

Todo el equipo es propiedad de la ciudad de Brownsville, por lo tanto, asegúrese de registrar la salida del aparato prestado antes de tomar su lugar.

¡TRADUCCION EN ESPAÑOL DISPONIBLE!

La ciudad de Brownsville ofrece servicios de interpretación al español, tenemos audífonos a disposición del público presente afuera de las cámaras de la comisión municipal.

Todo el equipo le pertenece a la ciudad de Brownsville, por lo tanto, asegúrese de firmar el formulario de salida antes de tomar su lugar.





NOTICE OF A PUBLIC MEETING OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City Commission of the City of Brownsville, Texas, in accordance with Article V, Section 12, of the Charter of said City, will convene a **Special Meeting on October 7, 2026, 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=m772bed533ca4fa7d2dab5aa51ee15a82>

Meeting number: 2530 273 9548

Password: commission (26664774 when dialing from a video system)

CALL TO ORDER

A. ROLL CALL

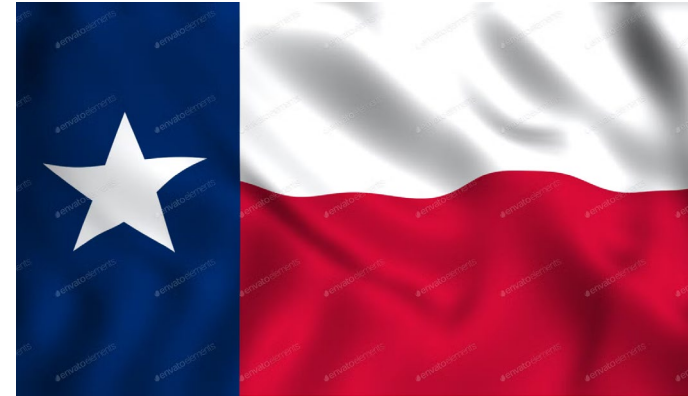
**B. PLEDGE OF ALLEGIANCE TO THE FLAGS
OF THE UNITED STATES OF AMERICA AND
THE STATE OF TEXAS**

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)

1) Recognizing "The Brownsville Crime Stoppers, Inc"

Mayor John Cowen; Commissioner Tino Villareal



PROCLAMATION

A PROCLAMATION OF THE CITY COMMISSION OF BROWNSVILLE, TEXAS, RECOGNIZING BROWNSVILLE CRIME STOPPER, INC.

WHEREAS In October 1981, the Brownsville Chamber of Commerce formally established a committee comprised of dedicated residents of the City of Brownsville who came together with a shared commitment to safeguard their community and reduce the incidence of crime and thus now celebrates 45 years of crime fighting; and

WHEREAS on August 25, 1986, this committee's mission and impact had grown to such an extent that it was officially chartered as Brownsville Crime Stoppers, Inc., a nonprofit agency organized under the laws of the State of Texas and now celebrates 40 years of incorporation; and

WHEREAS for over four decades, Brownsville Crime Stoppers, Inc. has served as a vital partner in public safety by offering complete anonymity to individuals who come forward with information leading to the arrest of those who commit crimes within our community, and by offering monetary rewards to individuals whose tips lead to arrests, thereby encouraging greater civic participation in the pursuit of justice; and

WHEREAS, the City of Brownsville takes great pride in the enduring partnership between its residents and Brownsville Crime Stoppers, Inc., and recognizes the organization's steadfast dedication to protecting the safety, security, and well-being of our city;

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, do hereby proclaim Brownsville Crime Stoppers, Inc. as "Brownsville Crime Stoppers, Inc.”.

DONE, on this, the 7st day of October, 2026.

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.

Comments are limited to 3 minutes.
Please abide by the allotted time.

03:00

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

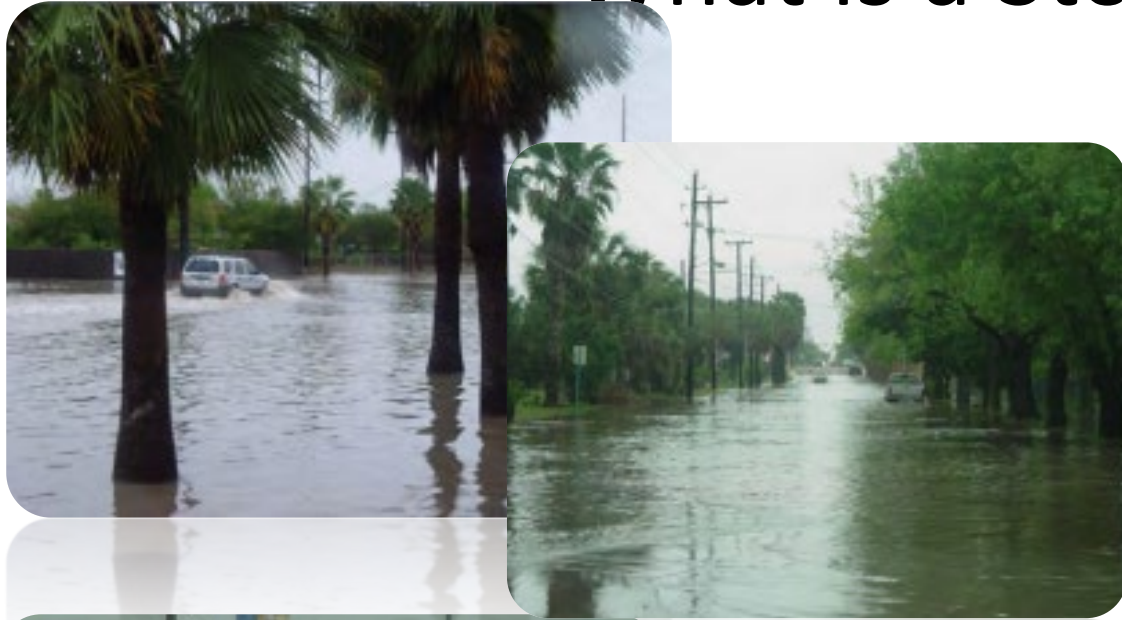
- 1) Consideration and **APPROVAL on SECOND and FINAL READING on Ordinance No. 2026-1824** amending the Code of Ordinances by amending Chapter 102 “Utilities,” to add Article XII “Municipal Drainage Utility System,” Division 1 “Creation and Administration” to establish a municipal drainage utility system; providing for drainage service, billing, exemptions, drainage charges, and an appeal process. (Engineering and Public Works Dept.)
- 2) Consideration and **APPROVAL on SECOND and FINAL READING on Ordinance No. 2026-1825** amending Chapter 102 “Utilities” of the Code of Ordinances by amending Article III, “Rates and Charges,” by adding Division 5 “Drainage Utility Fees”; establishing a municipal drainage utility system fee; providing for exemptions and credits. (Engineering and Public Works Dept.)

A photograph of four workers in safety gear (hard hats and high-visibility vests) standing on a rocky riverbank. The image is overlaid with a semi-transparent blue filter. The title text is centered over the image.

Brownsville Stormwater Utility Fee Study

October 7, 2026

What is a Stormwater Utility Fee?



Authorized by State law

Local government Code 552

Must be reasonable, equitable, non-discriminatory

Based on cost of providing drainage service



Service based fee

Monthly fee on utility bill
Drainage-related costs only

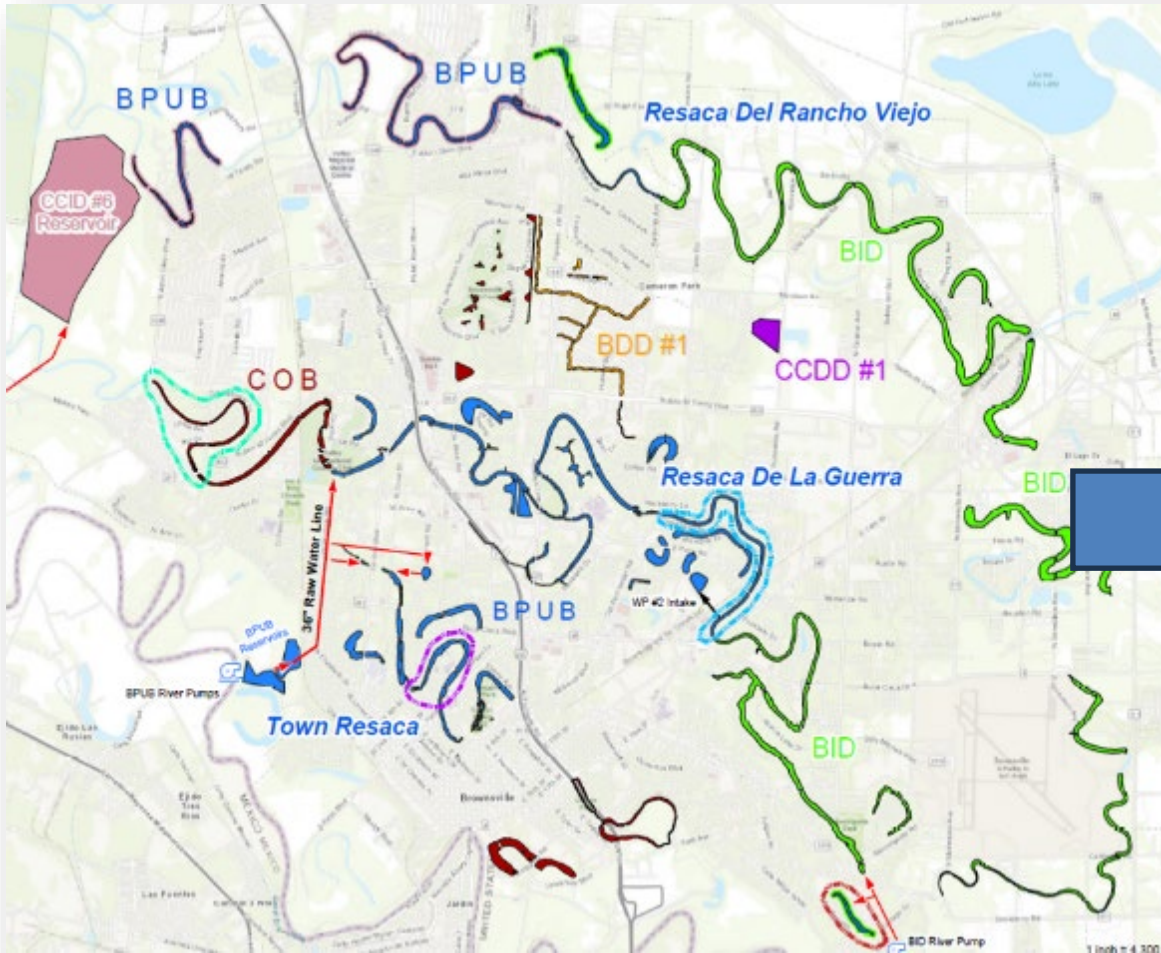
Fee limited to cost of service



Dedicated funding mechanism

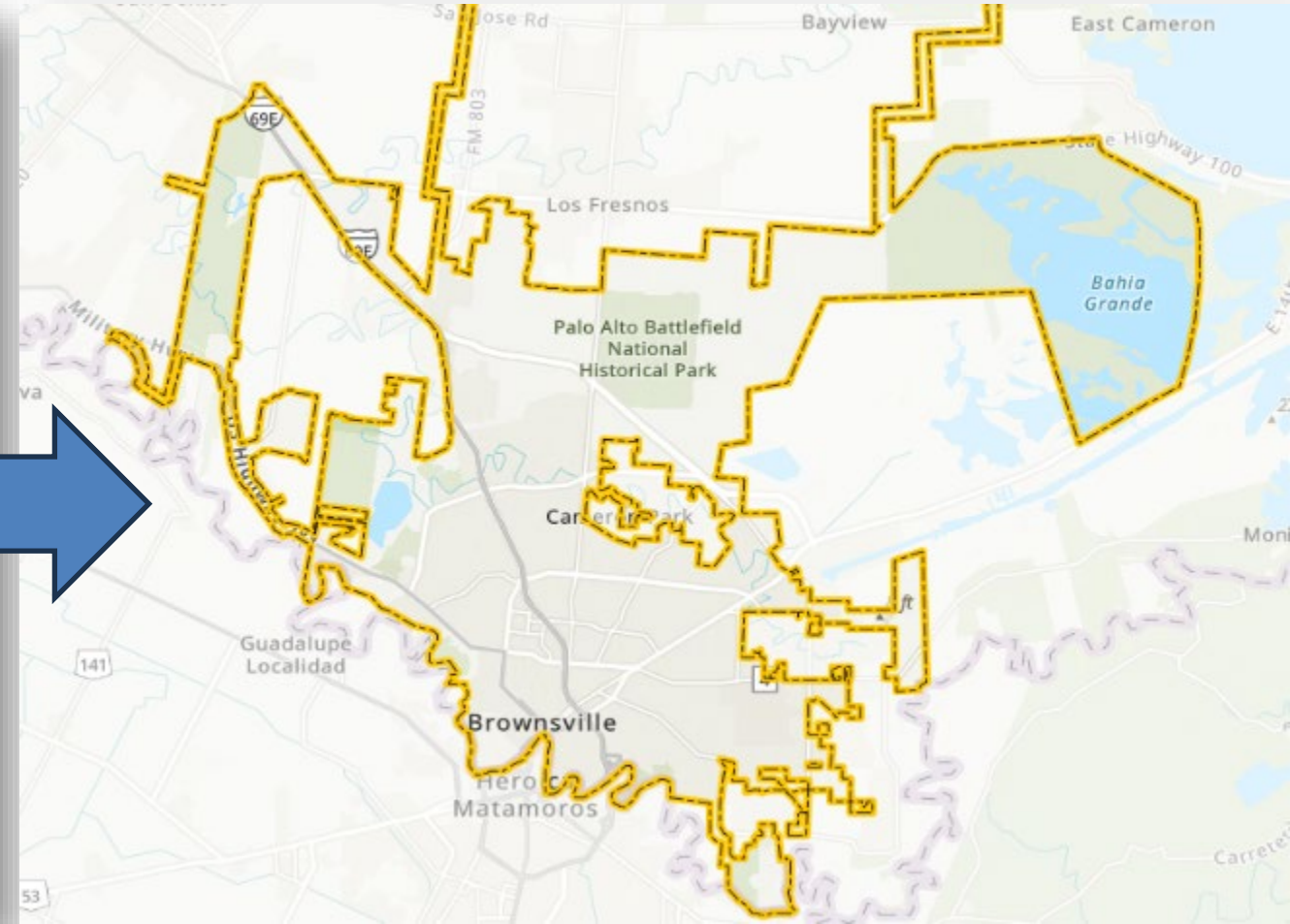
Directly support costs to maintain the stormwater system

Shift from Resaca Fee



Previous Resaca Fee

- \$6.25 per month
- Funded only resaca maintenance



Proposed New Stormwater Utility Fee

- Same or less cost for residents
- Equitable cost for businesses
- Funds city-wide stormwater program

Challenges Facing Brownsville's Stormwater System

Flooding

Causes:

- Heavy rainfall
- Aging or inadequate stormwater infrastructure
- Blocked storm drains

Impacts:

- Property damage
- Disrupted transportation
- Safety concerns

Localized Drainage Challenges:

During heavy rainfall, water can collect quickly on streets and in low lying areas. Brownsville's drainage system, including ditches, pipes, outfalls, and resacas, needs regular maintenance to move and store stormwater effectively.



Erosion

Causes:

- Intense Rainfall and Runoff
- Lack of Vegetation and Ground Cover
- Inadequate Drainage Infrastructure

Impacts:

- Increased Flooding Risks
- Sedimentation of Waterways
- Damage to Existing Infrastructure



Water Quality

Causes:

- Insufficient Funding and Resources
- Lack of Awareness or Training
- Inadequate Maintenance Planning

Impacts:

- Deterioration of Water Quality
- Increased Flooding and Erosion
- Harm to Aquatic Life and Ecosystems



Resacas Require Ongoing Care

Brownsville's resacas are part of the City's identity, environment, and drainage system, and they require consistent maintenance to function well.



Capacity

Sediment and vegetation can reduce how much water resacas can hold.

Water Quality

Trash, debris, and stagnant water can affect community health and environmental quality.

Maintenance

Resacas need ongoing inspection, cleaning, and management.

General Stormwater Funding Drivers

Regulatory Compliance & Agreements

- Phase II MS4
- FEMA Floodplain Administration

Storm System Operations & Maintenance

- Current O&M service level
- Future service demands
- Plan for future development

Capital Improvement Projects

- Correct known flooding problems
- Creek erosion
- Regional solutions
- Correct water quality problems
- Greenway system enhancements



Brownsville Stormwater System Solutions

Relief of General Fund Operating Expenses

Transfer eligible existing stormwater operating costs into a dedicated stormwater utility fund

Total General Fund Operating Expense Relief: \$740K annually

1 Current Situation

Stormwater work is currently paid or will be paid through the General Fund.

2 What Changes

Existing operating costs move into the stormwater utility fund.

3 Result

General Fund capacity is freed up while stormwater dollars stay dedicated to stormwater service.

Proactive Maintenance Program

Regular maintenance helps the stormwater system move and store water more effectively during rainfall events.

Proactive Maintenance Program

New operating expenses, including resaca maintenance costs.

Drainage and Resaca Maintenance

Clean inlets, pipes, ditches, outfalls, and resacas. Manage sediment, debris, and vegetation to keep water moving and preserve storage capacity.

Staff, Equipment, and Response

Fund trained crews, inspections, tools, minor repairs, and response capacity before, during, and after storm events.



A City Led Stormwater and Resaca Program

Brownsville is creating a dedicated program to maintain drainage infrastructure, support resaca care, and improve stormwater service across the community.

Clear Responsibility

One City led program focused on drainage, resacas, and stormwater service.

Public Accountability

Dedicated funding, clearer priorities, and more transparent service delivery.

Reliable Maintenance

Routine inspection, cleaning, and repair before small issues become larger problems.

Capital Improvements Program

Types of Improvements

- Storm sewer and inlet upgrades
- Drainage channel improvements
- Detention and flood storage projects
- Culvert and roadway crossing improvements
- Pump station and outfall improvements



Targeted projects can improve drainage, reduce flooding risk, protect roads and property, and support the long-term function of Brownsville's stormwater and resaca system.

How Is the Stormwater Fee Calculated?

Impervious

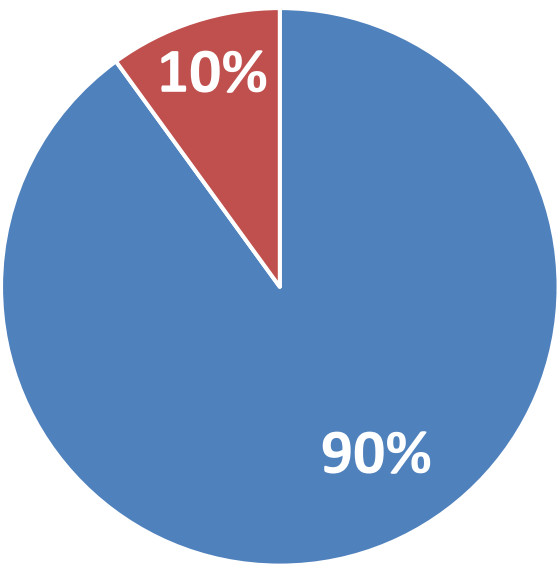


Pervious

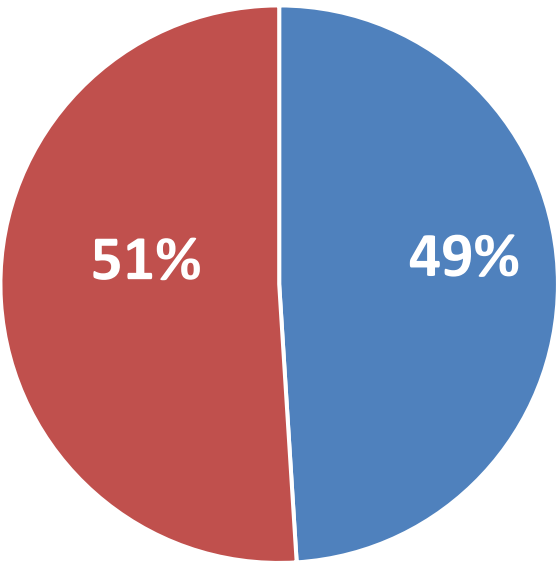
The fee is based on runoff contribution.

When rain falls on hard surfaces like rooftops, driveways, streets, sidewalks, and parking lots, more water flows into Brownsville’s drainage system instead of soaking into the ground.

Properties



Impervious Cover



3,600 sq ft impervious area = 1 ERU (Equivalent Residential Unit)

■ Res ■ Non-Res

How Is the Stormwater Fee Calculated?

RESIDENTIAL

49,000+ residential properties



NON-RESIDENTIAL

5,500+ non-residential properties



Fee Structure Recommendation

Structure

Residential

Tier 1 (smallest 10%) = \$3.00 / mo.

<1,490 sq ft impervious area

Tier 2 (largest 90%) = \$6.25 / mo.

1,490+ sq ft impervious area

Non-Residential

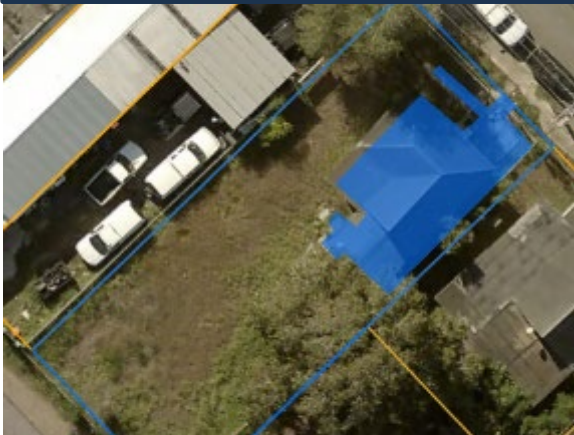
\$6.25 / ERU* / mo.

Annual Revenue

\$6.6M in annual expenses

*Equivalent Residential Unit (ERU) = 3,600 sq ft of Impervious Area

Tier 1 Example



**1,350 sq ft impervious area
\$3.00/mo.**

Tier 2 Example



**4,875 sq ft impervious area
\$6.25/mo.**

Non-Residential Example



**14,578 sq ft impervious area
5 ERUs
\$31.25/mo.**

Non-Residential Example



**130,190 sq ft impervious area
37 ERUs
\$231.25/mo.**

Next Steps for Stormwater Utility Fee

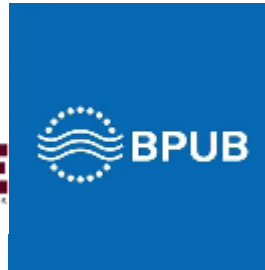
October 6 and 7, 2026
Commissioner Action
and Vote



Next Steps for Stormwater Utility Fee

October 6 and 7, 2026
Commissioner Action
and Vote

Fall 2026
City + BPUB Billing
Preparation

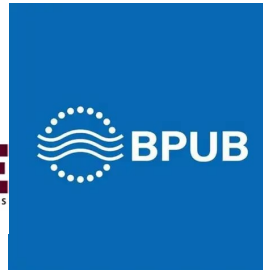


Next Steps for Stormwater Utility Fee

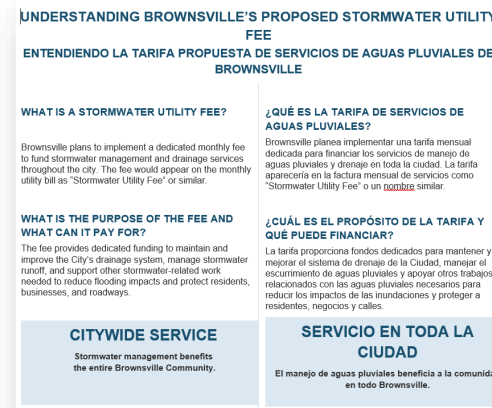
October 6 and 7, 2026
Commissioner Action
and Vote

Fall 2026
City + BPUB Billing
Preparation

Fall 2026
Public Outreach



Informational billing
insert and advanced
messaging to
largest customers



Next Steps for Stormwater Utility Fee

October 6 and 7, 2026
Commissioner Action
and Vote

Fall 2026
City + BPUB Billing
Preparation

Fall 2026
Public Outreach

1st Quarter 2027
Go-Live SWU Fee



Informational billing
insert and advanced
messaging to
largest customers

UNDERSTANDING BROWNSVILLE'S PROPOSED STORMWATER UTILITY FEE
ENTENDIENDO LA TARIFA PROPUESTA DE SERVICIOS DE AGUAS PLUVIALES DE BROWNSVILLE

WHAT IS A STORMWATER UTILITY FEE? Universally, stormwater management is a critical component of local stormwater management and drainage infrastructure. It is a fee levied on property owners to fund the costs of stormwater management, including the construction, operation, and maintenance of stormwater infrastructure.	¿QUÉ ES LA TARIFA DE SERVICIOS DE AGUAS PLUVIALES? Universalmente, el manejo de aguas pluviales es un componente crítico de la gestión local de aguas pluviales y el drenaje. Es una tarifa cobrada a los propietarios de propiedades para financiar los costos de gestión de aguas pluviales, que incluyen la construcción, operación y mantenimiento de la infraestructura de aguas pluviales.
WHAT IS THE PURPOSE OF THE FEE AND WHAT CAN IT PAY FOR? The purpose of the fee is to fund the costs of stormwater management, including the construction, operation, and maintenance of stormwater infrastructure. The fee can be used to pay for the construction of new stormwater infrastructure, the operation and maintenance of existing stormwater infrastructure, and the costs of stormwater management programs.	¿QUÁL ES EL PROPÓSITO DE LA TARIFA Y QUÉ PUEDE FINANCIAR? El propósito de la tarifa es financiar los costos de gestión de aguas pluviales, que incluyen la construcción, operación y mantenimiento de la infraestructura de aguas pluviales. La tarifa puede utilizarse para pagar la construcción de nueva infraestructura de aguas pluviales, la operación y mantenimiento de la infraestructura de aguas pluviales existente, y los costos de los programas de gestión de aguas pluviales.
CITYWIDE SERVICE General stormwater management benefits to all property owners in the City of Brownsville.	SERVICIO EN TODA LA CIUDAD Beneficios de gestión de aguas pluviales para todos los propietarios de propiedades en toda Brownsville.

John Doe
1234 Main St
Brownsville TX, 78521-6609

1	2	3	4	5
Número de Cuenta	Balance Anterior	Pagos	Ajustes	Recargos
599999	\$250.37	\$250.37	\$0.00	\$0.00

8 Resumen de Cuenta Fecha de: Jul. 6, 15 De: Jun. 1, 15 A: Jul. 2, 15 Días: 32 Apreciamos su negocio. Ver desglose de su cuenta en la página 3. Para preguntas llame al 361.593.0000	9 <table border="1"> <tr> <td>Electricidad</td> <td>\$109.87</td> </tr> <tr> <td>Agua</td> <td>\$27.85</td> </tr> <tr> <td>Drenaje</td> <td>\$33.77</td> </tr> <tr> <td>Cobros de la Ciudad</td> <td>\$28.47</td> </tr> <tr> <td>Total de Cargos</td> <td>\$199.96</td> </tr> </table> *Se cobran impuestos en servicios de Electricidad y Gas.	Electricidad	\$109.87	Agua	\$27.85	Drenaje	\$33.77	Cobros de la Ciudad	\$28.47	Total de Cargos	\$199.96
Electricidad	\$109.87										
Agua	\$27.85										
Drenaje	\$33.77										
Cobros de la Ciudad	\$28.47										
Total de Cargos	\$199.96										



Brownsville Stormwater Utility Fee Study

October 7, 2026

Existing Operating Expenses

Transferred from General Fund

Existing Expenses	Cost	Detail
Operations and Maintenance	\$343,000	Pump Maintenance, Fleet Maintenance, Vac Truck Maintenance
Labor	\$374,600	Maintenance Crew/Operators, Technicians, Compliance Manager
TOTAL	\$717,600	

Detail Existing Operating Expenses

Transferred from General Fund

Existing Expenses	Cost
Operations and Maintenance	
COB Pump Maintenance	\$152,700
Fleet Maintenance	\$60,600
Vac Truck Maintenance	\$129,700
Labor	
Environmental Compliance Manager	\$81,900
Stormwater Supervisor	\$52,500
Pump Station Technician	\$35,100
Storm-Water/Environmental Tech	\$41,300
3 Maintenance Workers	\$86,100
2 Equipment Operators	\$77,700
TOTAL	\$717,600

New Operating Expenses

New Expenses	Cost	Detail
Operations and Maintenance	\$3,164,700	Permitting, Task Force, SW Asset Management, Resaca/System Maintenance
Labor	\$406,100	Maintenance Crews/Operators
Equipment	\$309,800	Fleet, Vac Truck
TOTAL	\$3,880,600	

Detail New Operating Expenses

New Expenses	Cost
Operations and Maintenance	
Stormwater Permit	\$800
Stormwater Task Force	\$22,400
SW Asset Management	\$500,000
Resaca/System Maintenance	
Equipment (Maintenance)	\$206,200
Other Maintenance (Pumps, Street Frontage)	\$332,900
Labor (9 FTE)	\$374,000
O&M Personnel	\$1,415,100
O&M Non-Personnel	\$313,300
Labor	
4 Maintenance Workers	\$192,700
4 Equipment Operators	\$213,400
Equipment	
Stormwater Fleet	\$212,400
Vacuum Truck	\$97,400
TOTAL	\$3,880,600



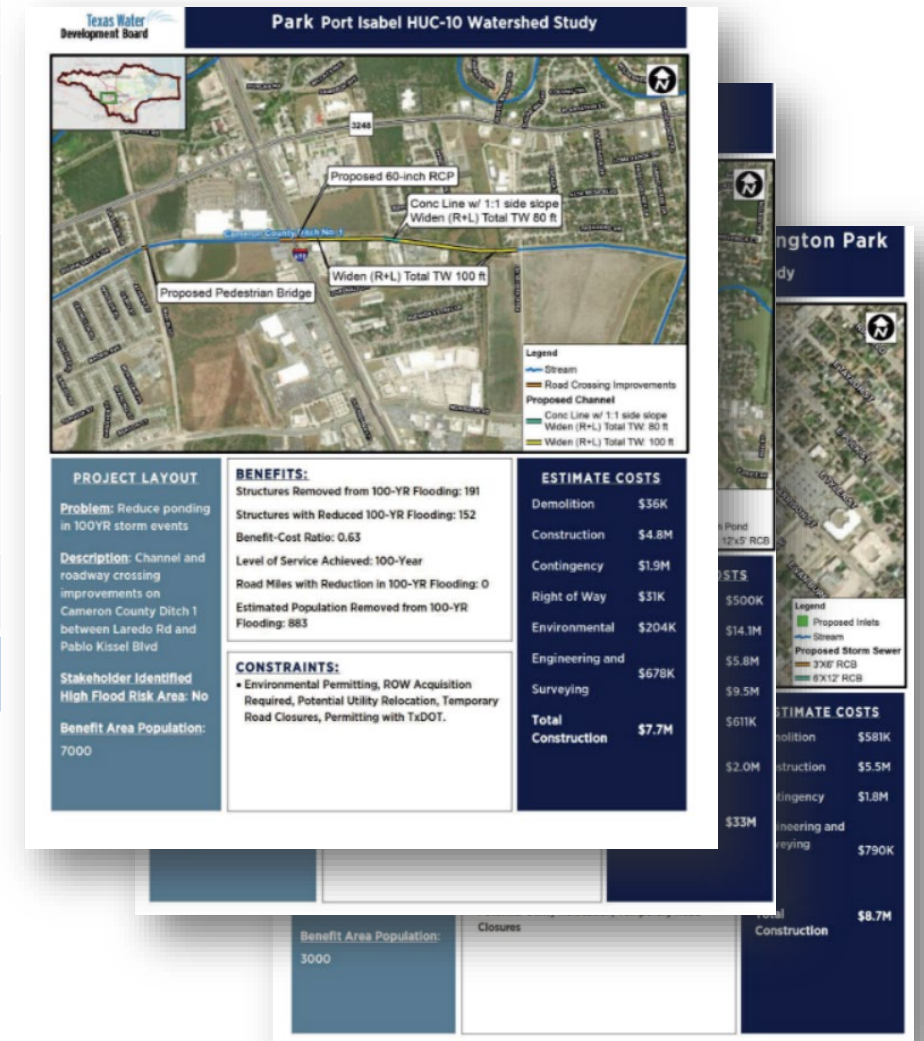
Total Expenses

Existing Labor	Cost
Existing Operating	\$717,600
New Operating	\$3,880,600
Annual CIP debt payment (\$)*	\$2,000,000
Total	\$6,598,200

**Indicates approximately \$25M debt financed over 20 years*

CIP

Project	Name	Estimated Cost
1A	North Main Drain and Impala Ditch	\$47M
1B	North Main Drain and Four Corners	\$33M
2	Cameron County Ditch 1 at Confluence	\$99M
3	Cameron County Ditch 1 at Cameron	\$1.6M
4	Town Resaca at W 5 th St.	\$34M
5	Cameron County Ditch 1 at Golf Center	\$46M
7	Cameron County Ditch 1 at Hwy 69E	\$7.7M
9	North Main Drain and Hwy 69E	\$33M
12	Town Resaca at Washington Park	\$8.7M
TOTAL		\$310M



Stormwater Utility Exemptions

City <u>Required</u> to Exempt	City <u>Allowed</u> to Exempt	No Legal Basis for City to Exempt
• Undeveloped property • Property with no impact to City's storm system • Institutions of higher education • Subdivided lot under construction • State property	• City property • County property • School district property • Tax-exempt religious institution property • Closed cemeteries	• Federal property • Businesses (i.e., recruitment incentives) • Properties with no water/sewer/trash service • Disabled • Veterans • Senior citizens • Low/fixed income • Other property types not specified in LGC 552 C

*per Texas Local Government Code (LGC) 552, Subchapter C

Fee Structure Recommendation

Structure

Residential

Tier 1 (smallest 10%) = \$3.00 / mo.

Tier 2 (largest 90%) = \$6.25 / mo.

Non-Residential

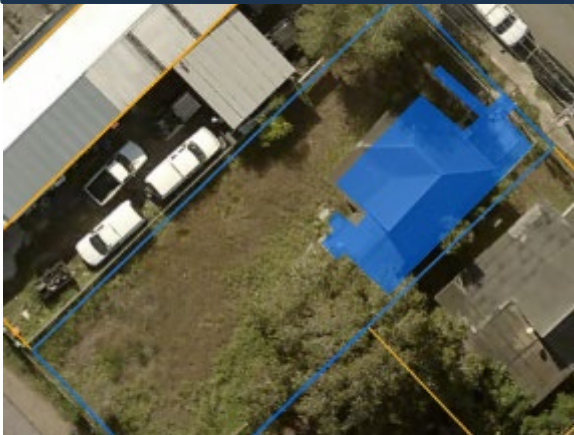
\$6.25 / ERU* / mo.

Annual Revenue

\$6.6M in annual expenses

*Equivalent Residential Unit (ERU) = 3,600 sq ft of Impervious Area

Tier 1 Example



1,350 sq ft impervious area
\$3.00/mo.

Tier 2 Example



4,875 sq ft impervious area
\$6.25/mo.

Non-Residential Example



14,578 sq ft impervious area
5 ERUs
\$31.25/mo.

Non-Residential Example



130,190 sq ft impervious area
37 ERUs
\$231.25/mo.

Fee Structure Options Summary

	Recommended Structure	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Residential Tier 1	\$3.00 <i>Smallest 10%</i>	\$3.15 <i>Smallest 15%</i>	\$3.25 <i>Smallest 20%</i>	\$3.40 <i>Smallest 25%</i>	\$3.00 <i>Smallest 10%</i>
Residential Tier 2	\$6.25 <i>Largest 90%</i>	\$6.25 <i>Largest 85%</i>	\$6.25 <i>Largest 80%</i>	\$6.25 <i>Largest 75%</i>	\$4.50 <i>Middle 20%</i>
Residential Tier 3	--	--	--	--	\$6.25 <i>Largest 70%</i>
Commercial	\$6.25/ERU	\$6.25/ERU	\$6.25/ERU	\$6.25/ERU	\$6.25/ERU
Residential	\$3,418,000	\$3,350,000	\$3,241,000	\$3,185,000	\$3,215,000
Commercial	\$2,835,000	\$2,835,000	\$2,835,000	\$2,835,000	\$2,835,000
Total Non-Exempt	\$6,253,000	\$6,185,000	\$6,076,000	\$6,020,000	\$6,050,000
Total with Exempt-Eligible	\$7,220,000	\$7,152,000	\$7,043,000	\$6,987,000	\$7,017,000
CIP debt funded no exemptions	\$25.0M	\$24.0M	\$23.0M	\$22.0M	\$22.5M
CIP debt funded with all exemptions*	\$21.0M	\$20.0M	\$19.0M	\$18.0M	\$18.5M

*CIP value debt-financed over 20 years with annual payment



Fee Structure Options Summary (Max \$5 RES)

	Recommended Structure	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Residential Tier 1	\$2.40 <i>Smallest 10%</i>	\$2.50 <i>Smallest 15%</i>	\$2.60 <i>Smallest 20%</i>	\$2.70 <i>Smallest 25%</i>	\$2.40 <i>Smallest 10%</i>
Residential Tier 2	\$5.00 <i>Largest 90%</i>	\$5.00 <i>Largest 85%</i>	\$5.00 <i>Largest 80%</i>	\$5.00 <i>Largest 75%</i>	\$3.60 <i>Middle 20%</i>
Residential Tier 3	--	--	--	--	\$5.00 <i>Largest 70%</i>
Commercial	\$5.00/ERU	\$5.00/ERU	\$5.00/ERU	\$5.00/ERU	\$5.00/ERU
Residential	\$2,735,000	\$2,679,000	\$2,593,000	\$2,545,000	\$2,572,000
Commercial	\$2,269,000	\$2,269,000	\$2,269,000	\$2,269,000	\$2,269,000
Total Non-Exempt	\$5,004,000	\$4,948,000	\$4,862,000	\$4,814,000	\$4,841,000
Total with Exempt-Eligible	\$5,776,000	\$5,720,000	\$5,634,000	\$5,586,000	\$5,613,000
CIP debt funded no exemptions	\$14.7M	\$14.0M	\$12.9M	\$12.3M	\$12.7M
CIP debt funded with all exemptions*	\$5.1M	\$4.4M	\$3.3M	\$2.7M	\$3.0M

*CIP value debt-financed over 20 years with annual payment

Fee Structure Recommendation

Structure

Residential

Tier 1 (smallest 10%) = \$3.00 / mo.

Tier 2 (largest 90%) = \$6.25 / mo.

Non-Residential

\$6.25 / ERU* / mo.

\$6.6M in annual expenses

Exemption Status	Property Category	Projected Annual Revenue
Not Eligible for Exemption	Residential	\$3,418,000
	Commercial	\$2,835,000
	Total Non-Exempt	\$6,253,000
Property Types Eligible for Exemption by Commission	Religious*	\$87,000
	City*	\$430,000
	ISDs / Charter Schools*	\$405,000
	County*	\$45,000
	Closed Cemeteries*	\$--
	Total with Exempt-Eligible	\$7,220,000

*Equivalent Residential Unit (ERU) = 3,600 sq ft of impervious area



Fee Structure – Alternative 1 (15% in Tier 1 Res.)

Structure

Residential

Tier 1 (smallest 15%) = \$3.15 / mo.

Tier 2 (largest 85%) = \$6.25 / mo.

Non-Residential

\$6.25 / ERU* / mo.

\$6.6M in annual expenses

Exemption Status	Property Category	Projected Annual Revenue
Not Eligible for Exemption	Residential	\$3,350,000
	Commercial	\$2,835,000
	Total Non-Exempt	\$6,185,000
Property Types Eligible for Exemption by Commission	Religious*	\$87,000
	City*	\$430,000
	ISDs / Charter Schools*	\$405,000
	County*	\$45,000
	Closed Cemeteries*	\$--
	Total with Exempt-Eligible	\$7,152,000

*Equivalent Residential Unit (ERU) = 3,600 sq ft of impervious area

Fee Structure – Alternative 2 (20% in Tier 1 Res.)

Structure

Residential

Tier 1 (smallest 20%) = \$3.25 / mo.

Tier 2 (largest 80%) = \$6.25 / mo.

Non-Residential

\$6.25 / ERU* / mo.

\$6.6M in annual expenses

Exemption Status	Property Category	Projected Annual Revenue
Not Eligible for Exemption	Residential	\$3,241,000
	Commercial	\$2,835,000
	Total Non-Exempt	\$6,076,000
Property Types Eligible for Exemption by Commission	Religious*	\$87,000
	City*	\$430,000
	ISDs / Charter Schools*	\$405,000
	County*	\$45,000
	Closed Cemeteries*	\$--
	Total with Exempt-Eligible	\$7,043,000

*Equivalent Residential Unit (ERU) = 3,600 sq ft of impervious area

Fee Structure – Alternative 3 (25% in Tier 1 Res.)

Structure

Residential

Tier 1 (smallest 25%) = \$3.40 / mo.

Tier 2 (largest 75%) = \$6.25 / mo.

Non-Residential

\$6.25 / ERU* / mo.

\$6.6M in annual expenses

Exemption Status	Property Category	Projected Annual Revenue
Not Eligible for Exemption	Residential	\$3,185,000
	Commercial	\$2,835,000
	Total Non-Exempt	\$6,020,000
Property Types Eligible for Exemption by Commission	Religious*	\$87,000
	City*	\$430,000
	ISDs / Charter Schools*	\$405,000
	County*	\$45,000
	Closed Cemeteries*	\$--
	Total with Exempt-Eligible	\$6,987,000

*Equivalent Residential Unit (ERU) = 3,600 sq ft of impervious area

Fee Structure – Alternative 4 (Add 3rd Tier)

Structure

Residential

Tier 1 (smallest 10%) = \$3.00 / mo.

Tier 2 (middle 20%) = \$4.50 / mo.

Tier 3 (largest 70%) = \$6.25 / mo.

Non-Residential

\$6.25 / ERU* / mo.

\$6.6M in annual expenses

Exemption Status	Property Category	Projected Annual Revenue
Not Eligible for Exemption	Residential	\$3,215,000
	Commercial	\$2,835,000
	Total Non-Exempt	\$6,050,000
Property Types Eligible for Exemption by Commission	Religious*	\$87,000
	City*	\$430,000
	ISDs / Charter Schools*	\$405,000
	County*	\$45,000
	Closed Cemeteries*	\$--
	Total with Exempt-Eligible	\$7,017,000

*Equivalent Residential Unit (ERU) = 3,600 sq ft of impervious area

PUBLIC HEARING(S)

PUBLIC HEARING #1

THIRD and **FINAL PUBLIC HEARING** on imposing a temporary moratorium on the acceptance, processing, and approval of applications for High-Intensity Data Processing Facilities within the City of Brownsville and its extraterritorial jurisdiction, pursuant to Texas Local Government Code §§ 212.131–212.139; and **ACTION on FIRST READING on Ordinance Number 2026-1826** enacting a 90-day moratorium on and prohibiting the acceptance, processing, and approval of applications for High-Intensity Data Processing Facilities within the City of Brownsville and its extraterritorial jurisdiction, and adopting findings and making a determination pursuant to Texas Local Government Code §§ 212.131–212.139, to allow the City time to review its regulations and environmental conservation efforts of such land uses in relation to the public health, safety and welfare of Brownsville residents.

CITY OF BROWNSVILLE

Moratorium on Data Centers

Public Hearing

Moratorium Timeline

July 1, 2026: Data Center zoning application for the former Wal-Mart building filed

July 29, 2026: Public Hearings Published (*not less than 30 days before the 1st hearing - Sec. 212.134(b) LGC*)

September 1, 2026: First Public Hearing & Adoption of Resolution No. 2026-121 (*Sec. 212.134(b) LGC*)

September 5, 2026: Public Hearings Published (*not less than 30 days before the 1st hearing - Sec. 212.134(b) LGC*)

October 6, 2026: Second Public Hearing (*at least 30 days between the Public Hearings - Sec. 212.134(c) LGC*)

October 7, 2026: Third Public Hearing; Final Determination/1st Reading and Approval of Moratorium Ordinance (*within 12 days of the 2nd hearing - Sec. 212.134(f) LGC*)

November 4, 2026: 2nd Reading and Final Approval of Ordinance at least 28 days apart, with $\frac{3}{4}$ vote of the City Commission voting Yes (*Two readings at least 28 days apart - Sec. 212.134(f) LGC*)

November 5, 2026: 1st Day of Moratorium Runs for 90 days till **Wednesday, February 3, 2027** (Sec. 212.1362(a) LGC)

Note: LGC = Texas Local Government Code

Moratorium Timeline

December 30, 2026: Publish Notice of Moratorium Extension (*at least 15 days before the extension hearing - Sec. 212.1361 LGC*)

January 19, 2027: 1st Public Hearing and Reading for Moratorium Extension Ordinance (*Sec. 212.1361 LGC*)

February 2, 2027: 2nd and Final Reading and Approval for Moratorium Extension Ordinance (*90 extension to **May 17, 2027***)

May 18, 2027: Extension of Moratorium expires

Note: LGC = Texas Local Government Code

Note: Moratorium may not exceed **180 days total, and cannot be enacted again for two years for same harm/area/type (*Sec. 212.1362(b) LGC*)**

Public Hearing

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.

Comments are limited to 3 minutes.
Please abide by the allotted time.

03:00

ADJOURNMENT