the current fiscal year, noting increases in sales tax revenue, operating costs, job creation incentives, and airport development contributions, along with reductions in interest income and strategic initiatives. Commissioners expressed appreciation for GBDC's shift toward in house strategy development, professionalism, and continued contributions to Brownsville's economic growth.

Brief discussion among the City Commission and City staff.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

Adhlem Martinez urged the commission to apply greater transparency and deeper due diligence when considering new businesses, ensuring that only those which genuinely benefit the community and responsibly use local resources are brought to Brownsville.

Motion: Motion was made by Commissioner Bryan L. Martinez, seconded by Commissioner Tino Villarreal, to close the public hearing. The vote was cast 7 for, 0 against. The motion carried unanimously.

Motion: Motion made by City Commissioner Bryan L. Martinez, seconded by Commissioner Tino Villarreal, to approve the first reading of Ordinance Number 1816. The vote was cast 7 for, 0 against. The motion carried unanimously.

4) Public Hearing and ACTION on FIRST READING on Ordinance Number 2026-1820 of the City of Brownsville Texas to adopt the Fiscal Year 2027 Annual Budget. (Financial Services Department)(Roll Call Vote Required)

Stephen Muse, Financial Services Director, presented the proposed Fiscal Year 2027 budget, noting that it remained unchanged from the version shared at the previous workshop. He highlighted key milestones in the budget development process, beginning with community engagement meetings held in February, where residents met with the City Manager to discuss tax allocations and city services. Departments simultaneously submitted budget requests aligned with city goals, which were later reviewed individually by the City Manager. Over \$10 million in requests were received, with \$2.2 million selected based on alignment with organizational priorities. Public workshops were held to present departmental operations, legislative impacts, and draft budget documents, all of which were made accessible to the community through required notices and expanded digital outreach.

Mr. Muse provided an overview of general fund revenues and expenditures, emphasizing continued year over year sales tax growth and a 13.86 percent reduction in the property tax rate since 2020. Although the proposed FY 2027 budget maintains the current tax rate, rising valuations will result in a slight increase for taxpayers. Revenue projections reflect increases in property tax collections, sales tax, and adjustments to franchise and grant allocations, including the creation of a dedicated grants fund. Expenditure highlights include higher personnel costs due to the second phase of the compensation plan, reduced contingency funding, and increased transfers to various special revenue and enterprise funds. Mr. Muse detailed changes across multiple funds, including increases for street maintenance, airport operations, transit services, and the new Stormwater Drainage Maintenance Fund. He also noted major adjustments to enterprise funds, particularly the landfill and fiber operations. He concluded by recognizing the contributions of the Budget Committee and opened the floor for questions from commissioners and the public.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion was made by Commissioner Bryan L. Martinez, seconded by Commissioner Tino Villarreal, to close the public hearing. The vote was cast 7 for, 0 against. The motion carried unanimously.

Motion: Motion made by City Commissioner Tino Villarreal, seconded by Commissioner Bryan L. Martinez, to approve the first reading of Ordinance Number 2026-1820. The vote was cast 7 for, 0 against. The motion carried unanimously.

Roll Call Votes Summary:

Ayes: Mayor John Cowen Jr., Commissioner Tino Villarreal, Commissioner Nurith Galonsky, Commissioner Bryan Martinez, Commissioner Linda Macias, Commissioner Gustavo De Leon, and Commissioner Pedro Cardenas.

5) Public Hearing and ACTION on FIRST READING on 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)(Roll Call Vote Required)

Stephen Muse, Financial Services Director, explained that the Texas Local Government Code requires the City to formally acknowledge both the increase in the budget and a separate acknowledgment related to the tax rate. He clarified that this action simply reflects the additional revenue generated compared to the prior year, including an estimated increase of approximately 1.8 million dollars for maintenance and operations and about 1.2 million dollars for debt service. Mr. Muse emphasized that the City is not raising the tax rate; rather, the increase in revenue is the result of ongoing development, additional properties being added to the tax roll, and overall growth within the community.

Brief discussion among the City Commission and City staff.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion was made by Commissioner Tino Villarreal, seconded by Commissioner Linda C. Macias, to close the public hearing. The vote was cast 7 for, 0 against. The motion carried unanimously.

Motion: Motion made by City Commissioner Pedro Cardenas, seconded by Commissioner Tino Villarreal, to approve the first reading of Ordinance Number 2026-1821. The vote was cast 7 for, 0 against. The motion carried unanimously.

Roll Call Votes Summary:

Ayes: Mayor John Cowen Jr., Commissioner Tino Villarreal, Commissioner Nurith Galonsky, Commissioner Bryan Martinez, Commissioner Linda Macias, Commissioner Gustavo De Leon, and Commissioner Pedro Cardenas.

6) Public Hearing and ACTION on FIRST READING on 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)(Roll Call Vote Required)

Stephen Muse, Financial Services Director, noted that the item required a roll call vote and served as the formal disclosure of the tax rate used to establish the Fiscal Year 2027 budget. He explained that the current tax rate remains at 0.603504, even though the voter approval tax rate—calculated according to state requirements, would have allowed a 1.65 percent increase. Mr. Muse outlined the components of the rate, including the portion dedicated to debt service and the portion allocated to maintenance and operations within the general fund. He also emphasized that while the tax rate itself is unchanged, state law requires specific language that may imply an increase, which often causes confusion. The mandated disclosure reflects the impact of rising property valuations, not a change in the rate itself.

Brief discussion among the City Commission and City staff.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion was made by Commissioner Pedro Cardenas, seconded by Commissioner Tino Villarreal, to close the public hearing. The vote was cast 7 for, 0 against. The motion carried unanimously.

Motion: Motion made by Mayor Pro Tem Nurith Galonsky, seconded by Commissioner Bryan L. Martinez, to approve that the property tax rate be increased by the adoption of a tax rate of \$0.603504, which is effectively an 8.06 % increase in the tax rate. The vote was cast 7 for, 0 against. The motion carried unanimously.

Roll Call Votes Summary:

Ayes: Mayor John Cowen Jr., Commissioner Tino Villarreal, Commissioner Nurith Galonsky, Commissioner Bryan Martinez, Commissioner Linda Macias, Commissioner Gustavo De Leon, and Commissioner Pedro Cardenas.

Due to technical issues, staff requested to adjust the order of the agenda items, moving to item number 8 and 9 then returning to item 7 afterward.

7) 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)

Daniel Leal, Director of the Planning and Zoning Department, introduced the first reading of Ordinance No. 2026 1817 to adopt the Downtown Renaissance Masterplan, noting that the plan was completed within its twelve month schedule and original budget, and highlighting its collaborative, community driven development.

Allan Garces, Downtown Manager, thanked the Mayor and Commissioners for their time and expressed appreciation to staff and the Planning Department for their work throughout the year long Downtown Renaissance Masterplan process. He emphasized that the initiative was community led, with engagement efforts extending beyond traditional town halls to locations where residents already gathered, such as First Friday events, the zoo, and meetings with the Youth Advisory Council. Mr. Garces highlighted recurring themes from public feedback, including a desire for improved comfort, cleanliness, lighting, safety, walkability, and connectivity. He noted strong community support for the public draft, with 86 percent of respondents favoring adoption of the plan. Mr. Garces explained that downtown has momentum but needs clearer direction, improved connectivity, expanded housing opportunities, and enhanced shade infrastructure. He concluded by outlining opportunities in the Switch area and reaffirming the City's ongoing efforts to proactively implement improvements rather than allowing the plan to remain unused.

Caitlin Admire, project consultant, provided a concise overview of the plan's key deliverables, noting that the document has been available for public review for several weeks and that commissioners have been involved throughout the year long process. She highlighted the three major transformational project along with housing strategies aimed at increasing residential opportunities in the downtown core. Admire outlined the plan's public realm framework, mobility and parking recommendations, and character areas designed to guide strategic investment. She explained that the implementation chapter includes 63 action items with short,

medium, and long term timelines, developed in collaboration with more than 30 staff members to ensure departmental alignment and readiness. Ms. Admire concluded by emphasizing that the final draft is ready for adoption and that the document remains accessible online for public viewing.

Brief discussion among the City Commission and City staff.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion made by City Commissioner Gustavo De Leon, seconded by City Commissioner Bryan L. Martinez, to close the public hearing. The vote was cast 7 for, 0 against. The motion carried unanimously.

Motion: Motion made by City Commissioner Bryan L. Martinez, seconded by City Commissioner Tino Villarreal, to approve first reading of Ordinance 2026-1817. The vote was cast 7 for, 0 against. The motion carried unanimously.

8) Public Hearing and ACTION on FIRST 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)

Carlos Guerra, Senior Planner with the City's Planning and Redevelopment Department, presented a rezoning request for a property located on Summer Hill Boulevard, proposing a change from Agriculture to Residential Single Family to allow continuation of an existing subdivision. He reported that all required notifications were issued, including a public hearing notice, a posted sign, and 47 mailed notices to nearby property owners, with no written opposition received. The surrounding area is largely developed with single family homes and the request aligns with the City's comprehensive plan, future land use plan, and established development patterns within the Emerging City West District. Staff recommended approval, and the Planning and Zoning Commission supported this recommendation. Guerra then opened the item for public comment.

Brief discussion among the City Commission and City staff.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion made by City Commissioner Bryan Martinez, seconded by City Commissioner Linda Macias, to close the public hearing. The vote was cast 6 for, 0 against [Villarreal absent]. The motion carried unanimously.

Motion: Motion made by City Commissioner Bryan Martinez, seconded by City Commissioner Linda Macias, to approve first reading of Ordinance 235-2026-018. The vote was cast 6 for, 0 against [Villarreal absent]. The motion carried unanimously.

9) Public Hearing and ACTION on FIRST 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)

Samuel Nunez, Senior Planner with the Planning and Zoning Department, presented a Special Use Permit request for a commercial plaza proposed along Ankle Road, currently zoned Commercial Corridor. He explained that the SUP would allow specific reductions to required setbacks due to future right of way dedication for an eventual roadway expansion. Public hearing notices were issued in accordance with state law, including a posted sign and 13 mailed notifications to adjacent property owners, with no written opposition received. Mr. Nunez reviewed the zoning map, noting a mix of commercial and residential districts in the vicinity, and described how the applicant's site plan accommodates temporary front parking spaces and a trash enclosure until the roadway expansion occurs. He added that the applicant exceeds the minimum required side setback adjacent to a residential property, providing 7.5 feet instead of the required 5 feet. Staff found the request consistent with the comprehensive and future land use plans and recommended approval, which the Planning and Zoning Commission also supported.

Brief discussion among the City Commission and City staff.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion made by City Commissioner Gustavo De Leon, seconded by City Commissioner Linda C. Macias, to close the public hearing. The vote was cast 5 for, 0 against [Villarreal and Cardenas absent]. The motion carried unanimously.

Motion: Motion made by City Commissioner Gustavo De Leon, seconded by City Commissioner Linda C. Macias, to approve first reading of Ordinance 235-2026-903-S. The vote was cast 5 for, 0 against [Villarreal and Cardenas absent]. The motion carried unanimously.

10) Public Hearing and ACTION on FIRST 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)

Carlos Guerra, Senior Planner with the City's Planning and Redevelopment Department, presented a request to rezone a portion of a duplex subdivision along Hidden Meadows Boulevard from Residential Single Family (R 1) to Residential Suburban (R 2) to formally allow duplex uses already present on most of the lots. He reported that all required public notices were completed, including a posted sign and 126 mailed notices, and no written opposition was received. Mr. Guerra explained that the rezoning corrects an inconsistency from the previous zoning code, which had permitted duplexes on larger R 1 lots, and noted that the request aligns with the City's comprehensive and future land use plans. Although one individual outside the notification area spoke in opposition at the Planning and Zoning Commission meeting, staff recommended approval, and the Commission voted in favor of the rezoning.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion made by City Commissioner Pedro Cardenas, seconded by City Commissioner Linda C. Macias, to close the public hearing. The vote was cast 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion made by City Commissioner Pedro Cardenas, seconded by City Commissioner Tino Villarreal, to approve first reading of Ordinance 235-2026-904. The vote was cast 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

11) Public Hearing and ACTION on FIRST 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 Subdivison, located at Lester Drive, Brownsville, Texas 78521, as shown in Exhibit "A". (District 2) (Planning & Redevelopment Department)

Samuel Nunez, Senior Planner with the Planning and Zoning Department, presented a request to rezone a cluster of long established single family homes along Lester Drive from Commercial Corridor (CC) to Residential Transition (R 3). He confirmed that all required public notices were completed, including a posted sign and 23 mailed notifications, with no written opposition received. Mr. Nunez reviewed the zoning map, noting the surrounding mix of commercial, residential transition, undeveloped land, multifamily, and light industrial districts, and explained that the rezoning would bring the longstanding single family properties into conformity with the current Unified Development Code. Staff found the request consistent with the comprehensive and future land use plans and recommended approval, which the Planning and Zoning Commission also supported.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion made by City Commissioner Pedro Cardenas, seconded by City Commissioner Bryan L. Martinez, to close the public hearing. The vote was cast 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion made by City Commissioner Pedro Cardenas, seconded by City Commissioner Bryan L. Martinez, to approve first reading of Ordinance 235-2026-905. The vote was cast 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

12) Public Hearing and ACTION on FIRST 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)

Martin Vega, Assistant Director with the Planning and Zoning Department, explained that the developer originally requested a rezoning from Residential Single Family (R 1) to Residential Transition (R 3) to construct town homes. He confirmed that required public notices were issued, including a posted sign and five mailed notifications, with no written opposition received. Vega reviewed the zoning context, noting surrounding agriculture, ETJ land, residential single family, and commercial corridor uses, and described roadway requirements that would necessitate a 50 foot right of way dedication. He detailed the developer's initial and revised proposals, both of which created too many driveway access points along a future rural collector road, violating the City's access management policy requiring 150 foot separation between driveways. After extensive meetings, staff proposed an alternative: rezoning to R 2 with a Planned Development District to prohibit direct driveway access on the road, require an internal slip street for circulation, and restricting parking to preserve emergency access. The developer accepted the alternative, and the Planning and Zoning Commission voted to deny the original petition and

support staff's recommended option. The City Commission later closed the public hearing and approved the alternative as recommended.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion made by City Commissioner Pedro Cardenas, seconded by City Commissioner Linda C. Macias, to close the public hearing. The vote was cast 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion made by City Commissioner Pedro Cardenas, seconded by City Commissioner Tino Villarreal, to approve first reading of Ordinance 235-2026-905. The vote was cast 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

13) Public Hearing and ACTION on FIRST READING on Ordinance Number 2026-1818, making findings related to the Madeira Espiritu Santo Public Improvement District Number One, including: advisability of the special supplemental services, the estimated operation and maintenance costs, boundaries of the district, method of assessment, and apportionment of costs between the City of Brownsville and the District; updating the Service and Assessment Plan (SAP) that established the Madeira Espiritu Santo PID Number One; levying the assessments; and, also providing official notice of the PID's updated SAP to the Cameron County Clerk as required by Chapter 372, Texas Local Government Code. (Planning & Redevelopment Department/Office of the City Attorney/City Manager's Office) (Public Hearing Tabled from August 4, 2026 Commission Meeting)

Denis Sanchez, speaking on behalf of Madeira, explained the scope of the existing Public Improvement District (PID), highlighting the public amenities maintained under the assessment. These include multiple playgrounds, mailbox clusters, heavily landscaped areas, and roughly two miles of hiking and biking trails, all of which were developed as part of Phase One. Phase Two is scheduled to begin later in the year and contains fewer amenities, meaning that once both phases are active, overall maintenance costs will be shared across more lots, likely reducing the per lot assessment. Mr. Sanchez noted that the PID's largest unexpected expense stems from irrigation costs, which increased significantly when the nearby resaca dried up, forcing the development to purchase water from the El Jardin Water Supply Corporation. This shift raised irrigation expenses from approximately \$500 to nearly \$5,000 per month during drought conditions. As a result, the total annual PID budget increased to approximately \$233,498, covering both maintenance and administrative costs, and raising the per lot assessment from around \$1,100 to roughly \$1,300 for the 187 current lot owners. Mr. Sanchez clarified that all buyers are notified of PID obligations through contract documents at the title company and emphasized the distinction between HOA assessments and PID taxes. He acknowledged concerns raised by some homeowners regarding costs and participation and stated that a PID board may be established once Phase Two progresses and more lots are sold, allowing for greater homeowner involvement.

Brief discussion among the City Commission and City staff.

Mayor Pro Tem Nurith Galonsky opened the public hearing.

There were no speakers.

Motion: Motion made by City Commissioner Pedro Cardenas, seconded by City Commissioner Tino Villarreal, to close the public hearing. The vote was cast 5 for, 0 against [Mayor Cowen and Macias absent]. The motion carried unanimously.

Mayor Pro Tem Nurith Galonsky and Commissioner Bryan L. Martinez wished to abstain from the item. However, due to the lack of sufficient votes on the motion, the commission decided to move to the next item until they had enough votes to proceed.

Motion: Motion made by City Commissioner Tino Villarreal, seconded by City Commissioner Pedro Cardenas, to approve first reading of Ordinance 2026-1818. The vote was cast 4 for, 0 against [Mayor Pro Tem Galonsky and Martinez abstain] [Mayor Cowen absent]. The motion carried.

ITEMS FOR INDIVIDUAL CONSIDERATION(S)

1) Consideration and ACTION to grant employees an additional paid holiday and/or personal day based on the results of the Employee Time-Off Preference Survey for Fiscal Year 2026–2027. (Organizational Development & Human Resources Department)

Gerardo Villarreal, Assistant Director for Organizational Development and Human Resources, explained that the City conducted an employee survey as part of its effort to remain an employer of choice and to respond to employee feedback, including questions about observing the Juneteenth holiday. He reported that 419 non civil service employees participated, and the survey offered three options: Juneteenth as a fixed holiday, a Charro Days holiday, and an additional personal day. Results showed that 62 percent preferred a personal day, 23 percent Juneteenth, and 15 percent Charro Days, noting that Charro Days poses scheduling challenges for departments providing essential services. Mr. Villarreal addressed questions regarding personal day utilization, stating that 90.2 percent of employees had already used their day and that scheduling discretion remains with department leadership. He reviewed cost considerations and clarified that any added holiday is already accounted for within the personnel budget. The commission ultimately approved the personal day option based on employee preference, with commissioners expressing appreciation for the collaborative effort and the City's commitment to prioritizing employee voices. Mr. Villarreal confirmed that the new personal day will take effect on October 1, to be used within the fiscal year ending September 30.

Motion: Motion was made by Commissioner Bryan L. Martinez, seconded by City Commissioner Pedro Cardenas, to grant employees an additional paid personal day. The vote was cast 5 for, 0 against [Mayor Cowen and Macias absent]. The motion carried unanimously.

2) Consideration and ACTION to award a managed print services contract to Documation, Inc. for the provision, installation, maintenance, and support of a managed print solution for a term of sixty-three (63) months, in an amount not to exceed \$247,619 annually and a total contract amount not to exceed \$1,300,000, as budgeted. (Information Technology Department)

James McCoy, the City's IT Director, presented the proposed citywide Managed Print Services contract, emphasizing its goals of modernizing infrastructure, strengthening security, and achieving financial efficiencies. He reported an estimated annual savings of \$329,616 through the deployment of 40 new multifunction devices and the implementation of PaperCut, which secures print jobs and ensures hard drive destruction upon device retirement. Mr. McCoy explained that the current fragmented system consists of four vendors and 229 aging devices, resulting in approximately \$46,000 in monthly maintenance costs, unmanaged endpoints, inconsistent service levels, and frequent downtime. The new centralized approach consolidates services under a single vendor, Documentation, establishing a fixed monthly fee of \$18,631 for

all devices, secure badge authentication, and proactive monitoring. He added that the contract requires a \$100,000 buyout of existing vendor agreements and will eliminate administrative burdens for IT staff while delivering immediate return on investment. Mr. McCoy recommended approval of the 63 month contract, noting that it includes no renewal options and was selected over a shorter term to maximize value.

Motion: Motion was made by Commissioner Bryan L. Martinez, seconded by City Commissioner Tino Villarreal, to approve a managed print services contract to Documantion, Inc. The vote was cast 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

3) Consideration and ACTION to approve Guaranteed Maximum Price No. 2 with Noble Texas Builders, LLC, for construction of the Brownsville Public Safety Complex under the Construction Manager at Risk contract, RFQ #142-25-EPW-RFQ, in the amount of \$74,181,729. (Enterprise Project Management Office)

Kimberly Salinas, Capital Improvement Projects Manager, provided an overview of the Public Safety Complex project, noting that Noble Texas Builders is serving as the Construction Manager at Risk. She explained that Bid Package Number One—covering utilities, earthwork, and the generator allowance approved in June—is currently under construction. Bid Package Number Two is in procurement and recommended for approval in the amount of 74,181,720 dollars, resulting in a total Guaranteed Maximum Price (GMP) of 81,934,118 dollars. She stated that substantial completion is targeted for September 2028, with final completion anticipated in October or November. Ms. Salinas outlined the components of Bid Package Number Two, including accepted alternatives, general conditions, CMAR fees, subcontracted work, contingencies, and approximately 5 million dollars in allowances. She also noted that savings from the generator allowance in Bid Package Number One are being moved into the owner's contingency. Ms. Salinas reported that while the project's approved construction budget is 75 million dollars, Bid Package Number One totaled 7.7 million dollars and Bid Package Number Two is recommended at 74,181,729 dollars, resulting in a variance of approximately 6.9 million dollars from the original estimate to the final GMP. She explained that the variance is driven primarily by higher-than-expected bid amounts for utilities, grading, landscaping, perimeter security fencing, and security screening equipment, exacerbated by changes in project location to a newly developed industrial park area. She detailed accepted and unaccepted alternatives, value engineered items totaling roughly 990,000 dollars in savings, and items retained due to ordinance or operational requirements. Ms. Salinas concluded by stating that approval of the GMP would allow the project to proceed on schedule and secure current pricing, while a delay could result in cost escalation. Staff recommends approval of Bid Package Number Two in the amount of 74,181,729 dollars.

Alan Guard, City Manager, thanked the project team, the committee, Noble Construction as the Construction Manager at Risk, and all individuals involved in the Public Safety Complex project. He stated that original cost estimates were significantly higher, but the team worked diligently to reduce costs without compromising essential project elements. Mr. Guard explained that because the City issued 150 million dollars in Certificates of Obligation, interest earnings will cover the project's cost overage, eliminating the need to issue additional Certificates of Obligation. He emphasized that for a project of this size, coming within 7 percent of the original budget is commendable given the constantly changing construction environment. Guard recommended approval of the Guaranteed Maximum Price (GMP) to keep the project moving forward.

Brief discussion among the City Commission and City staff.

Motion: Motion was made by Commissioner Tino Villarreal, seconded by City Commissioner Pedro Cardenas, to approve a Contract with Noble Texas Builders, LLC for the amount of \$74,181,729. The vote was cast 7 for, 0 against. The motion carried unanimously.

BOARD APPOINTMENT(S)

1) Consideration and ACTION on Resolution Number 2026-117 to appoint or reappoint members to the Youth Advisory Board. (Office of the City Manager)

Motion: Motion was made by Commissioner Pedro Cardenas, seconded by Commissioner Tino Villarreal, to reappoint Massimiliano Marin-Mera as a primary board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion was made by Commissioner Gustavo De Leon, seconded by Commissioner Tino Villarreal, to reappoint Emmanuel Vera Jr. as a primary board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion was made by Commissioner Bryan L. Martinez, seconded by Commissioner Tino Villarreal, to appoint Katherine M. Mayer as a primary board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion was made by Commissioner Tino Villarreal, seconded by Commissioner Bryan L. Martinez, to reappoint Friday Diaz as a primary board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion was made by Commissioner Linda C. Macias, seconded by Commissioner Tino Villarreal, to reappoint David Escamilla as a primary board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion was made by Mayor Pro Tem Nurith Galonsky, seconded by Commissioner Tino Villarreal, to appoint Arianna S. Carraza as an alternative board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion was made by Commissioner Pedro Cardenas, seconded by Commissioner Tino Villarreal, to reappoint Natali Galvan as a primary board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion was made by Commissioner Gustavo De Leon, seconded by Commissioner Tino Villarreal, to appoint Alexandra C. Garcia as an alternative board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion was made by Commissioner Linda C. Macias, seconded by Commissioner Tino Villarreal, to appoint Mae Villarreal as an alternative board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion was made by Mayor Pro Tem Nurith Galonsky, seconded by Commissioner Pedro Cardenas, to appoint Aldo I. Castro as an alternative board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion was made by Commissioner Tino Villarreal, seconded by Commissioner Pedro Cardenas, to appoint Luis Zolezzie as an alternative board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

Motion: Motion was made by Commissioner Bryan L. Martinez, seconded by Commissioner Linda C. Macias, to appoint Madison Cabrera as an alternative board member to the Youth Advisory Board. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

EXECUTIVE SESSION

Motion: Motion made by Commissioner Tino Villarreal, seconded by City Commissioner Bryan Martinez to enter into Executive Session at 9:37 p.m. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

- 1) **Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to Project Ascend. (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)**

All items scheduled for discussion in the Executive Session were addressed, and a certified agenda was maintained.

Upon the conclusion of the Executive Session, Mayor Pro Tem Nurith Galonsky reconvened the Regular Meeting at 10:01 pm.

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

- 1) **Consideration and ACTION, if any, related to Project Ascend. (Office of the City Attorney/ City Manager's Office)**

Motion: Motion was made by City Commissioner Bryan Martinez, seconded by Commissioner Linda C. Macias, to proceed as discussed in executive session. The vote was 6 for, 0 against [Mayor Cowen absent]. The motion carried unanimously.

- 2) **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)**

No Action.

ADJOURNMENT

There being no further business to come before the Commission, upon duly made motion the meeting adjourned at 10:02 PM.

Approved 1st day of September, 2026.

John Cowen Jr.

John Cowen, Jr.

Mayor

ATTEST:

Mayra A. Rios

**Mayra A. Rios,
City Secretary**



Respectfully submitted by: Blanca E. Gonzalez, Administrative Assistant, MPA, TRMC

CERTIFICATE *of* SIGNATURE

REF. NUMBER
UVQVZ-ZSAGG-R4CYH-DGNLF

DOCUMENT COMPLETED BY ALL PARTIES ON
04 SEP 2026 18:16:11
UTC

SIGNER

TIMESTAMP

SIGNATURE

JOHN COWEN JR.

EMAIL
JOHN.COWEN@BROWNSVILLETX.GOV

SHARED VIA
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VIEWED
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SIGNED
03 SEP 2026 22:00:09

John Cowen Jr.

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SIGNED
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Mayra A. Rios

IP ADDRESS
184.93.87.181

LOCATION
BROWNSVILLE, UNITED STATES

