

**CITY COMMISSION
AGENDA
REGULAR MEETING
FEBRUARY 19, 2025
@ 5:30 PM
CITY HALL, TOWN HALL MEETING ROOM
2ND FLOOR, 118 E. TYLER AVENUE
HARLINGEN, TEXAS**

Notice is hereby given that the City Commission of the City of Harlingen, Texas will hold a Regular Meeting on **WEDNESDAY, FEBRUARY, 19, 2025 at 5:30 P.M.** at City Hall, Town Hall Meeting Room, 118 E. Tyler Avenue, Harlingen, Texas and provide the public the ability to view the meeting via internet live-streaming at www.harlingentx.gov and the City of Harlingen YouTube Page.

The public will be permitted to offer citizen communication or participate in items listed as public hearings as provided by the agenda and as permitted by the presiding officer during the meeting.

To offer citizen communication or participate in scheduled public hearings, go to www.harlingentx.gov and click on "PUBLIC HEARING AND CITIZEN COMMUNICATION FORM." Fill out the form and indicate the item you wish to address, and submit the form.

Please indicate (1) the agenda item on which you wish to speak, (2) whether you prefer to speak on the item during citizen communication or at the time the agenda item is brought for consideration before the City Commission.

To submit written comments requesting an item for City Secretary, go to www.harlingentx.gov and click on "PUBLIC HEARING AND CITIZEN COMMUNICATION FORM" write your comments (limited to 400 words or less) and submit the form.

PLEASE SUBMIT WRITTEN COMMENTS BEFORE 3:00 P.M. THE DAY OF THE MEETING.

A recording of the meeting will be made and will be available to the public in accordance with the Texas Open Meetings Act.

City of Harlingen meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at (956) 216-5001 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

The Harlingen City Commission reserves the right, pursuant to the Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

- 1) **Call Meeting to Order**
 - a) Invocation - Commissioner Daniel N. Lopez
 - b) Pledge of Allegiance
 - c) Welcome Citizens
- 2) **Conflict of Interest**

" Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time? " **(City Attorney)**
- 3) **Announcements:** *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employee or community recognitions.*
 - a) Mayor's Announcements
 - b) City Manager's Announcements
 - c) City Commission Member Announcements
- 4) **Proclamation/Presentation of Awards:**
 - a) Harlingen Animal Shelter - "Pet of the Week"
 - b) Proclamation - Honoring Black History Month
 - c) Proclamation - Honoring The Rotary Clubs of Harlingen
- 5) **Citizen Communication:** *At this time, the public is invited to address the City Commission and speak on any matter not specifically listed for public hearing elsewhere in this agenda. Please note that the City Commission members may not respond to comments or deliberate on topics addressed.*
- 6) **Approval of Minutes:**
 - a) Sp. Joint Meeting of the City Commission and Harlingen Airport - December 12, 2024
- 7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*
 - a) Consideration and possible action to approve a request from Sandra Vitallo, Owner of the Spirit and Wellness Center to close the following streets, the Southside Intersection of South 4th Street and Taylor Avenue and the Northside Intersection of the 600th Block of South 4th Street and the alleyway from 11:00 a.m. to 6:00 p.m., Saturday, March 8, 2025, for the Spirit and Wellness Festival. Attachment **(Police)**.
 - b) Consideration and possible action to approve a request to close the following streets for the St. Patrick's Lager Jogger Event, Friday, March 14, 2025, from 6:00 p.m. to 9:00 p.m. beginning and ending at Lon C. Hill Park located at 1217 Fair Park Boulevard. Attachment **(Police)**.

The following streets are requested to be temporarily closed throughout the duration of the event beginning at 6:00 p.m. to 10:00 p.m.:

Fair Park Blvd. / Noth "L" & "J" Streets
Fair Park Blvd. / North "O" Street (Northside of intersection)

Fair Park Blvd. / West Adams Street
Expressway 77 North Frontage Road / West Teege Ave. (Eastside of intersection)

- c) Consideration and possible action to approve an ordinance on second and final reading, amending Ordinance No. 2010-37 to ensure full compliance with Chapter 2303 of the Texas Government Code. Attached (**HEDC**)
 - d) Consideration and possible action to approve a resolution authorizing the city manager to submit pre- and final grant applications to the Texas Department of Transportation 2025 Transportation Alternatives (TA) Set-Aside Call for Projects. Attachment (**Special Projects Department**).
- 8) **Staff Reports and Other Discussion Items:** *Items in this section are not expected to require action by the City Commission and are generally for information only. However, any item listed in this section may become an action item at a future meeting with the request of the Mayor, or after the request of any two Commission members, or the City Manager.*
- a) City Manager's Report
 - b) Staff Reports - Community Development (**CDBG**) Sandee Alvarez (Director)
 - c) Presentation by Ralph Vela-Executive Director-Workforce Solutions
 - d) Presentation by Robert Rodriguez-(Finance Director) on the City of Harlingen Investment Report for the quarter ending December 31, 2024.
- 9) **Public Hearings:** *At this time, the Mayor will invite members of the public who have filled out the Public Hearing and the Citizen Communication Form to address each item listed in this section. Please limit your comments to the topic of that public hearing. If more than one public hearing is being held, you will be allowed to speak during each topic, provided you have filled out the Public Hearing and Citizen Communication Form for the appropriate topic. If you are signed up for two (2) or more Public Hearings, you will be limited to 5 minutes for all topics.*
- a) Public hearing for a rezoning request from Not Designated ("N") District to Light Industry ("LI") District for 12.45 acres of land out of Block 68, Palmetal Company Subdivision, located along the north side of FM 106, approximately 1,295 feet east of FM 509. Applicant: Chris Hamby c/o Whiting Investments, Ltd. Attachment (**Planning & Development**)
 - b) Public hearing for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & North Part of Lot 3, Coronado Acres Subdivision 3. Applicant: Karlos Esquivel. Attachment (**Planning & Development**)
- 10) **Action Items:** *City Commission will discuss, consider, and take any action deemed necessary on items listed in this section, including the adoption of a resolution or an ordinance.*

Ordinances:

- a) Consideration and possible action to adopt an ordinance on first reading for a rezoning request from Not Designated ("N") District to Light Industry ("LI") District for 12.45 acres of land out of Block 68, Palmetal Company Subdivision, located along the north side of FM 106, approximately 1,295 feet east of FM 509. Applicant: Chris Hamby c/o Whiting Investments, Ltd. Attachment (**Planning & Development**)
- b) Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & North Part of Lot 3, Coronado Acres Subdivision 3. Applicant: Karlos Esquivel. Attachment (**Planning & Development**)

- c) Consideration and possible action to approve an ordinance on first reading amending the City of Harlingen's Budget for Fiscal Year 2025. Attachment (**Finance**)
- d) Presentation and possible action on the Homeless study final report by Robert Marbut. (**City Manager**)
- e) Presentation and possible action on the Annual City Events Calendar. Attachment. (**D.I.D.**)
- f) Consideration and possible action to approve a request from Richard Uribe, owner of Richard's Mexican Restaurant, to repair damages sustained to the Parking Lot located at 1116 S. Commerce St., Harlingen, TX 78550, caused by the city's refuse units while servicing the garbage containers. Total estimated cost of \$6,558.72, which includes cost of repairs, equipment, materials and labor. Attachment (**Public Works**)
- g) Consideration and possible action to authorize the filing of an application for financial assistance with the Texas Water Development Board for funding the design and construction of priority wastewater capital improvement projects. Attachment (**HWWS**).
- h) Consideration and possible action to approve a request to convert one (1) part-time position for a pro shop cashier into a full-time position and create three (3) part-time positions, to meet operational needs and enhance customer service. (**Golf**)
- i) Consideration and possible action to approve a resolution authorizing the city manager to submit a grant application to the Lowes 100 Hometowns Program. Attachment (**Special Projects Department**)
- j) Consideration and possible action to approve a resolution authorizing the city manager to submit multiple grant applications for flood mitigation and secondary power source projects to the Texas Division of Emergency Management under the Hazard Mitigation Grant Program (HMGP) and the Building Resilient Infrastructure and Communities (BRIC) Grant Program. Attachment (**Special Projects Department**).
- k) Consideration and possible action to approve a resolution nominating VHS Harlingen Hospital Company, LLC for designation as a qualified business and enterprise project under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303, Texas Gov't Code. Attachment (**HEDC**)
- l) Consideration and possible action to appoint Alfredo Alvear as Interim Chief of Police for the Harlingen Police Department, effective February 11, 2025, due to Chief Michael Kester's retirement. (**City Manager**)
- m) Consideration and possible action to cancel the City Commission Meeting of March 5, 2025. (**City Manager**)
- n) Consideration and possible action to approve the evaluation committee's ranking of firms and authorize the City Manager to negotiate and execute a contract for associated engineering services pursuant to the City's Request for Qualifications No. 2025-01 for Professional Engineering Services for the Design and Environmental Permitting for the Arroyo Colorado Hike and Bike Trail Extension Project Phase III. Attachment (**Mayor**)

- 11) **Board Appointments:**
Specifically, appointment or discussion and possible action to include appointment and/or removal of any position subject to appointment or removal by statute, ordinance, or bylaws.

Airport
Animal Shelter Advisory Committee
Audit Committee (Terms expire in June)
Charter Review Committee (Ad Hoc)

Civil Service Commission
Community Development Advisory Board (1)
Construction Board of Adjustments (4)
Convention & Visitors Bureau
Development Corporation of Harlingen, Inc.
Downtown Improvement Board
Golf Course Advisory Board
Harlingen Community Improvement Board
Harlingen Housing Authority Board
Harlingen Finance Corporation (6)
Harlingen Teen and Young Adult Advisory Board (2)
Healthy Harlingen Advisory Board
Keep Harlingen Beautiful Board
Library Advisory Board
Mayor Wellness Council
Museum Advisory Board (1)
Parks Advisory Board (1)
Planning & Zoning Advisory Board
Senior Citizens Advisory Board (1)
Small Business Committee
Tax Increment Finance Board
Utility Board of Trustees (2)
Veterans Advisory Board
Zoning Board of Adjustment (2)

- 12) **Executive Session:** *All items listed in this section will be deliberated in a closed session. Members of the public are not generally permitted to attend a closed session. Executive Session items may be considered as an action item at the discretion of the Mayor. However, City Commission will not take any action in closed session.*
- a) Deliberation pursuant to Texas Government Code 551.074, to consider personnel matters; ie the regular annual evaluation of the City Manager (**City Attorney**)
- b) pursuant to Tex. Gov't Code Sec. 551.072 to deliberate the purchase, exchange, lease, or value of real property, and Sec. 551.087 to discuss or deliberate regarding commercial or financial information that the City of Harlingen 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 related to the following projects. (**HEDC**)
- 1) Project Dixieland
2) Project H2
- 13) **Action on Executive Session Items:** *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*
- a) Consideration and possible action on Item 12(a) as discussed in executive session.
- b) Consideration and possible action on Item 12(b) 1 & 2, as discussed in executive session.
- 14) **Adjournment:**

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Harlingen City Commission is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the City's Internet Website and said Notice was posted on FRIDAY, FEBRUARY 19, 2025 at or before 12:30 a.m./p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 19th day of FEBRUARY, 2025

Hermelinda Gonzales
Hermelinda Gonzales, Interim-City Secretary