

**CITY COMMISSION
AGENDA
REGULAR MEETING
SEPTEMBER 3, 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, SEPTEMBER 03, 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 Michael Mezmar
 - 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 for Cobra Barn Pole Vault Academy
 - c) Proclamation for Jubilee Harlingen proclaiming "National GEAR UP 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 May 21, 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 authorize an agreement with the Harlingen Performing Arts Theater for the use of Hotel Motel funds for the promotion of the arts. Attachment **(City Manager)**
 - b) Consideration and possible action to authorize an agreement with Loaves and Fishes to provide meals for the homeless and needy through their kitchen and food pantry. Attachment **(City Manager)**
 - c) Consideration and possible action to authorize an agreement with the Marine Military Academy for the use of Hotel Motel funds for the promotion of tourism by maintaining the Iwo Jima Monument. Attachment **(City Manager)**
 - d) Consideration and possible action to authorize an agreement with the Rio Grande Valley Birding Festival for the use of the Hotel Motel fund for the promotion of tourism through the annual birding festival. Attachment **(City Manager)**

- e) Consideration and possible action to adopt an ordinance on second and final reading for a request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 25.78 acres of land out of Survey 140, L.L. Adams Subdivision, located on the east side of Altas Palmas Road, approximately 4,696 feet north of W. Expressway 83. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC. Attachment. **(Planning & Development)**
- f) Consideration and possible action to adopt an ordinance on second and final reading for a request for a Special Use Permit (SUP) for a Food Truck Park in a General Retail (GR) District located at 2906 South Expressway 83, bearing a legal description of Lot 1, E & L Subdivision. Applicant: James Kendrick Judkins. Attachment Pending. **(Planning & Development)**
- g) Consideration and possible action to adopt an ordinance on second and final reading for a request to amend the City of Harlingen Code of Ordinances Chapter 28, Licenses, Permits, and Miscellaneous Regulations, Article VI, Limousines, Vans and Other Commercial Passenger Vehicles by amending definitions, supplemental operating permit requirements, fees, and conditions for supplemental vehicles; and by amending Chapter 18, Fees and Charges to Reflect Updated Fees for Limousine Services. Applicant: City of Harlingen. Attachment. **(Planning & Development)**
- h) Consideration and possible action to adopt an ordinance on second and final reading for a request to amend the City of Harlingen Comprehensive Plan, One Vision, One Harlingen, Chapter 2, Figure 2.1, Thoroughfare Plan, by removing the proposed extension of New Hampshire Street as a major collector road south of Morris Road to Park Bend. Applicant: City of Harlingen. Attachment. **(Planning & Development)**
- i) Consideration and possible action to approve the annual Investment Policy for the City of Harlingen. Attachment **(Finance 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
- 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 the loading/unloading of bulk liquid in a Light Industry ("LI") District located at 227 N. West Street, bearing a legal description of approximately 19.541336 acres of land out of School Land League Surveys 26, 27, and 36, R. King Survey #289, C.C.S.D and R.G RR Survey #290. Applicant: Frank Cunningham c/o Saint Claire Group Inc. Attachment (Minutes) Pending. **(Planning & Development)**
 - b) Public hearing for a Special Use Permit (SUP) to allow a storage container in a General Retail ("GR") District located at 302 N. 77 Sunshine Strip, bearing a legal description of 3.245 acres out of Block 1, Profit Subdivision. Applicant: Anne Eberhardt, c/o Quality Equipment Management/Dollar Tree. Attachment (Minutes) pending. **(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 request for a Special Use Permit (SUP) to allow the loading/unloading of bulk liquid in a Light Industry ("LI") District located at 227 N. West Street, bearing a legal description of approximately 19.541336 acres of land out of School Land League Surveys 26, 27, and 36, R. King Survey #289, C.C.S.D and R.G RR Survey #290. Applicant: Frank Cunningham c/o Saint Claire Group Inc. Attachment. (**Planning & Development**)
- b) Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow a storage container in a General Retail ("GR") District located at 302 N. 77 Sunshine Strip, bearing a legal description of 3.245 acres out of Block 1, Profit Subdivision. Applicant: Anne Eberhardt, c/o Quality Equipment Management/Dollar Tree. Attachment. (**Planning & Development**)
- c) Consideration and possible action to approve an ordinance on first reading amending the Harlingen Code of Ordinances, Chapter 18, Master Fee Schedule, by establishing fees for certain licenses, permits, and other services provided by the City of Harlingen as they relate to Chapter 36, Article V, Division 2(Tony Butler Golf Course); providing for publication and ordaining other matters pertaining to the foregoing. Attachment (**Golf**)
- d) Consideration and possible action to approve an ordinance on second and final reading adopting the City of Harlingen's budget for Fiscal Year 2026 by record vote. Attachment (**Finance Dept.**)
- e) Consideration and possible action to approve an ordinance on second and final reading adopting the Tax Year 2025 Ad Valorem Tax rate for Maintenance and Operations (M&O) together with the Interest and Sinking (I&S) Rate for Fiscal year 2026 by record vote. Attachment (**Finance Dept.**)
- f) Consideration and possible action to approve an ordinance on first reading amending the City of Harlingen's budget for Fiscal Year 2025. Attachment (**Finance Dept.**)
- g) Consideration and possible action to approve an ordinance on first reading adopting a change in TMRS Plan design authorizing updated service credits and transfer updated service credits and removal of the statutory maximum contribution rate limit beginning January 1, 2026. Attachment (**Finance Dept.**)
- h) Consideration and possible action to approve a resolution ratifying the property tax reflected in the adopted budget for Fiscal Year 2026. Attachment (**Finance Dept.**)
- i) Consideration and possible action to approve a resolution accepting the Development Corporation of Harlingen's final amendments to the Fiscal Year 2024-2025 Budget. Attachment. (**HEDC**)
- j) Consideration and possible action to approve a resolution accepting the Development Corporation of Harlignen's Proposed Fiscal Year 2026 Budget. Attachment (**HEDC**)
- k) Consideration and action to approve a Memorandum of Understanding (MOU) between the Cities of Brownsville, San Benito, and Harlingen to establish a general working agreement to consolidate and coordinate their efforts and resources in the establishment of a Regional Consolidated Plan and Strategy as required by the U.S. Department of Housing and Urban Development as set forth in 24 CFR Part 91. Attachment (**CDBG**)
- l) Consideration and possible action to fund the "Tu Salud Si Cuenta" Program and Community Health Worker for Fiscal Year 2026 for \$100,000. Power-Point (**Parks & Recreation**)

- m) Consideration and Possible action to renew the McGriff Employee Benefits Broker Agreement for the City of Harlingen Fiscal Year 2025-2026 and to authorize the City Manager to sign the Contract. Attachment (*City Manager*)

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 (2)
Audit Committee (Terms expire in June)
Civil Service Commission
Community Development Advisory Board
Construction Board of Adjustments (4)
Convention & Visitors Bureau
Development Corporation of Harlingen, Inc.
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 1, 2 & 3
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) Executive Session pursuant to 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 Its Thyme
- 2. Project Radiant Sky
- 3. Project Smoke Signals

- 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 12a(1-3) 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 **Wednesday, August 27, 2025** at or before 2:45 a.m./p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 27th day of August, 2025



Mayra Herrera, City Secretary