

**CAMERON COUNTY
PUBLIC HEARING NOTICE**

**Proposed Amendment No. 1 to the Central Estates-Praxedis Saldivar Sewer Improvement
Project
TDA TxCDBG Contract No. CFC24-0004**

October 20, 2026

A public hearing will be held at 5:30 p.m. on Monday, October 26, 2026, at the Cameron County Dancy Building, 1100 E. Monroe St., Brownsville, Texas 78520, in the Commissioners Courtroom. The purpose of the public hearing is to inform residents and interested parties of the proposed Amendment No. 1 and the proposed changes to the scope of the Central Estates-Praxedis Saldivar Sewer Improvement Project (CFC24-0004). Residents and interested parties are encouraged to attend the Public Hearing and provide comments regarding the proposed amendment to the County.

Individuals with disabilities who wish to attend this meeting should contact the County's Personnel Office at 956-544-0827 at least two days before the meeting date so appropriate arrangements can be made. A copy of the proposed Amendment No. 1 is available for review during normal business hours at the Cameron County Dancy Building, 1100 E. Monroe St., Suite 105, Brownsville, Texas 78520, and on the Cameron County website www.cameroncountytexas.gov/planning-development/. For further information regarding the Central Estates-Praxedis Saldivar Sewer Improvement Project, please contact Esther Ballesteros at 956-982-5422.

**CONDADO DE CAMERON
AVISO DE AUDIENCIA PÚBLICA**

**Propuesta de Enmienda Número 1, del Proyecto de Mejora del Sistema de Alcantarillado
en la Comunidad de Central Estates-Praxedis Saldivar
TDA TxCDBG Contrato CFC24-0004**

20 de octubre de 2026

La audiencia se llevará a cabo a las 5:30 p.m. el lunes 26 de octubre 2026 en la corte del Condado de Cameron, 1100 E. Monroe Street, segundo piso en la sala de audiencias de los comisionados. El propósito de esta audiencia es informar a los residentes y a las personas interesadas sobre la propuesta de enmienda número 1 y los cambios propuestos al proyecto de mejora del sistema de alcantarillado en la comunidad de Central Estates-Praxedis Saldivar (CFC24-0004). Se invita a los residentes y a las personas interesadas a asistir a la audiencia pública y a presentar comentarios sobre la propuesta de enmienda al Condado de Cameron.

Las personas con discapacidad que deseen asistir a esta reunión deben comunicarse con la oficina de personal del condado al teléfono 956-544-0827 al menos dos días antes de la fecha de la reunión, para que se puedan tomar las disposiciones necesarias. Una copia de la propuesta de enmienda número 1 está disponible para su revisión durante el horario comercial habitual en el Edificio Dancy del Condado de Cameron, 1100 E Monroe oficina numero 105, Brownsville, Texas 78520, y también en el sitio web del condado de Cameron www.cameroncountytexas.gov/planning-development/. Para más información sobre el proyecto, por favor contacte a Esther Ballesteros teléfono 956-982-5422.

Summary of Proposed Amendment No. 1 to the Central Estates-Praxedis First-Time Sewer Improvement Project CFC24-0004

A public hearing is required under the Texas Department of Agriculture (TDA) Texas Community Development Block Grant (TxCDBG) Contract No. CFC24-0004 to inform the public of the proposed changes to the Central Estates-Praxedis Saldivar First-Time Sewer Improvement Project and provide residents with an opportunity to ask questions, submit comments, and express concerns.

The proposed changes include reducing the installation of 8-inch sanitary sewer line from 6,030 linear feet (L.F.) to 5,272 L.F. Additionally, the 2,635 linear feet (L.F.) of 15-inch PVC sewer line will be removed from the Performance Statement, as this pipe size was not used in the project. The project will provide first-time sewer service to 42 households, including yard lines, related seeding, street repairs, and associated appurtenances, and decommission 41 septic tanks. The number of beneficiaries will decrease from 197 to 179, and low- to moderate-income (LMI) beneficiaries will be increased from 159 to 177. Matching funds will be utilized to install yard lines on private property for households that do not qualify as LMI.

The proposed changes also include the installation of 25 capped sewer service laterals for potential future connections and 66 elder valves on qualifying sewer services. Matching funds will cover the additional costs associated with the elder valve installations.

Due to the proposed changes, the total project cost is anticipated to decrease by approximately 24%, bringing the revised project total to \$1,229,918. The construction contract is expected to decrease by \$385,637, resulting in a revised contract amount of \$1,169,918. The County will retain \$60,000 for project administration. These amounts are preliminary estimates and may vary based on final project revisions and approvals.

An environmental reevaluation will also be conducted for the project area to assess the proposed changes and ensure continued compliance with applicable environmental requirements.

Update to Project Beneficiaries and Property Records

The County proposes to revise the project beneficiary list to reflect properties that will be removed from the project scope due to declined sewer connections, lack of signed Right-of-Entry forms, vacant properties, duplicate address records, or required easements that could not be secured. The affected properties are listed below.

<i>No.</i>	<i>Property Address</i>	<i>Reason for Removal</i>
1	3310 N. Central Avenue	Declined connections
2	3155 Salida del Sol, A	Declined connections
3	3155 Salida del Sol, B	Declined connections
4	3221 Salida del Sol	Declined connections
5	3430 Salida del Sol	Declined connections
6	3441 Salida del Sol	Declined connections

**Summary of Proposed Amendment No. 1 to the Central Estates-Praxedis
First-Time Sewer Improvement Project
CFC24-0004**

<i>No.</i>	<i>Property Address</i>	<i>Reason for Removal</i>
7	3461 Salida del Sol	Declined connections
8	4816 Michelle Drive	Declined connections
9	4832 Michelle Drive	Declined connections
10	4847 Michelle Drive	Declined connections
11	3613 Salida del Sol	Duplicate Address (3580 Salida Del Sol)
12	3611 Salida del Sol	Duplicate Address (3624 Salida Del Sol)
13	3132 N. Central Avenue	Lack of Right-of-Entry, no response
14	3208 N. Central Avenue	Lack of Right-of-Entry, no response
15	3212 N. Central Avenue, B	Lack of Right-of-Entry, no response
16	3304 N. Central Avenue	Lack of Right-of-Entry, no response
17	4879 Michelle Drive	Lack of Right-of-Entry, no response
18	4879 Michelle Drive, 1	Lack of Right-of-Entry, no response
19	4879 Michelle Drive, 2	Lack of Right-of-Entry, no response
20	4879 Michelle Drive, 3	Lack of Right-of-Entry, no response
21	4879 Michelle Drive, 4	Lack of Right-of-Entry, no response
22	4885 Michelle Drive	Lack of Right-of-Entry, no response
23	3440 Salida del Sol, B	Lack of Right-of-Entry, no response
24	3644 Salida del Sol	Lack of Right-of-Entry, no response
25	3668 Salida del Sol	Lack of Right-of-Entry, no response
26	3720 Salida del Sol, A	Lack of Right-of-Entry, no response
27	3720 Salida del Sol, B	Lack of Right-of-Entry, no response
28	3420 Salida del Sol	Required easement not secured
29	3442 Salida del Sol, A	Required easement not secured
30	3454 Salida del Sol, B	Required easement not secured
31	3454 Salida del Sol, C	Required easement not secured
32	3662 Salida del Sol, 2	Required easement not secured
33	3668 Salida del Sol, 2	Required easement not secured
34	3750 Salida del Sol	Required easement not secured
35	3774 Salida del Sol	Required easement not secured
36	4839 Michelle Drive	Vacant property - lack of right of entry form, no response
37	3600 Salida del Sol	Vacant property - lack of right of entry form, no response
38	3643 Salida del Sol	Vacant property - lack of right of entry form, no response
39	3237 Salida del Sol	Vacant property - lack of right of entry form, no response
40	3460 Salida del Sol	Vacant property - lack of right of entry form, no response
41	3460 Salida del Sol, 1	Vacant property - lack of right of entry form, no response
42	3460 Salida del Sol, 2	Vacant property - lack of right of entry form, no response
43	3660 Salida del Sol	Vacant property - lack of right of entry form, no response
44	3780 Salida del Sol	Vacant property - lack of right of entry form, no response

Additionally, the County proposes to add properties that were not identified in the original project survey but have since been identified and obtained signed Right-of-Entry forms, as well as correct property addresses. These updates will be reflected in the amended project documentation and project map to accurately identify the properties included in the revised scope of work.

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CFC24-0004**

<i>No.</i>	<i>Property Address</i>	<i>Reason for Addition/Address Correction</i>
1	4809 Michelle Drive	Signed Right-of-Entry, not on original survey
2	4824 Michelle Drive	Signed Right-of-Entry, not on original survey
3	3251 Salida del Sol	Signed Right-of-Entry, not on original survey
4	3351 Salida del Sol	Signed Right-of-Entry, not on original survey
5	3451 Salida del Sol	Signed Right-of-Entry, not on original survey
6	3571 Salida del Sol	Signed Right-of-Entry, not on original survey
7	3575 Salida del Sol	Signed Right-of-Entry, not on original survey
8	3662 Salida del Sol	Signed Right-of-Entry, not on original survey
9	3669 Salida del Sol	Signed Right-of-Entry; not on original survey; also shown as 3668 Salida del Sol
10	3700 Salida del Sol	Signed Right-of-Entry, not on original survey
11	3704 Salida del Sol	Signed Right-of-Entry, not on original survey
12	3705 Salida del Sol	Signed Right-of-Entry, not on original survey
13	3770 Salida del Sol	Signed Right-of-Entry, not on original survey

The County will update the project beneficiary count, LMI beneficiary count, performance statement, and applicable project documentation to reflect the approved revisions.

Public Comment Period and Deadline

Members of the public are invited to submit written comments, questions, or concerns regarding the proposed changes to the Central Estates-Praxedis Saldivar Sewer Improvement Project under TDA TxCDBG Contract No. CFC24-0004. All written comments must be received by 5:30 P.M. on October 26, 2026, and submitted to the Planning and Development Department, 1100 E. Monroe St, Brownsville, TX 78520. The County will consider all comments received by the deadline before proceeding with the proposed contract amendment process.

Cameron County
Central Estates-Praxedis Saldivar Sewer Improvement Project
Amendment 1

CFC24-0004

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Performance Statement: Saldivar-Central Estates Colonia 03J

Purpose Statement:

Lack of water service resulting in unsafe living conditions.

Work to be performed:

In cooperation with Brownsville PUB, install approximately ~~five thousand, two hundred seventy-two (5,272) l.f.~~ of eight inch (8 in.) PVC sewer line, manholes, tie-ins, dewatering, related street repair and all associated appurtenances. ~~The project scope will be amended to include the installation of twenty-five (25) capped sewer service lateral connections for potential future connections. Additionally, sixty-six (66) elder valves will be installed on qualifying sewer services. Matching funds will be utilized to cover the additional costs associated with the installation of the elder valves.~~

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Deleted: two thousand six hundred thirty-five linear feet (2,635 l.f.) of fifteen inch (15 in.) PVC sewer line,

Updated Location:

~~No update to location. An updated may will show updated beneficiaries. Throughout~~ Saldivar-Central Estate Colonia. This location is more fully described in Figure A1 below, which is incorporated herein. In the event of a conflict between this description and Figure A1, Figure A1 controls.

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Total Beneficiaries for this Activity: **Total Low/Moderate Income Beneficiaries for this Activity:** **LMI Ratio:**

~~179~~

~~177~~

~~98.88%~~

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Cameron County
Central Estates-Praxedis Saldivar Sewer Improvement Project
Amendment 1

CFC24-0004

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Performance Statement: Saldivar-Central Estates Colonia 14A

Purpose Statement:

Lack of water service resulting in unsafe living conditions.

Work to be performed:

In cooperation with Brownsville PUB, install first time sewer service to ~~forty-two (42)~~ households including the decommission of ~~forty-one (41)~~ onsite sewage facilities (OSSF), related seeding, related street repair, yard lines and all associated appurtenances. TxCDBG funds shall not fund yard service line on private property to a household that does not qualify as low- to moderate-income.

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Updated Location:

~~No update to location.~~ Salida Del Sol, Michelle Ave, and Central Ave. This location is more fully described in Figure A1 below, which is incorporated herein. In the event of a conflict between this description and Figure A1, Figure A1 controls.

Total Beneficiaries for this Activity: **Total Low/Moderate Income Beneficiaries for this Activity:** **LMI Ratio:**

~~177~~

~~177~~

100.00%

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**AMBIOTEC
GROUP**

Civil and Environmental

*Engineers, Scientists and
Construction Managers
TBPE Firm No. F-4126
TBPLS Reg. No. 10005300*

October 20, 2026

David Tumlinson
Director of Planning & Development
Cameron County
1100 E. Monroe Street, Rm. 105
Brownsville, Texas 78520

Justification Letter for Colonia Central Estates and Praxedis Saldivar Sewer Improvements Project

Project: Sanitary Sewer Improvements

Mr. Tumlinson,

Below is our justification for the scope and quantity adjustments included in Construction Contract Change Order No. 2 for the Colonia Central Estates and Praxedis Saldivar Sewer Improvements Project, Texas Community Development Block Grant (TXCDBG), Contract No. CFC24-0004:

Change in Scope of Work

A total of 42 households will be removed from the sewer improvement work because the property owners did not execute the required Right of Entry forms, declined the proposed sanitary sewer service connection, or the properties do not have the utility easement necessary to construct the improvements. Out of those 42 households that are being removed from the contract, 24 stub outs have been installed for future sanitary sewer service connection. The original contract included 83 beneficiaries; following this change order, the project will decommission 41 septic tanks and serve 41 beneficiaries.

Because access authorization, owner participation, and the required easements are not available for these properties, the associated work cannot proceed as originally planned. Accordingly, the change order adjusts the applicable quantities for sanitary sewer service connections, yard line connections, sewer main, manholes, septic tank decommissioning, and other related items, as reflected in the attached Change Order No. 2. These revisions remove work that cannot be completed under the current project conditions and align the contract quantities with the feasible construction scope.

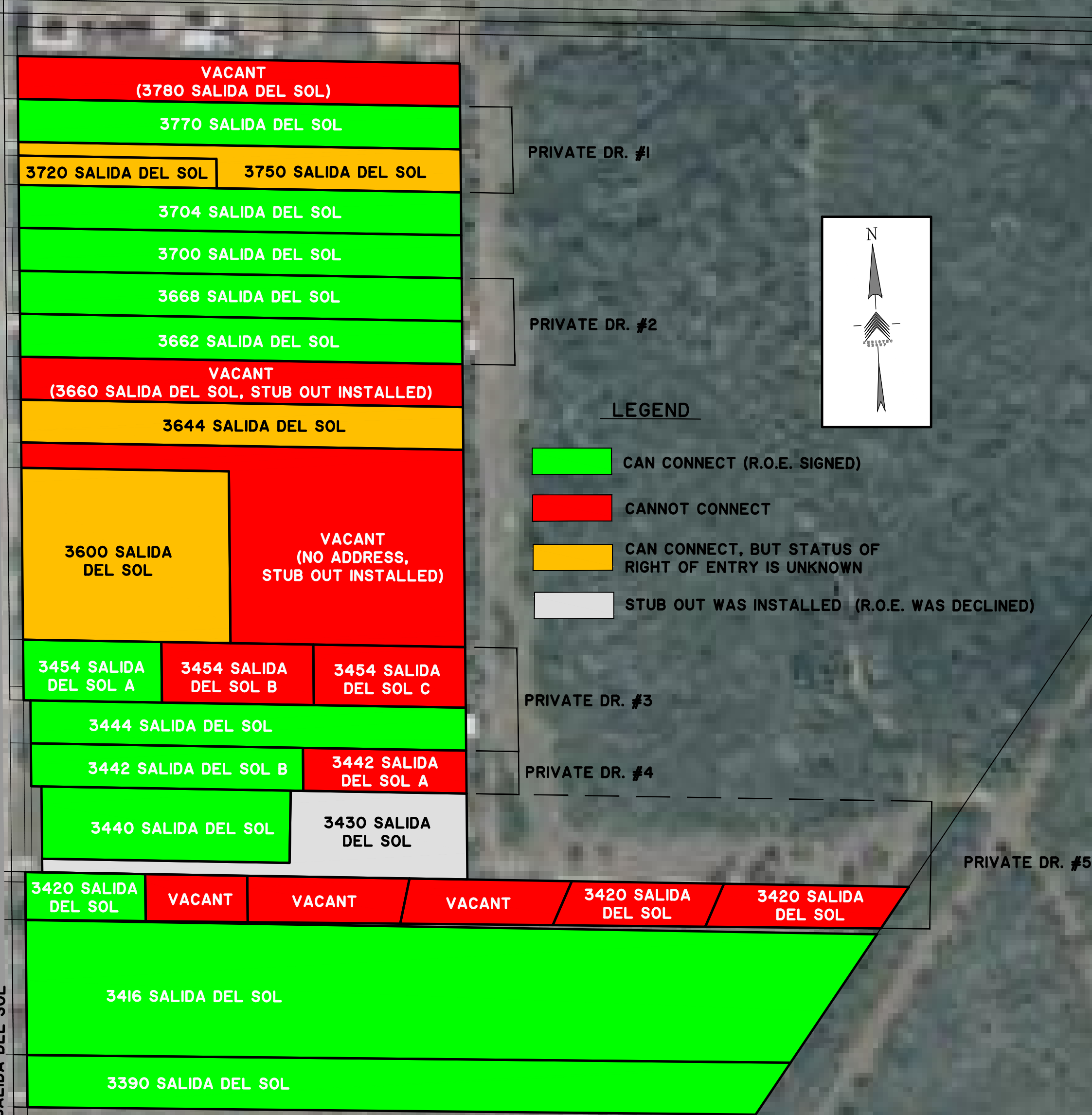
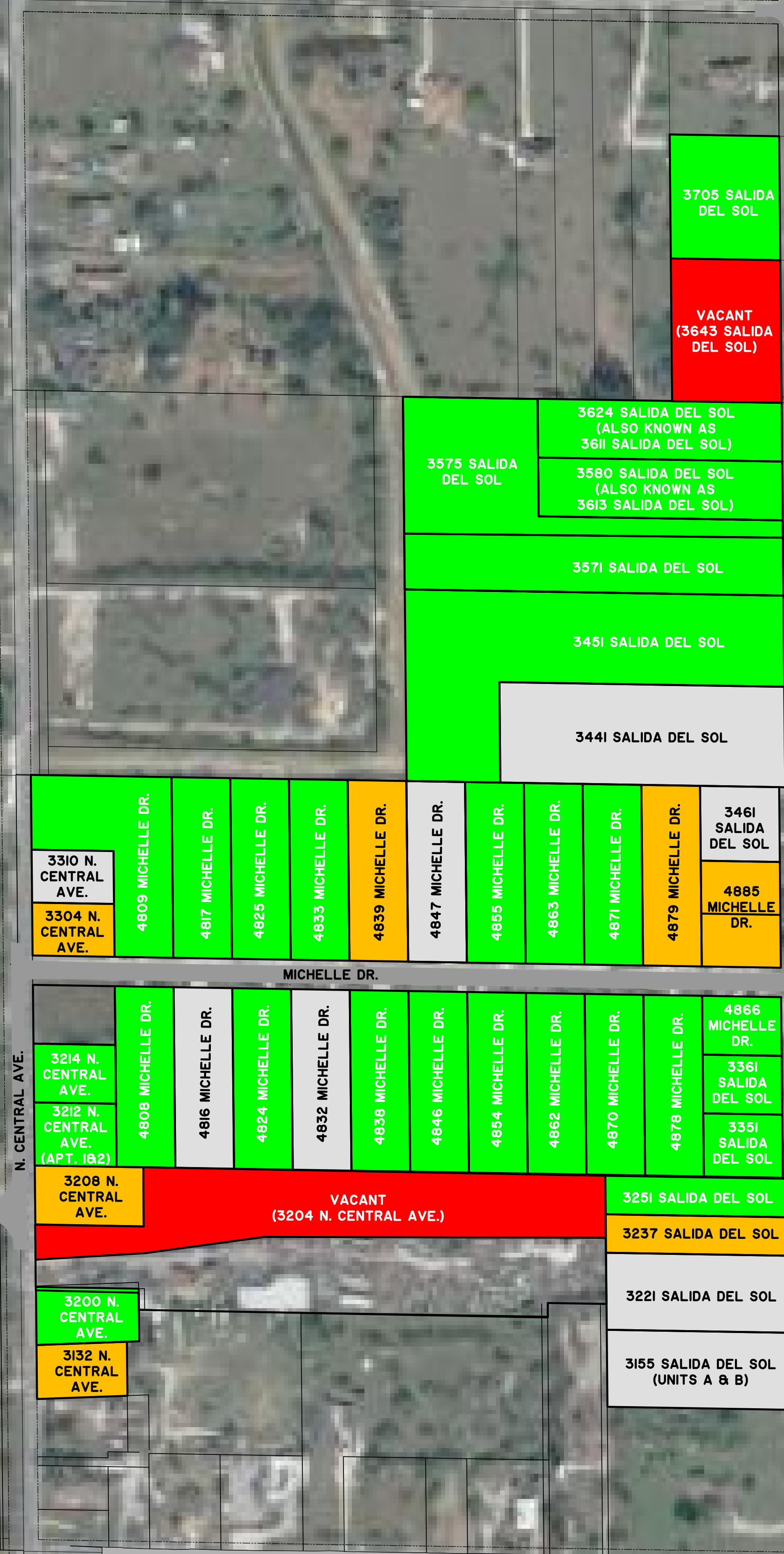
Change in Contract Amount

Change Order No. 2 decreases the original contract amount by -\$385637.00, from \$1,555,555.00 to a revised contract amount of \$1,169,918.00. The adjustment reflects the deleted quantities and related work identified in the change order.

If you have any questions, please do not hesitate to call me at (956) 548-9333.

Vicente Mendez, P.E., R.P.L.S.
Principal Engineer

DRAFT
FOR COMMENT



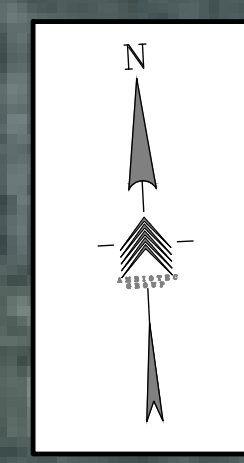
PRIVATE DR. #1

PRIVATE DR. #2

PRIVATE DR. #3

PRIVATE DR. #4

PRIVATE DR. #5



LEGEND

- CAN CONNECT (R.O.E. SIGNED)
- CANNOT CONNECT
- CAN CONNECT, BUT STATUS OF RIGHT OF ENTRY IS UNKNOWN
- STUB OUT WAS INSTALLED (R.O.E. WAS DECLINED)