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, July 07, 2020, at 5:00 P.M., with the following members present via Zoom Teleconference Meeting by logging on at: https://us02web.zoom.us/j/84858228503?pwd=V2tmK2ZFbGludmlveUFRVIVmQ2tSUT09

JUAN "TREY" MENDEZ III        Mayor

JOHN F. COWEN, JR.            COMMISSIONERS
ROSE GOWEN                   At Large “A”
NURITH GALONSKY PIZANA       At-Large “B”
JESSICA TETREAU              District 1
JOEL MUNGUIA                 District 2
BEN NEECE                    District 3

NOEL BERNAL                  District 4

HELEN RAMIREZ                CITY MANAGER
ELIZABETH WALKER             DEPUTY CITY MANAGER
BRYANT WALKER                ASSISTANT CITY MANAGER
RENE DE COSS                 ASSISTANT CITY MANAGER
GRISELDA ROSAS               CITY ATTORNEY

ABSENT

a) ROLL CALL

A quorum being present, Griselda Rosas, Interim 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 on July 02, 2020.

CALL TO ORDER

b) INVOCATION

Pastor Brad Burkes delivered the invocation.

PROCLAMATION

Andres Guerra

The proclamation was presented and read by Commissioner Nurith Galonsky Pizana.
Father Michael Amesse, Oblates of Mary Immaculate (OMI)
The proclamation was presented and read by Commissioner Jessica Tetreau.

PRESENTATION(S)

Presentation on City of Brownsville’s Facemask Design Challenge and winner’s recognition.

Constanza Miner, Retail and Redevelopment Manager, noted that the Face Mask Challenge was created through the collaboration of the Communications and Marketing Department, Brownsville Public Library, Enterprise Applications and the Planning and Redevelopment Department. She further noted that facemasks can create anxiety for everyone, especially children and sought through the challenge to bring families together to create something positive that would promote the continued need to heed health precautions while displaying our uniqueness as a community.

Ms. Miner announced the winners for the following categories:

**Free Hand Design**
1. Beginner – Kayla Nelson
2. Intermediate – Lizeth Amaro
3. Expert – Reiana Apacible

**Digital Design**
1. Beginner – Jeisel Moreno
2. Intermediate – Nicole Arredondo
3. Expert – Claudia Flores

PUBLIC COMMENT PERIOD:

Karl Burlkhalter his name was called and no response, his opinion was registered for the record.

WORK SESSION(S)

1) **Redistricting presentation by Rolando Rios regarding Brownsville 2020 City Commission Redistricting Precensus Analysis.**

Rick Vasquez, Planning & Redevelopment Director, introduced Mr. Rolando Rios, briefly informed the Commission of the 2020 Redistricting Precensus Analysis, which is performed every ten (10) years.

2) **Presentation on proposed Fiscal Year 2021 budget.**

Noel Bernal, City Manager informed the Commission that the item was an introductory to the 2021 Budget; the Workshops would take place on July 21, 2020 and August 04, 2020. Mr. Bernal covered a quick recap of the Fiscal Year 2020 Budget, End of Year Projections (COVID-19 Impacts), and Guidelines & Budget Theme. Mr. Bernal further provided the FY2021-Inflection Point.

3) **Discussion regarding the City of Brownsville response to the urgent public necessity concerning COVID-19, otherwise known as Coronavirus, including but not limited to:**

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a. Continuity Plan Update: City staffing, facilities and services, including actions and continuity of such operations:
b. Financial Update: Emergency Procurement; and
c. Drive-thru collections/testing site update

Noel Bernal, City Manager, briefly informed the Commission noting that a data worksheet was provided with information from the organization and are continuing to work off the data to make decisions, as to which employees are able to telework. Mr. Bernal further noted that some employees are able to telework, a Town Hall meeting was held for the City employees to answer any questions they would have, and will continue to hold Town Hall meetings for our employees and continue to follow the Center for Disease Control and Prevention (CDC) guidelines.

Lupe Granado, Finance Director briefly updated the Commission on the COVID-19 finances; total expenses to date is $6,783,708 with the majority spent on personnel overtime, with focus on the Police and Fire. Emergency Procurement comes in second with the majority spent on supplies, lease, other costs and drive-thru testing sites.

Helen Ramirez, Deputy City Manager briefly informed and explained to the Commission of the Reimbursement strategy that the City is currently working on for the Organizational needs, Community needs and Business needs.

Dr. Arturo Rodriguez, Director of Public Health and Ms. Michelle Jones, Epidemiologist briefly updated the Commission on the COVID-19 collections and testing site as of July 06, 2020, noting the following:

- 7006 tests administered
- 13,195 did not meet criteria
- 45% insured, 55% uninsured
- 1,270 positive 5,047 negative results
- 695 results pending

Dr. Rodriguez along with Ms. Jones also provided the daily case and death count between March 21-July 4, 2020, and the deaths by age categories.

CONSENT AGENDA ITEMS:

Consent Agenda Items listed were considered to be routine by the City Commission and was approved by one motion.

Commissioner Rose Gowen moved to approve Consent Agenda Items 1b through Item 5 and Consent Agenda Items 7 through Item 10, and moved Consent Agenda Item 1a out of sequence for discussion and action and table Consent Agenda Item 6. The motion was seconded by Commissioner Nvrith Galonsky Pizana and carried unanimously.

1) a) Minutes of February 04, 2020

Commissioner Nvrith Galonsky Pizana moved that Commissioner Jessica Tetreau’s name, be removed, for the reason that she was not present during the Executive Session. The motion was seconded by Commissioner Rose Gowen and carried unanimously.
1) Approval of the Minutes of the following meetings of the Brownsville City Commission:
   b) Minutes of February 18, 2020
   c) Minutes of March 03, 2020
   d) Minutes of March 17, 2020
   e) Minutes of March 24, 2020

2) Consideration and ACTION to hold a Special Meeting of the Brownsville City Commission on July 21, 2020, to discuss the City’s proposed Fiscal Year 2021 budget.

3) Consideration and ACTION to authorize City Manager to accept the Fiscal Year 2020 Coronavirus Emergency Supplemental funding Program through the Department of Justice, Bureau of Justice Assistance Grant #2020-VD-BX1570, in the amount of $110,433.00.

4) Consideration and ACTION on Resolution Number 2020-062 to apply for the Fiscal Year 2020 Coronavirus Emergency Supplemental Funding (CESF) Program Grant #4167401, in the amount of $316,017.55, with no local match required through the Office of the Governor and accept the terms and conditions of said grant for the City of Brownsville Police and fire Departments.

5) Consideration and ACTION to renew a term contract for vacant lot mowing services, VLM-35-0617, for a (1) year for the Brownsville Public Health Department.

6) Consideration and ACTION to award a term contract, BID #PDC-39-0420, for concrete materials for the City of Brownsville.

7) Consideration and ACTION to approve on Second as Final Reading the City’s General Franchise Ordinance 20201667, as amended, to be added as Chapter 309 of the Brownsville Code of Ordinances.

8) Consideration and ACTION on Resolution 2020-064 authorizing the sale and donation of equipment to the Municipio de Matamoros, City of Matamoros, Mexico.

9) Consideration and ACTION to authorize the City Manager to execute a contract with AXA Equitable for record-keeping services for the City of Brownsville’s 457(b) deferred compensation plan. RFP# VPS-17-0220

10) Consideration and ACTION to award an agreement for professional engineering and surveying services to Halff Associates, Inc. for the Southmost Nature Trail Phase II, in the amount of $52,450.00.

PUBLIC HEARINGS:

1) Public Hearing and ACTION on FIRST READING on Ordinance Number 2352020-007, to amend the Zoning Map from Dwelling “Z” (DZ) to Light Commercial (C-1) for Lots 14 and 15, Block 103, Olmito Original Townsite, Cameron County, Texas, located at 7475 South Frontage Road, Brownsville, Texas 78575, as shown in Exhibit "A". (District 3)

   Martin Vega, Senior Planner gave a brief explanation of the proposed rezoning ordinance, noting that the request to rezone the property from Dwelling “Z” (DZ) to Light Commercial (C-1) for building a day care center.

   Brief discussion ensued amongst the Commission.
Upon motion by Commissioner John Cowen, Jr., seconded by Commissioner Rose Gowen and carried unanimously, the public hearing was closed.

Commissioner John Cowen, Jr., moved that Ordinance Number 235-2020-007, be adopted at first reading, to amend the Zoning Map from Dwelling “Z” (DZ) to Light Commercial (C-1) for Lots 14 and 15, Block 103, Olmito Original Townsite, located at 7475 South Frontage Road. (District 3) The motion was seconded by Commissioner Nurith Galonsky Pizana and carried unanimously.

2) Public Hearing and ACTION on FIRST READING on Ordinance Number 235-2020-009, to amend the Zoning Map from Dwelling “A” (DA) to Dwelling “G” (DG) a 0.17 acre Tract out of the Northwest corner of a certain 0.73 acre tract of the “Map of Subdivision of West part of Acreage Blocks Numbers 3 and 8, in the City of Brownsville, Texas”, located at 624 Browne Street, Brownsville, Texas 78520, as shown in Exhibit "A". (District 4)

Martin Vega, Senior Planner gave a brief explanation of the proposed rezoning ordinance, noting that the request to rezone the property from Dwelling “A” (DA) to Dwelling “G” (DG) for the purpose of building a duplex.

Brief discussion ensued amongst the Commission.

Upon motion by Commissioner Jessica Tetreau seconded by Commissioner Joel Munguia and carried unanimously, the public hearing was closed.

Commissioner Ben Neece moved that Ordinance Number 235-2020-009, be adopted at first reading, to amend the Zoning Map from Dwelling “A” (DA) to Dwelling “G” (DG) a 0.17 acre Tract out of the Northwest corner of a certain 0.73 acre tract of the Map of Subdivision of West part of Acreage Blocks Numbers 3 and 8, located at 624 Browne Street. (District 4) The motion was seconded by Commissioner Nurith Galonsky Pizana and carried unanimously.

3) Public Hearing and ACTION on FIRST READING on Ordinance Number 235-2020-013, to amend Zoning Map from Dwelling “G” (DG)/ Light Commercial (C-1) to Apartment (A) for 3.851 acres of land, more or less, comprised of all of Lot 5 and a portion of Lot 6, Block FF, Brownsville Land and Improvement Company Subdivision, Cameron County, Texas, located on Media Luna Road, Brownsville, Texas 78520, as shown in Exhibit "A". (District 3)

Martin Vega, Senior Planner gave a brief explanation of the proposed rezoning ordinance, noting that the request to rezone the property from Dwelling “G” (DG)/Light Commercial (C-1) to Apartment (A) for building apartments (a Retirement Community).

Brief discussion ensued amongst the Commission.

Upon motion by Commissioner Joel Munguia seconded by Commissioner Nurith Galonsky Pizana and carried unanimously, the public hearing was closed.

Commissioner Joel Munguia moved that Ordinance Number 235-2020-013, be adopted at first reading, to amend Zoning Map from Dwelling “G” (DG)/ Light Commercial (C-1) to Apartment (A) for 3.851 acres of land, more or less, comprised of all of Lot 5 and a portion of Lot 6, Block FF, Brownsville Land and Improvement Company Subdivision, located on Media Luna Road. (District 3) The motion was seconded by Commissioner John Cowen, Jr., and carried unanimously.
4) Public Hearing and ACTION on FIRST READING on Ordinance Number 235-2020-014, to amend the Zoning Map from Dwelling “A” (DA) to Dwelling “G” (DG) for Lot 23, Block 1, Colonia Acacia Subdivision, Cameron County, Texas, located at 3135 Palo Blanco Street, Brownsville, Texas 78521, as shown in Exhibit "A". (District 1)

Martin Vega, Senior Planner gave a brief explanation of the proposed rezoning ordinance, noting that the request is to rezone the property from Dwelling “A” (DA) to Dwelling “G” (DG) to reduce setbacks and maximize the available construction area for the purpose of building a duplex.

Brief discussion ensued amongst the Commission.

Upon motion by Commissioner Nurith Galonsky Pizana seconded by Commissioner Rose Gowen and carried unanimously, the public hearing was closed.

Commissioner Nurith Galonsky Pizana moved that Ordinance Number 235-2020-014, be adopted at first reading, to amend the Zoning Map from Dwelling “A” (DA) to Dwelling “G” (DG) for Lot 23, Block 1, Colonia Acacia Subdivision, located at 3135 Palo Blanco Street. (District 1) The motion was seconded by Commissioner Rose Gowen and carried unanimously.

5) Public Hearing and ACTION on FIRST READING on Ordinance Number 235-2020-015, to amend the Zoning Map from Dwelling “G” (DG) to Light Commercial (C-1) for Lot 26, Palmas Del Sur Subdivision, Cameron County, Texas, located at 15 Esperanza Road, Brownsville, Texas 78521, as shown in Exhibit "A". (District 1)

Martin Vega, Senior Planner gave a brief explanation of the proposed rezoning ordinance, noting that the request is to rezone the property from Dwelling “G” (DG) to Light Commercial (C-1) for establishing a commercial business.

Upon motion by Commissioner Nurith Galonsky Pizana seconded by Joel Munguia and carried unanimously, the public hearing was closed.

Commissioner Nurith Galonsky Pizana moved that Ordinance Number 235-2020-015, be adopted at first reading, to amend the Zoning Map from Dwelling “G” (DG) to Light Commercial (C-1) for Lot 26, Palmas Del Sur Subdivision, located at 15 Esperanza Road. (District 1) The motion was seconded by Commissioner Rose Gowen and carried unanimously.

6) Public Hearing and ACTION on FIRST READING on Ordinance Number 235-2020-016-S, to amend the Zoning Map for a Specific Use Permit zoning to allow an event center in Light Commercial (C-1) for 1.18 acres, more or less, out of Blocks 29 and 29A, Los Ebanos Properties Subdivision, Cameron County, Texas, located at 813 Paredes Line Road, Brownsville, Texas 78521, as shown in Exhibit "A". (District 3)

Martin Vega, Senior Planner gave a brief explanation of the proposed rezoning ordinance, noting that the owner was requesting a Specific Use Permit to allow an event center in 1.18 acres of land.

Upon motion by Commissioner John Cowen, Jr., seconded by Commissioner Rose Gowen and carried unanimously, the public hearing was closed.
Commissioner Joel Munguia moved that Ordinance Number 235-2020-016-S, be adopted at first reading, to amend the Zoning Map for a Specific Use Permit zoning to allow an event center in Light Commercial (C-1) for 1.18 acres, more or less, out of Blocks 29 and 29A, Los Ebanos Properties Subdivision, located at 813 Pareces Line Road. (District 3) The motion was seconded by Commissioner Jessica Tetreau and carried unanimously.

7) Public Hearing and ACTION on FIRST READING on Ordinance Number 235-2020-017, to amend the Zoning Map from Dwelling “A” (DA) to Dwelling “G” (DG) for Lots 39 & 41, Baytes Circle Homesites Subdivision, Cameron County, Texas, located at 48 Soto Drive, Brownsville, Texas 78520, as shown in Exhibit "A". (District 4)

Martin Vega, Senior Planner gave a brief explanation of the proposed rezoning ordinance, noting that the owner was requesting to rezone the property from Dwelling “A” (DA) to Dwelling “G” (DG) to reduce the front yard setbacks and maximize the available construction area for the purpose of building a carport.

Upon motion by Commissioner Ben Neece seconded by Commissioner John Cowen and carried unanimously, the public hearing was closed.

Commissioner Ben Neece moved that Ordinance Number 235-2020-017, be adopted at first reading, to amend the Zoning Map from Dwelling “A” (DA) to Dwelling “G” (DG) for Lots 39 & 41, Baytes Circle Homesites Subdivision, located at 48 Soto Drive. (District 4) The motion was seconded by Commissioner Nurith Galonsky Pizana and carried unanimously.

8) Public Hearing and ACTION on FIRST READING on Ordinance Number 235-2020-903, to amend the Zoning Map from Dwelling “Z” (DZ) to Light Industrial “J” (7CJ) for an approximate 309.12 acres, more or less, out of a 477 acre tract out of Lieven J. Van Riet acre tract; save and except, a 24.493 acre tract more or less out of the same Lieven J. Van Riet Tract, Cameron County, Texas, located near F.M. 511, Brownsville, Texas 78526, as shown in Exhibit "A". (District 3)

Martin Vega, Senior Planner gave a brief explanation of the proposed rezoning ordinance, noting that the request to rezone the property from Dwelling “Z” (DZ) to Light Industrial “J” (7CJ) for the purpose of building a production plant to manufacture fiberglass containers.

Brief discussion ensued amongst the Commission and City staff.

Upon motion by Commissioner Joel Munguia seconded by Commissioner John Cowen, Jr., and carried unanimously, the public hearing was closed.

Commissioner Ben Neece moved that Ordinance Number 235-2020-903, be adopted at first reading, to amend the Zoning Map from Dwelling “Z” (DZ) to Light Industrial “J” (7CJ) for an approximate 309.12 acres, more or less, out of a 477 acre tract out of Lieven J. Van Riet acre tract; save and except, a 24.493 acre tract more or less out of the same Lieven J. Van Riet Tract, located near F.M. 511, (District 3) The motion was seconded by Commissioner Joel Munguia and carried unanimously.

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ITEMS FOR INDIVIDUAL CONSIDERATION:

1) Consideration and ACTION on Ordinance Number 2020-1668, authorizing the issuance of "City of Brownsville, Texas Utilities System Revenue Refunding Bonds, Series 2020"; providing for the payment of the principal of and interest on the Bonds by a lien on and pledge of the net revenues of the system; providing the terms and conditions of such Bonds and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of such Bonds, including the approval and distribution of an official statement, authorizing the execution of a paying agent/registrar agreement, a purchase contract, and an escrow agreement and/or deposit letter; complying with the requirements of the Depository Trust Company; delegating the authority to the City Manager and certain members of the City or BPUB Staff to execute certain documents relating to the sale of the Bonds; enacting other provisions incident and related to the subject and purpose of this ordinance; and providing for an effective date.

Mr. Leandro Garcia introduced Mr. Noe Hinojosa from Estrada Hinojosa Investment Bankers, briefly updated the Commission of the Refunding Analysis & Commercial Paper Takeout, noting the existing utility outstanding debt, preliminary sources and uses, refunding savings, post-refunding debt services and the Utility System Revenue Refunding Bonds, Series 2020.

Commissioner Rose Gowen moved that Ordinance Number 2020-1668, authorizing the issuance of "City of Brownsville, Texas Utilities System Revenue Refunding Bonds, Series 2020"; providing for the payment of the principal of and interest on the Bonds by a lien on and pledge of the net revenues of the system; providing the terms and conditions of such Bonds and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of such Bonds, including the approval and distribution of an official statement, authorizing the execution of a paying agent/registrar agreement, a purchase contract, and an escrow agreement and/or deposit letter; complying with the requirements of the Depository Trust Company; delegating the authority to the City Manager and certain members of the City or BPUB Staff to execute certain documents relating to the sale of the Bonds; enacting other provisions incident and related to the subject and purpose of this ordinance; and providing for an effective date, be approved. The motion was seconded by Commissioner Ben Neece and carried unanimously.

2) Consideration and ACTION to award contract to Lit Communities for Broadband Infrastructure and Digital Inclusion Plan in the amount of $155,750, Request for Qualifications (RFQ) # BDP 38-0420.

Ramiro Gonzalez, Government and Community Affairs Director briefly informed the Commission noting that the purpose of the project was to close the digital divide between Brownsville and the rest of the country. He further noted that Brownsville ranked second lowest in the country in terms of broadband connectivity with 30% of the population connected, so the project would help prepare Brownsville for a future that depends on the internet.

Commissioner Rose Gowen moved that contract be awarded to Lit Communities for Broadband Infrastructure and Digital Inclusion Plan in the amount of $155,750,
Request for Qualifications (RFQ) # BDP-38-0420. The motion was seconded by Commissioner Joel Munguia and carried unanimously.

3) Consideration and ACTION on Resolution 2020-068 on the expansion of Mitte Cultural District Boundaries.

Upon motion by Commissioner Ben Neece seconded by Commissioner Nurith Galonsky Pizana and carried unanimously, the agenda item was tabled.

4) Consideration and ACTION on Resolution Number 2020-066, to approve the Presentation of the City of Brownsville’s Allocation of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funding by the U.S. Department of Housing and Urban Development (HUD) for the 2020-2021 One Year Action Plan.

Commissioner Nurith Galonsky Pizana moved that Resolution Number 2020-066, to approve the presentation of the City of Brownsville’s Allocation of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funding by the U.S. Department of Housing and Urban Development (HUD) for the 2020-2021 One Year Action Plan, be approved. The motion was seconded by Commissioner Rose Gowen and carried unanimously.

5) Consideration and ACTION to approve an Interlocal Cooperation Agreement between the Cameron County Regional Mobility Authority (CCRMA) and the City of Brownsville for the Dana Road Project, in the amount of $300,000.00, for Preliminary Engineering, from Capital Improvement Program (CIP) Fund.

Commissioner Jessica Tetreau moved that an Interlocal Cooperation Agreement between the Cameron County Regional Mobility Authority (CCRMA) and the City of Brownsville for the Dana Road Project, in the amount of $300,000.00, for Preliminary Engineering, from Capital Improvement Program (CIP) Fund. The motion was seconded by Rose Gowen and carried unanimously.

6) Consideration and ACTION to award Work Order #3 to Robert J. Ruiz Architect, in the amount of $99,975.00, for Design Services at 1312 and 1355 E. Adams available through the Public, Education, and Government (PEG) fund (45-9110-848-487 PEG CAP- CMD Building Construction).

Commissioner Ben Neece moved that Work Order #3, be awarded to Robert J. Ruiz Architect, in the amount of $99,975.00, for Design Services at 1312 and 1355 E. Adams available through the Public, Education, and Government (PEG) fund (45-9110-848-487 PEG CAP- CMD Building Construction). The motion was seconded by Commissioner John Cowen, Jr., and carried unanimously.

7) Consideration and ACTION to approve the renewal of the Additional Task Order authorization under the Master Consulting Agreement with Stearns, Conrad and Schmidt Consulting Engineers, Inc. (dba SCS Engineers) to provide annual City Landfill Gas Collection and Control System Operations, Monitoring, Maintenance and related services for an additional five (5) years, contract #LES-63-0703.

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Commissioner Rose Gowen moved that the renewal of the Additional Task Order authorization under the Master Consulting Agreement with Stearns, Conrad and Schmidt Consulting Engineers, Inc. (dba SCS Engineers) to provide annual City Landfill Gas Collection and Control System Operations, Monitoring, Maintenance and related services for an additional five (5) years, contract #LES-63-0703, be approved. The motion was seconded by Commissioner Joel Munguia and carried unanimously.

8) **Consideration and ACTION to approve the renewal of the Master Consulting Agreement with Stearns, Conrad and Schmidt Consulting Engineers, Inc. (dba SCS Engineers) to provide City Landfill Engineering Services for an additional five (5) years, exercising the second of three extension periods. Contract #LES-63-0703, Task Order authorization No. 2020-1.**

Commissioner Nurith Galonsky Pizana moved that the renewal of the Master Consulting Agreement with Stearns, Conrad and Schmidt Consulting Engineers, Inc. (dba SCS Engineers) to provide City Landfill Engineering Services for an additional five (5) years, exercising the second of three extension periods. Contract #LES-63-0703, Task Order authorization No. 2020-1, be approved. The motion was seconded by Commissioner John Gowen, Jr., and carried unanimously.

*Commissioner Rose Gowen stepped away and did not vote on Agenda Item 8.*

9) **Consideration and appointment of Chair of Tax Increment Reinvestment Zone #3.**

Commissioner Nurith Galonsky Pizana moved to appoint Gerardo Martinez as Chair of the Tax Increment Reinvestment Zone #3. The motion was seconded by Commissioner Rose Gowen and carried unanimously.

10) **Consideration and ACTION to approve the City Manager to authorize purchases above the formal solicitation threshold in response to COVID-19.**

Lupe Granado, Financial Services Director briefly informed the Commission due to the response to the COVID-19 pandemic, continual approval for the City Manager to authorize purchases above the formal solicitation threshold.

Brief discussion ensued amongst the Commission and City staff.

Commissioner Rose Gowen moved that the City Manager to authorize purchases above the formal solicitation threshold in response to COVID-19, be approved. The motion was seconded by Ben Neece and carried unanimously.

11) **Consideration and ACTION regarding the sale of real property located at the North Brownsville Industrial Park by the Greater Brownsville Incentives Corporation (GBIC) pursuant to Sec. 501.073(a) of the Texas Local Government Code.**

Commissioner Jessica Tetreau moved that the sale of real property located at the North Brownsville Industrial Park by the Greater Brownsville Incentives Corporation (GBIC) pursuant to Sec. 501.073(a) of the Texas Local Government Code, be approved. The motion was seconded by Commissioner Rose Gowen and carried unanimously.

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EXECUTIVE SESSION:

Upon motion by Commissioner Rose Gowen seconded by Commissioner Nurith Galonsky Pizana and carried unanimously, the Executive Session convened at 8:23 p.m.

1) Discussion and deliberation pursuant to Section 551.087(1) of the Texas Government Code, regarding commercial or financial information that the City of Brownsville has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the City; and with which the City is conducting economic development negotiations; and to deliberate financial or other incentives to the same; regarding "Project Maple".

2) Closed session pursuant to Section 551.087(1), Texas Gov't Code regarding commercial or financial information that the City of Brownsville has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the City; and with which the City is conducting economic development negotiations; and to deliberate financial or other incentives to the same; regarding “Project Stone”.

3) Discussion and deliberation regarding real property pursuant to Section 551.072 of the Texas Government Code, related to the possible purchase, exchange, lease, or value of real property located near the 511 Industrial Park, where deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Upon conclusion of Executive Session, Mayor Trey Mendez, convened the Regular meeting at 9:33 p.m. There was no action taken in Executive Session.

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

NOTE: The City Commission of the City of Brownsville reserves the right to discuss any items in Executive Session whenever authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

1) Consideration and ACTION to approve economic incentives for a business prospect under "Project Maple", that the governmental body seeks to have locate, stay, or expand in or near the City of Brownsville, Texas.

Commissioner Ben Neece moved that economic incentives for a business prospect under "Project Maple", that the governmental body seeks to have locate, stay, or expand in or near the City of Brownsville, Texas, be approved. The motion was seconded by Commissioner John Cowen, Jr., and carried unanimously.

2) Consideration and ACTION to approve economic incentives for a business prospect under "Project Stone", that the governmental body seeks to have locate, stay, or expand in or near the City of Brownsville, Texas.

Commissioner Joel Munguía moved that economic incentives for a business prospect under "Project Stone", that the governmental body seeks to have locate, stay, or expand in or near the City of Brownsville, Texas, be approved. The motion was seconded by Commissioner Ben Neece and carried as follow:
Ayes: Commissioners Tetreau, Cowen, Jr., Gowen, Munguia, Neece and Mayor Mendez
Nays: Commissioner Galonsky Pizana

3) Consideration and ACTION to approve the purchase of real property located near the 511 Industrial Park by the Greater Brownsville Incentives Corporation pursuant to Sec. 501.073(a) of the Texas Local Government Code.

Commissioner Ben Neece moved that the purchase of real property located near the 511 Industrial Park by the Greater Brownsville Incentives Corporation pursuant to Sec. 501.073(a) of the Texas Local Government Code, be approved. The motion was seconded by Commissioner Rose Gowen and carried as follow:
Ayes: Commissioners Tetreau, Cowen, Jr., Gowen, Munguia, Neece and Mayor Mendez
Nays: Commissioner Galonsky Pizana

ADJOURNMENT

There being no further business to come before the Commission, upon duly made motion the meeting adjourned at 9:36 p.m.

Approved this 15th day of September, 2020.

[Signature]
Trey Mendez
Mayor

Attest:
[Signature]
Griselda Rosas
Interim City Secretary

Respectfully submitted by:
Yolanda Galarza-Administrative Supervisor
Office of the City Secretary

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