

**CITY COMMISSION
AGENDA
REGULAR MEETING
JULY 2, 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, JULY 2, 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 Norma Sepulveda
 - 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) Presentation of Certificate of recognition - "Morgana Elizabeth Rodriguez Marin"
 - c) Presentation of Certificate of recognition - "Lupita Muniz"
 - d) Presentation of Certificate of recognition - "Temple Beth Israel"
 - e) Presentation of Certificate of recognition - "The Greater Chamber 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) Special Meeting of March 25, 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 the Harlingen Convention and Visitors Bureau to close the following streets, Friday, July 4, 2025 from 5:00 p.m. to 10:00 p.m. for their Annual Freedom Festival event. Attachment **(Police)**.

Fair Park Boulevard between North "L" and "J" Streets, to include all entries and exits of the Municipal Auditorium, Casa de Amistad parking lots and Harlingen Performing Arts Center; Eastside intersection on "L" Street and the street behind the Municipal Auditorium parking lot. DETOUR Sign at Fair Park Boulevard / "L" Street to route traffic to "L" Street.
 - b) Consideration and possible action to allow Police Chief Alfredo Alvear to use Federal Justice Forfeiture funds to purchase one (1) 2025 Ford F150 from Same's Motor Company for a total cost of \$46,030.10. Attachment **(Police)**.

- c) Consideration and possible action to approve an ordinance on second and final 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)**
 - d) Consideration and possible action to approve an ordinance on second and final 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)**
 - e) Consideration and possible action to approve an extension on the contract between the City of Harlingen and Dr. Robert Kellogg, DVM to continue providing services to the Harlingen Animal Shelter as needed. Attachment **(Health)**
 - f) Consideration and possible action to approve an ordinance on second and final 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 agenda/register 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 principle and interest on said bonds; and ordaining other matters relating thereto. Attachment **(HWWS)**
 - g) Consideration and possible action to approve a resolution authorizing the City Manager to submit an application to the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) under the FY 2026 Category 7 and FY 2028 Category 10 Call for Projects. Attachment **(Special Projects Department)**.
 - h) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the U.S. Department of Justice, Office of Community-Oriented Policing Services (COPS Office), FY25 Safer Outcomes: Enhancing De-Escalation and Crisis Response Training for Law Enforcement grant. Attachment **(Special Projects Department)**
 - i) Consideration and possible action to approve a resolution authorizing the City Manager to submit an application to the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) under the FY 2026 Category 7 and FY 2028 Category 10 Project Call. Attachment **(Special Projects Dept.)**
 - j) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Texas Parks and Wildlife's Local Park Grant Program. Attachment **(Special Projects Department)**.
 - k) Consideration and possible action to authorize the purchase of a truck and a Big Tex trailer for the Public Works Paving Crew to streamline the mobilization of equipment such as a backhoe, roller, and zipper, utilizing available savings from previously approved equipment purchases. Attachment **(Public Works)**
 - l) Consideration and possible action to approve an agreement with Cameron County for their Hazard Mitigation Action Plan Update. Attachment **(Fire Dept)**
- 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 - Presentation by Sergio Mujica (MIS Director) on the New City App.

- 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 Special Use Permit ("SUP") to allow an adult business (Tattoo Studio) in a General Retail ("GR") District located at 602 S. "F" Street, Suite D, bearing a legal description of Lots 1-4, West Harlingen Addition. Applicant: Jerry Lopez. Attachment **(Planning & Development)**
 - b) Public hearing for the voluntary annexation of 10.00 acres of land out of Block 3, F.H. Handley Subdivision, located on the east side of Paloma Lane, approximately 2,010.46 ft. south of Garrett Road, including all the right-of-way on the south side of Garrett Road approx. 320.77 ft east of Paloma Lane and all the right-of-way along Paloma Lane south of Garrett Road to and through the property. Applicant: Casa Engineering c/o J.V. & Jessica Garcia. Attachment **(Planning & Development)**
 - c) Public hearing providing for Historic Preservation in the City of Harlingen; providing definitions and terms; creating a Historic Preservation Commission, specifying its membership and tenure; setting forth duties and responsibilities of the Historic Preservation Commission; defining duties and responsibilities of the Historic Preservation Officer; providing designation criteria and procedure for designating historic landmarks and districts; establishing incentive programs for historic preservation; providing criteria and procedure for obtaining certificates of appropriateness; establishing design standards and guidelines; creating minimum maintenance standards; addressing demolition by neglect; providing for a penalty; providing a severability clause; and providing for publication and effective date. Attachment **(This item was requested by Commissioner Lopez and Commissioner Perez)**
 - d) Public hearing amending the Harlingen Code of Ordinances, Article VI, Section 111-142 to add Sections 111-142(e)-(f.) to Regulate Certain On-Street Parking within the City of Harlingen, to prohibit On-Street Parking at Barton Avenue to create exceptions to allow for service of utilities and providing for severability. Attachment **(This item was requested by Commissioner Lopez and Commissioner Perez)**
- 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 Special Use Permit (SUP) to allow an adult business (Tattoo Studio) in a General Retail ("GR") District located at 602 S. "F" Street, Suite D, bearing a legal description of Lots 1-4, West Harlingen Addition. Applicant: Jerry Lopez Attachment. **(Planning & Development)**
- b) Consideration and possible action to approve an ordinance on first reading for the voluntary annexation of 10.00 acres of land out of Block 3, F.H. Handley Subdivision, located on the east side of Paloma Lane approximately 2,010.46 ft. south of Garrett Road, including all the right-of-way on the south side of Garrett Road approx. 320.77 ft east of Paloma Lane and all the right-of-way along Paloma Lane south of Garrett Road to and through the property. Applicant: Casa Engineering c/o J.V. & Jessica Garcia. Attachment. **(Planning & Development)**
- c) Consideration and possible action to approve an ordinance on first reading providing for Historic Preservation in the City of Harlingen; providing definitions and terms; creating a Historic Preservation Commission, specifying its membership, tenure; setting forth duties and responsibilities of the Historic Preservation Commission; defining duties and responsibilities of the Historic Preservation Officer; providing designation criteria and procedure for designating

historic landmarks and districts; establishing incentive programs for historic preservation; providing criteria and procedure for obtaining certificates of appropriateness; establishing design standards and guidelines; creating minimum maintenance standards; addressing demolition by neglect; providing for a penalty; providing a severability clause; and providing for publication and effective date. Attachment (***This item was requested by Commissioner Lopez and Commissioner Perez***)

- d) Consideration and possible action to approve an ordinance on first reading amending the Harlingen Code of Ordinances, Article VI, Section 111-142 to add Sections 11-142(e.) (f.) to regulate certain on-street parking within the City of Harlingen, to prohibit on-street parking at Barton Avenue to create exception to allow for service of utilizes and providing for severability. Attachment (***This item was requested by Commissioner Lopez and Commissioner Perez***)



- e) Consideration and possible action to approve two (2) invoices from Cameron County Elections Department for the November 5th, 2024, District 3, 4, and 5 Regular City Elections and the December 14th, 2024 Runoff Elections. Attachment (***City Secretary/Remi Garza***)
- f) Consideration and possible action to approve a resolution approving the One-Year Action Plan (Budget) for Fiscal Year 2025-2026 (Year 51) of the Community Development Block Grant (CDBG) Program and Fiscal Year 2025-2026 (Year 31) of the Home Investment Partnerships Program (HOME). Attachment (***CDBG***)
- g) Consideration and possible action to approve a request for \$21,000 in matching funds from Region One Education Center in support of a Teacher Certification Program for Paraprofessionals. Attachment (***HEDC***).

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.

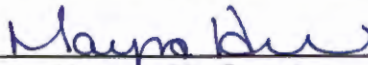
Airport
Animal Shelter Advisory Committee (1)
Audit Committee (Terms expire in June)
Charter Review Committee (Ad Hoc)
Civil Service Commission
Community Development Advisory Board
Construction Board of Adjustments (4)
Convention & Visitors Bureau
Development Corporation of Harlingen, Inc.
Downtown Improvement 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) Consultation with legal counsel pursuant to Texas Government Code 551.071 (2) to receive attorney-client consultation protected by the attorney-client communication privilege. (**City Attorney**)
 - b) 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 Roosevelt
- 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) 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 27, 2025**, at or before 3:08 a.m./p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 27th day of JUNE, 2025



Mayra Herrera, City Secretary