

**CITY COMMISSION
AGENDA
REGULAR MEETING
JUNE 18, 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, JUNE 18, 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 - Mayor Pro-Tem Ford Kinsley
 - 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) Recognition Award - Mariana Donnelly
 - c) Mayor's Business of the Month - Chyann's Specialty Café
 - d) Proclamation - Proclaiming the Week of June 15-21, 2025 as "National Mosquito Control Awareness Week"
- 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) Regular Meeting of March 19, 2025
- 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 Ernestina Waggoner to close the following streets, Saturday, July 19, 2025, from 8:00 a.m. to 11:00 a.m. for the National Downtown Prayer Walk Event. Attachment **(Police)**

West, North and South side intersections of Jackson Avenue and First Street;
North and South side intersections of Jackson Avenue and 2nd Street;
North and South side intersections of Jackson Avenue and 3rd Street; and,
West side intersections of Jackson Avenue and 4th Street.
 - b) Consideration and possible action to approve a request from Triumphant in Christ Church to close the following streets, Friday, July 11, 2025, from 8:00 a.m. to 5:00 p.m. for their Vacation Bible School End of Week Celebration Event. Attachment **(Police)**

Northside Intersection of 2nd Street and East Adams Avenue;
Southside intersection of 500 Block of 2nd Street and alleyway.

- c) Consideration and possible action to approve an ordinance on second and final reading for a Special Use Permit (SUP) request to allow a Community Residential Facility in a General Retail (GR) District on a property bearing a legal description of 5.9236 acres out of 8.6170 acres out of Block 55, David & Stephenson Subdivision, located on the southeast corner of Breedlove Street and North Loop 499. Applicant: Alan Ozuna. Attachment (**Planning & Development**)
- d) Consideration and possible action to approve an ordinance on second and final reading for a Special Use Permit (SUP) request to allow an adult business (Tattoo Studio) in a General Retail ("GR") District located at 1706 E. Tyler Avenue, Suites 8 & 9, bearing a legal description of Lot 2, Tyler Place Subdivision. Applicant: Dimas Rivas. Attachment (**Planning & Development**)
- e) Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen Code of Ordinances Chapter 105, Article II, Section 16, Definitions, by adding definitions pertaining to repetitive loss and increased cost compliance, modifying the substantial damage and substantial improvement definitions and adding Section 105-64 pertaining to repetitive losses, of the Harlingen Code of Ordinances. Applicant: City of Harlingen. Attachment (**Planning & Development**)
- f) Consideration and possible action to approve a resolution accepting the Federal Aviation Administration (FAA) anticipated Grant offer No. 3-48-0101-082-2025, in the amount of Two Million, Two Hundred Fifty Thousand Dollars and no 100s (\$2,250,000.00) for the Air Traffic Control Tower project at Valley International Airport. Attachment (**Airport**)
- g) Consideration and possible action to approve a resolution accepting the Federal Aviation Administration (FAA) anticipated Grant offer No. 3-48-0101-083-2025, in the amount of One Million, Two Hundred Eighty-Nine Thousand Dollars and no 100s (\$1,289,000.00) for Valley International Airport's Master Plan Update. Attachment (**Airport**)
- h) Consideration and possible action to approve a request from Jaques Royal to close the following streets, Saturday, July 19, 2025, from 4:00 p.m. to 11:59 p.m. for their Sage Touch, Inc. Non-Profit Concert Event. Attachment (**Police**).

Eastside Intersection of West Jackson Avenue and "D" Street;
Southside Intersection of the 100 Block of North "C" Street and alleyway;
Northside Intersection of the 100 Block of South "C" Street and alleyway; and,
Westside Intersection of West Jackson Avenue and West Street.

- i) Consideration and possible action to approve a SECOND AMENDED request from Harlingen Downtown District to close the following streets for their Downtown at Sundown Events, every 3rd Saturday of the month from 7:00 p.m. to 10:00 p.m. since vendors will now be setting up on the 100th and 200th Blocks of West Jackson Avenue. Attachment (**Police**).

Eastside Intersections of Commerce Street and Jackson Avenue;
Northside Intersection of "A" Street and Jackson Avenue;
Northside Intersection of "A" Street and Van Buren Avenue;
Westside Intersection of First Street and Jackson Avenue; and,
Eastside and Westside Intersections of the 100 Block of South "A" Street and alleyway

- j) Consideration and possible action to approve a request from Jacqueline Munguia to close the following streets, Thursday, July 3, 2025, from 5:00 p.m. to 11:00 p.m. for an early 4th of July Block Party. Attachment (**Police**).

Eastside Intersection of Mangrove Palm Drive and Lazy Palm Drive South;
Northside Intersection of Foxtail Drive and Lazy Palm Drive South; and,
Westside Intersection of Sabel Palm Drive and Lazy Palm Drive South.

- 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
 - c) Presentation by South Texas Emergency Care Foundation (STEC)
 - d) Presentation by Cesar Merla, Director of Public Safety, regarding the LRGVDC LISTO Annual Conference.
- 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 Residential Single Family (R-1) District to Neighborhood Services (NS) District for 1.73 acres of land out of Block 6, Section 297, Stuart Place Resubdivision, located on the southeast corner of Stuart Place and Brennaman Roads. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC. Attachment (**Planning & Development**)
 - b) Public hearing for a Special Use Permit (SUP) request to allow an assisted living facility in a Residential Single-Family (R-1) District located at 1901 E. Mesquite Drive, bearing a legal description of Lot 20, Block 2, Parkwood Subdivision. Applicant: Veronica Gutierrez Attachment (**Planning & Development**)
 - c) Public hearing for a rezoning request from Not designated ("N") District to General Retail (GR) District for 4.5 acres of land out of Lots 1-9, Block 4, Midway Subdivision, located at the Southeast corner of Grace and Gayle Avenues. Applicant: Chris Hamby c/o LMB Properties, LTD ET AL. 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 of possible action to approve an ordinance on first reading authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2025 (LSL); authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principal and interest on said bonds; and ordaining other matters relating thereto. Attachment (**HWWS**)
 - b) Consideration and possible action to approve an ordinance on first reading for a rezoning request from Residential Single Family (R-1) District to Neighborhood Services (NS) District for 1.73 acres of land out of Block 6, Section 297, Stuart Place Resubdivision, located on the Southeast corner of Stuart Place and Brennaman Roads. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC. Attachment (**Planning & Development**)
 - c) Consideration and possible action to approve an ordinance on first reading for a Special Use

Permit (SUP) request to allow an assisted living facility in a Residential Single Family (R-1) District located at 1901 E. Mesquite Drive, bearing a legal description of Lot 20, Block 2, Parkwood Subdivision. Applicant: Veronica Gutierrez. Attachment (**Planning & Development**)

- d) Consideration and possible action to approve an ordinance on first reading for a request to rezone from Not designated ("N") District to General Retail (GR) District for 4.5 acres of land out of Lots 1-9, Block 4, Midway Subdivision, located at the Southeast corner of Grace and Gayle Avenues. Applicant: Chris Hamby c/o LMB Properties, LTD ET AL. Attachment (**Planning & Development**)



- e) Consideration and possible action on a presentation by McGriff on the City of Harlingen's Analysis for Employee Health Insurance and Ancillary Policies for FY 2026. (**City Manager**)
- f) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Tuscany Hills Subdivision, bearing a legal description of a 73.69-acre tract of land, more or less, out of and forming a part of Blocks 28, 36, and 37 of the Palmetto Subdivision, located south of Grimes Avenue and west of Bob Youker Road. Attachment (**Planning & Development**)
- g) Consideration and possible action to approve the One-Year Action Plan (Budget) for Fiscal Year 2025-2026 (Year 51) of the Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) Programs as recommended by the Community Development Advisory Board. Attachment (**Community Development**)
- h) Consideration and possible action to approve the conversion of one (1) part-time position to (1) full-time position for the Tony Butler Golf Course Snack Bar. Attachment (**Golf**)
- i) Consideration and possible action to authorize the City Manager to re-allocate the \$50,000.00 in City Funds originally allocated for the Immigrant Assistance Program to the Loaves & Fishes Open Arms Emergency Shelter Program to support the continued operation of the Shelter. (**City Manager**).
- j) Consideration and possible action to award a contract to Go Underground LLC., pursuant to Bid No. 2025-06 for the 5th and 7th Storm Sewer Improvements. Attachment (**Engineering Dept.**)
- k) Consideration and possible action on Phase II of the Jefferson Street Storm Sewer Improvement Project. (**Special Projects Department**).
- l) Consideration and possible action on Phase I and Phase II of the 21st Street Storm Sewer Improvement Project. (**Special Projects Department**).

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
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
Planning & Zoning Advisory Board
Senior Citizens Advisory Board (1)
Small Business Committee
Tax Increment Finance Board
Utility Board of Trustees
Veterans Advisory Board
Zoning Board of Adjustment

- 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) Pursuant to Texas Government Code Section 551.071 - attorney consultation and contemplated litigation; Section 551.072 - deliberation regarding real estate; and Section 551.087 - economic development relating to the following projects:

- 1) Project Fit
- 2) Project Smoke Signals
- 3) Project Sandberg
- 4) Project DC
- 5) Project Turbine
- 6) Project Tyler
- 7) Project Tech
- 8) Project Emerald Green

b) Pursuant to Texas Government Code 551.07(a) to discuss the hiring of personnel Chief of Police. **(City Attorney)**

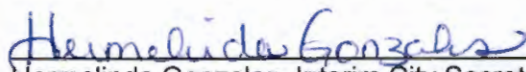
- 13) **Action on Executive Session Items:** *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*

- a) Consideration and possible action on Item 12(a) 1-8 as discussed in executive session.
- b) Consideration and possible action on Item 12(b) 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, JUNE 13, 2025**, at or before 4:00 p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 13th day of JUNE, 2025


Hermelinda Gonzales, Interim City Secretary