

**CITY COMMISSION
AGENDA
REGULAR MEETING
SEPTEMBER 17, 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 17, 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 Frank Morales
 - 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) Mayor's Business of the Month - Harlingen Pools
 - c) Recognition of the Valley Morning Star 2025 Readers' Choice Awards:
 - Best City
 - Best Police Office
 - Best Police Department
 - Best Firefighter
 - Best Fire Department
 - Best Market Days Spot
- 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 June 4, 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 an ordinance on second and final 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)**
 - b) Consideration and possible action to approve a resolution accepting the Valley International Airport's Fiscal Year 2026 proposed operating and capital budget. Attachment **(Airport)**

- c) Consideration and possible action to adopt an ordinance on second and final 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**)
 - d) Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen's budget for Fiscal Year 2025. Attachment (**Finance**)
 - e) Consideration and possible action to approve an ordinance on second 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**)
 - f) Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor FY 2026 Rifle Resistant Body Armor Grant Program. 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
 - c) Presentation of the 2025 Harlingen's crime statistics, community events and collaboration with other agencies by Chief of Police Alfredo Alvear with the Harlingen Police Department. Attachment (**Police**).
- 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.*
- 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 approve the preliminary construction plans and final plat with conditions of the proposed Altas Palmas Phase I Subdivision, bearing a legal description of a 25.78 acres of land comprised of Survey 140, L.L. Adams, Original Grantee, Abstract No. 201, & Lots "A" and "B" of a re-subdivision of Block 2 and 3, Survey 139 of Stuart Place Subdivision, located at the northeast corner of Rodeo Drive and Altas Palmas Road. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC. Attachment (**Planning & Development**)
 - b) Consideration and possible action authorizing the City Manager to execute an annexation services agreement between the City of Harlingen and Rhodes Development, Inc. Attachment (**Planning & Development**)
 - c) Consideration and possible action to approve a contract between the City of Harlingen and Dr. Shelly Mitchell, DVM to provide services for the Spay/Neuter Program as needed. Attachment

(Health)

- d) Consideration and possible action to approve the renewal of the Lease Document N62467-87-RP-00006 for 15.0 acres of land located at 1300 Fair Park Blvd, Harlingen TX, currently used by the Department of Army for the term beginning January 01, 2026, through December 31, 2026. Attachment **(Parks & Recreation)**
- e) Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to provide \$76,500 to Texas Southmost College (TSC) as a matching grant for the Patient Care Technical Training Program offered to the Harlingen residents for FY 2026. Attachment **(HEDC)**
- f) Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to grant \$50,000 to Valley Initiative for Development and Advancement (VIDA) for FY 2026 to benefit Harlingen residents. Attachment **(HEDC)**
- g) Consideration and possible action to approve a resolution amending budget #BA2526-01 adopted by the HWWWS Board of Trustees for Fiscal Year 2025–2026. Attachment **(HWWWS)**
- h) Consideration and possible action to move the City Commission meetings of October 1st and October 15th to other dates. **(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(1)
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(1)
Library Advisory Board
Mayor Wellness Council
Museum Advisory Board (1)
Parks Advisory Board
Planning & Zoning Advisory Board
Senior Citizens Advisory Board (1)
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) 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; **(HEDC)**

1. Project Organic
2. Project Beach
3. Project Tyler
4. Project Its Thyme
5. Project Smoke Signals

- b) Consultation with legal counsel pursuant to Texas Government Code 551.071 (1)(a) regarding pending litigation. **(City Attorney)**
- c) Consultation with legal counsel pursuant to Texas Government Code 551.071 (1)(a) regarding pending litigation. **(City Attorney)**

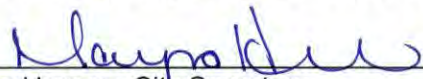
13) **Action on Executive Session Items:** *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*

- a) Consideration and possible action on items 12a (1-5) as discussed in executive session.
- b) Consideration and possible action on item 12 (b) as discussed in executive session.
- c) Consideration and possible action on item 12 (c) 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 **THURSDAY, SEPTEMBER 11, 2025**, at or before 2:15 a.m./o.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this **11th** day of **SEPTEMBER 2025**



Mayra Herrera, City Secretary

**NOTICE OF AN ADDENDUM ITEM TO THE
HARLINGEN CITY COMMISSION REGULAR MEETING
AGENDA OF SEPTEMBER 17, 2025**

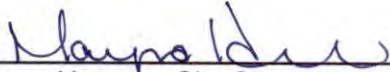
Notice is hereby given that the following addendum item has been added to the Harlingen City Commission Regular Agenda posted on Thursday, September 11, 2025 at 2:15P.M. for the Regular City Commission Meeting being held on September 17, 2025 at 5:30 p.m. at City Hall, Town Hall Meeting Room, 2nd Floor, 118 E. Tyler Avenue, Harlingen, Texas. That such item will be considered during the Executive Session Section of the Regular Meeting of September 17, 2025.

12.) d) Consultation with legal counsel pursuant to Texas Government Code 551.071 (1)(a) regarding pending litigation. **(City Attorney)**

13.) d) Consideration and possible action on item 12 (d) as discussed in executive session.

I, the undersigned authority, do hereby certify that the above Notice of this Addendum 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 Thursday, September 11, 2025 at 4:48 p.m. and remained so posted for at least 3 business days preceding the time of said meeting.

Dated this the 11th of September, 2025



Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(a)

Meeting Date: **September 17, 2025**

Agenda Item:

Consideration and possible action to approve an ordinance on second and final 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)**

Prepared By: Jeff Hart

Title: Director of Golf

Signature: 

Summary:

Summary

Tony Butler Golf Course staff recommends increasing the pricing of the non-twilight Green Fee and Cart Rate to \$40. The Advisory Board voted on July 29th, 2025 to approve the new rates and send them to the city council for a vote.

Tony Butler Rates	
18 Hole Green Fee	From \$23 to \$27
18 Hole Cart Rate (1/2 cart)	From \$13 to \$13

..

Staff Recommendation:

Staff and Advisory Board recommends increasing the rate for an 18-hole green fee with half a cart from \$36 to \$40 by increasing the 18-hole green fee by \$4.

City Manager's approval:

☐

Yes

☐

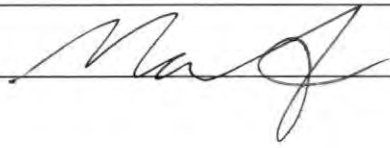
No

☐

N/A

Comments:

City Attorney's approval:

☒

Yes

☐

No

☐

N/A

ORDINANCENO. 2025-__

AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS AMENDING CHAPTER 18, MASTER FEE SCHEDULE OF THE HARLINGEN CODE OF ORDINANCES 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.

WHEREAS, the City of Harlingen provides and maintains the Tony Butler Golf Course, to enhance the quality of life and provide opportunities for healthy activities for Harlingen residents and visitors; and

WHEREAS, the City finds that providing for additional resources in the maintenance of the Tony Butler Golf Course furthers these aims and better enables it to provide quality facilities for the enjoyment of the public;

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN:

Section 1. That Chapter 18, Master Fee Schedule of the Code of Ordinances of the City of Harlingen is hereby amended by adjusting and increasing fees for Tony Butler Golf Course.

Rate	Current	Proposed
18-Hole Green Fee Rate	\$23	\$27
18-Hole Cart Rate	\$13	\$13

VOTE AND APPROVAL THIS 21st **day of August 2024** at a regular meeting of the City Council of Harlingen, Texas at which a quorum was present and a unanimous vote to increase pricing was held in accordance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A, CHAPTER 551.

CITY OF HARLINGEN

BY: _____
Norma Sepulveda, Mayor

ATTEST:

By _____
Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

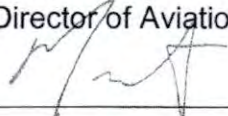
Meeting Date: **Wednesday, September 17, 2025**

7(b)

Agenda Item:

Consider and take action to recommend that the Harlingen City Commission approve, by resolution, the acceptance of Valley International Airport's Fiscal Year 2026 proposed operating and capital budget.

Prepared By: Marv Esterly
Title: Director of Aviation

Signature: 

Brief Summary:

The 2026 proposed budget for Valley International Airport, as submitted, totals projected revenue of Nine Million, Three Hundred Eighty-Eight Thousand, One Hundred Forty-Seven Dollars and no/100 (\$9,388,147); and operating expenses of Nine Million, Four Hundred Eighteen Thousand, Thirteen Dollars and no/100 (\$9,418,013); and the total capital expense/capital improvement budget is anticipated to be Twenty Six Million, Seven Hundred Thirty-Eight Thousand Dollars and no/100 (\$26,738,000).

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify the source of funding and amount requested:

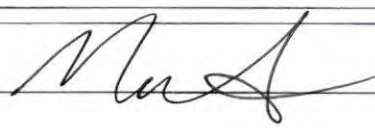
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

The staff recommends acceptance of the Adopted Budget for Valley International Airport for Fiscal Year 2026.

City Manager's approval: ☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

RESOLUTION NO. _____

STATE OF TEXAS 8

COUNTY OF CAMERON 8

WHEREAS, the Harlingen Airport Board has submitted its proposed budget for Valley International Airport for Fiscal Year 2026; and

WHEREAS, the Elective Commission of the City of Harlingen, Texas, has reviewed the budget for Fiscal Year 2026 submitted by the Harlingen Airport Board; and

WHEREAS, the Harlingen Airport Board approved the budget for Fiscal Year 2026 for the Valley International Airport during its special Airport Board meeting on August 27, 2025; and

WHEREAS, the proposed budget for Fiscal Year 2026 for the Valley International Airport shows projected revenue of Nine Million, Three Hundred Eighty-Eight Thousand, One Hundred Forty-Seven Dollars and no/100 (\$9,388,147); and operating expenses of Nine Million, Four Hundred Eighteen Thousand, Thirteen Dollars and no/100 (\$9,418,013); and the total capital expense/capital improvement budget is anticipated to be Twenty-Six Million, Seven Hundred Thirty-Eight Thousand Dollars and no/100 (\$26,738,000).

BE IT RESOLVED BY THE CITY OF HARLINGEN:

The Mayor of the City of Harlingen, Norma Sepulveda, is hereby authorized to execute on behalf of the City of Harlingen the acceptance and adoption of the City of Harlingen, Valley International Airport's budget for Fiscal Year 2026 as recited herein above;

CONSIDERED AND ADOPTED this 17th day of September 2025, at a regular meeting of the Elective Commission of the City of Harlingen, Texas, at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A, CHAPTER 551.

CITY OF HARLINGEN

BY: Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

Valley International Airport 2026 Budget

City Commission Meeting
September 17, 2025



2026 Budget - Major Assumptions

1	Economy	Inflation approximate 3%, maintain customer demand
2	Enplanements	Budget 1,417/day or 517,000 annually; Mid Year - 1,329/day or 485,000 annually; 2025 Estimate 1,417/day or 511,000 annually. No immigrant traffic, other airlines maintain demand offsetting loss of Delta Austin flight, no flood losses in 2026
3	Airlines	Contractual increase (Exclusive space, Common use, Gate, Security); Loss of Delta Austin flight -annualized effect, increase landing fees
4	Fuel Flowage	Rate increase from .05/gallon to .06/gallon
5	Parking rates	Covered parking from \$15/day to \$16/day, Long term from \$10/day to \$11/day
6	HAC Building (Harlingen Aerospace Center)	Vacant space - potential suitors, JLL contract renewed, Annual Building maintenance expense, utilities, insurance \$120K
7	Bodenheimer (North) Hangar	Vacant space (Prefer GSA Contract - Government Services Agreement)
8	Salary & Benefits	Merit @ 3%; 1 maintenance head; GH personnel continue monitoring doors for insider threat
9	POE - Port of Entry	Remain a user fee airport - \$600K in budget
10	Marketing budget	Maintain current levels
11	Rehab RWY 36L & TWY	Project cost @ \$21.5M, AIP 90%, PFC 10%
12	Replace airfield electrical	Project cost @ \$4.4M, AIP 90%, PFC 10%
13	South West Ramp Project	Project delayed, no spending



REVENUE	YTD Actual June 2025	2025 Estimate	2025 Mid-Year	2026 Budget	Increase (Decrease)	%	Comments
Terminal Building	\$3,386,505	\$4,441,697	\$4,323,813	\$4,564,999	\$241,186	5.6%	Airline increases, maintain enplanements → Other airlines offset Delta Austin flight losses
Airfield	\$773,496	\$996,392	\$987,022	\$1,009,634	\$22,613	2.3%	Increased fuel flowage and rate increase offsets loss of Delta Austin flight
Industrial Park	\$695,351	\$897,651	\$856,143	\$812,541	\$(43,602)	-5.1%	Loss of ULA contract (annualized) offset by lease contracted increases
Terminal Support	\$2,456,699	\$3,010,426	\$2,953,073	\$3,000,973	\$47,899	1.6%	Increased parking revenue offsets GH revenue losses (Delta flights)
TOTAL	\$7,312,051	\$9,346,167	\$9,120,051	\$9,388,147	\$268,096	2.9%	

EXPENSE	YTD Actual June 2025	2025 Estimate	2025 Mid-Year	2026 Budget	Increase (Decrease)	%	Comments
Personnel Services	\$3,167,826	\$ 4,294,722	\$ 4,384,448	\$ 4,381,302	\$ (3,147)	-0.1%	Health care contract reduced 7.5%; retirement rate reduced; GH salaries reduced; offsetting merit increases and 1 additional head.
Contracted Services	\$2,592,665	\$ 3,533,007	\$ 3,501,738	\$ 3,469,711	\$ (32,027)	-0.9%	Controlled contract services spending
Material & Supplies	\$ 599,320	\$ 771,815	\$ 801,999	\$ 802,000	\$ 1	0.0%	
Other Charges	\$ 581,638	\$ 851,618	\$ 912,410	\$ 765,000	\$ (147,410)	-16.2%	No repeat flood expense
TOTAL	\$6,941,449	\$ 9,451,163	\$ 9,600,595	\$ 9,418,013	\$ (182,582)	-1.9%	

NET INCOME	YTD Actual June 2025	2025 Estimate
REVENUE	\$7,312,051	\$9,346,167
EXPENSE	\$6,941,449	\$9,451,163
INCOME (LOSS)	\$ 370,602	\$ (104,996)

2025 Mid-Year	2026 Budget	Increase (Decrease)	%	Comments
\$9,120,051	\$9,388,147	\$ 268,096	2.9%	Maintain enplanements, contracted increases offset GH revenue losses
\$9,600,595	\$9,418,013	\$ (182,582)	-1.9%	Inflation offset by no repeat flood expenses
\$ (480,543)	\$ (29,866)	\$ 450,678		

CAPITAL BUDGET 2026

FISCAL YEAR END SEPTEMBER 30, 2026

Projects	BUDGET
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Capital Purchases

Police - Guns, Body Armor, Misc	\$ 25,000
Pick-up Truck (1)	45,000
Zero turn mower (1)	10,000
Paint Scarifier	3,000
Floor Buffers, Carpet extractors, Vacuums	10,000
Radios (4)	20,000
Misc	25,000
Hangar Renovation additional spending	750,000
Total Capital Expenses	\$ 888,000

Capital Improvements

RWY 36L & TWY A Rehab	\$21,500,000
Replace airfield electrical	\$ 4,350,000
Total Capital Improvements	\$25,850,000

Total Capital Expenses and Capital Improvements

\$26,738,000

SOURCE OF FUNDS			
FAA	PFC	LOCAL	Other

\$ -	\$ -	\$ 25,000	\$ -
-	-	45,000	-
-	-	10,000	-
-	-	3,000	-
-	-	10,000	-
-	-	20,000	-
-	-	25,000	-
-	-	750,000	-
\$ -	\$ -	\$ 888,000	\$ -

\$ 18,900,000	\$ 2,600,000	\$ -	\$ -
\$ 3,900,000	\$ 450,000		
\$ 22,800,000	\$3,050,000	\$ -	\$ -
\$ 22,800,000	\$3,050,000	\$ 888,000	\$ -



**PROPOSED CASH FLOW - Budget
FOR FISCAL YEARS 2025 - 2027**

	YTD Actual June 2025	Estimated FY 2025	Proposed FY 2026	Proposed FY 2027	Proposed FY 2028
Begin Cash & Investments Balance:	\$ 10,798,695	\$ 10,798,695	\$ 10,125,686	\$ 9,489,070	\$ 9,665,131
Uses of Cash					
Personnel Services	3,167,826	4,294,722	4,381,302	4,512,741	4,648,123
Contracted Services	2,592,665	3,533,007	3,469,711	3,621,006	3,792,771
Material & Supplies	599,320	771,815	802,000	826,060	850,842
Other Charges	581,638	851,618	765,000	787,950	811,589
Capital Purchases	945,092	1,679,977	3,079,450	200,000	200,000
Capital Improvements	3,042,867	5,768,867	18,350,555	20,375,599	5,000,000
Insurance Expense			-		
Balance Sheet Items					
AR, AP, Prepaid	778,048	778,048	778,048	-	-
Asset Disposal	35,682	35,682	-	-	-
Total Uses of Cash	<u>\$ 11,743,138</u>	<u>\$ 17,713,737</u>	<u>\$ 31,626,066</u>	<u>\$ 30,323,356</u>	<u>\$ 15,303,325</u>
Sources of Cash					
Terminal Building	3,386,505	4,441,697	4,564,999	4,600,216	4,636,137
Airfield	773,496	996,392	1,009,634	1,009,634	1,009,634
Industrial Park	695,351	897,651	812,541	812,541	812,541
Terminal Support	2,456,699	3,010,426	3,000,973	3,000,973	3,000,973
Interest Income	330,464	426,464	60,000	50,000	50,000
PFC Collections	1,470,074	1,959,110	1,980,757	1,980,757	1,980,757
FAA Grant Money	545,200	3,394,488	19,560,546	19,045,295	930,237
Asset Sale	1,914,500	1,914,500	-	-	-
Insurance Recovery			-		
Balance Sheet Items					
Deferred Revenue ULA	-		-	-	-
Total Sources of Cash	<u>\$ 11,572,288</u>	<u>\$ 17,040,728</u>	<u>\$ 30,989,450</u>	<u>\$ 30,499,417</u>	<u>\$ 12,420,280</u>
End Cash & Investments Balance:	<u>\$ 10,627,844</u>	<u>\$ 10,125,686</u>	<u>\$ 9,489,070</u>	<u>\$ 9,665,131</u>	<u>\$ 6,782,086</u>



**AGENDA ITEM
EXECUTIVE SUMMARY**

7(c)

Meeting Date: **September 17, 2025**

Agenda Item:

Consideration and possible action to adopt an ordinance on second and final 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**)

Prepared By: Ana Hernandez, AICP, CNU_A

Title: Planning and Development Director/ Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- August 5, 2025 – Application for Special Use Permit (SUP) submitted to the City. (**ATTACHMENT I**)
- August 13, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- August 16, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- August 27, 2025– Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission.
- September 3, 2025 – Public hearing and consideration of requested Special Use Permit via 1st ordinance reading scheduled before the City Commission.
- September 17, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per the Code of Ordinances, a storage container in a General Retail ("GR") District requires the approval by the City Commission.
- The applicant is requesting a Special Use Permit to allow a storage container on the subject property to temporarily store merchandise for the Dollar Tree. (**ATTACHMENT II**)
- There is an existing 42,532 sq. ft. commercial building on the property. The northern part of the building is the site of "Peter Piper Pizza," and southern part of the building is the site of "Dollar Tree." The property has 271 feet of frontage on N. 77 Sunshine Strip and a depth of 570 feet at its longest point. (**ATTACHMENT III-VI**)
- According to the site plan, the applicant is proposing a 40 ft. long x 8 ft. wide x 8 ft. 6 inch height storage container to be located on the southeast side of the property. As mentioned, the purpose of the container is to temporarily store merchandise for the Dollar Tree. (**ATTACHMENT III**)
- Surrounding properties are zoned General Retail ("GR") District to the north and south, Residential, Single Family ("R-1") District to the east, and Neighborhood Services ("NS") to the west (**ATTACHMENT II**). Surrounding land uses consist of "Peter Piper Pizza" to the north, "Move It Storage" and "Los Asados Restaurant" to

the south, single family residential use to the east, and Harlingen CISD Annex to the west. **(ATTACHMENT VI)**

- The Building Inspections Department, and the Fire Prevention Bureau have reviewed the application and have reported no objection to the requested Special Use Permit subject to complying with all applicable codes and regulations. **(ATTACHMENT VII and VIII)**
- In accordance with the Zoning Chapter of the Code of Ordinances, the P&Z Commission and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.
- To present, the Planning and Development Department has not received any calls opposition to the requested special use permit.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the special use permit subject to complying with the following conditions:

1. The Special Use Permit will be limited to ninety days;
2. The container must be located in the rear of the property and screened from public view; and
3. Complying with the requirements administered by Planning and Zoning, Building Inspections, and Fire Prevention Departments.

City Manager's approval: ☐ Yes ☐ No ☐ N/A

City Attorney's approval:  **Comments:** ☒ Yes ☐ No ☐ N/A

ATTACHMENT I

CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

78U22

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 302 N 77 Sunshine Strip, Harlingen, Tx 78550 Nearest Intersection North 7th Street
(Proposed) Subdivision Name Peter Piper Center Lot _____ Block _____
Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Quality Equipment Mgmt / Dollar Tree Phone 404.780.6862 FAX _____
Email Address (for project correspondence only): AnneEberhardt@GoEM.com
Mailing Address 1350 Bluegrass Lakes Pkwy City Alpharetta State GA Zip 30004
Property Owner Dollar Tree Phone 757-449-6959 FAX _____
Email Address (for project correspondence only): ammanis@dollartree.com
Mailing Address 500 Volvo Parkway City Chesapeake State VA Zip 23320

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|--|---|
| ☐ Annexation Request..... <u>No Fee</u> | ☐ Preliminary Construction Plans/Final Plat..... <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA)..... <u>\$125.00</u> | ☐ Subdivision Variance Request..... <u>\$25.00 (each)</u> |
| ☐ Comp. Plan Amendment Request... <u>\$250.00</u> | ☐ Re-plat..... <u>\$250.00</u> |
| ☐ Re-zoning Request..... <u>\$250.00</u> | ☐ Vacating Plat..... <u>\$50.00</u> |
| ☒ SUP Request/Renewal..... <u>\$250.00</u> | ☐ License to Encroach..... <u>\$250.00</u> |
| ☐ Zoning Variance Request (ZBA)..... <u>\$250.00</u> | ☐ Right-of-Way/Utility Easement Abandonment... <u>No Fee</u> |
| ☐ PDD Request..... <u>\$250.00</u> | |

PAID
\$250.00
8/1/25

Please provide a basic description of the proposed project:

Temporary placement of Storage Unit and ABF Trailer for the purpose of storing merchandise and open top dumpster

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: Anne Eberhardt Date: 8/1/25

Property Owner(s) Signature: [Signature] Date: 8/1/2025

Accepted by: _____ Date: _____

ATTACHMENT I

Quality Equipment Management, LLC
Anne Eberhardt
404-780-6882

8/5/2025

Harlingen Texas Planning and Zoning
Subject: Permit Application for Dollar Tree 4766 – SUP

Dear Mr. Olivo,

The intent of this SUP application is for one (1) 40' storage container to be placed on the subject property for up to 90 days. There will also be an Open Top dumpster and ABF trailer on site for approximately two weeks while the storage container is on site. We have referenced these items on the application and the site map strictly for transparency.

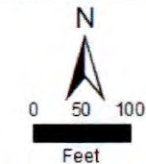
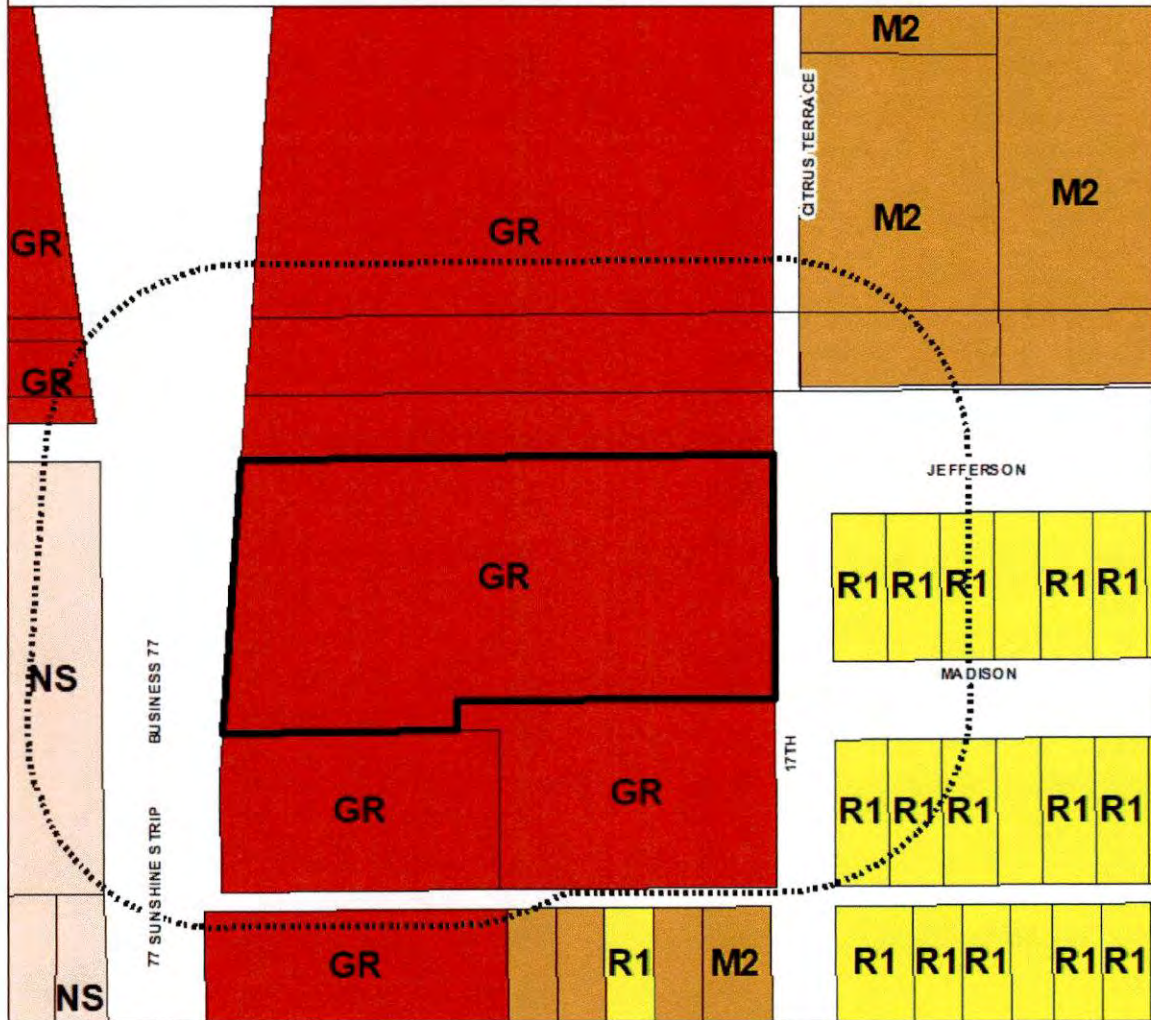
Sincerely,

Anne Eberhardt

ATTACHMENT II



Request 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



Boundary lines

- Harlingen city limits.shp
- 200' Notification Boundary
- Subject Property

Zoning Designations

- | | | |
|---|---|--|
| General Retail (GR) | Multi Family Residential (M2) | Office (O) |
| Heavy Industry (HI) | Mobile Home Residential (MH) | Planned Development (PD) |
| Light Industry (LI) | Not-Designated (N) | Single Family Residential (R1) |
| 3/4 Plex Residential (M1) | Neighborhood Services (NS) | Duplex Residential (R2) |
| | | Residential Patio Home (RPH) |

This map has been produced by the City of Harlingen for the sole purpose of locating jurisdictional boundaries and is not intended for any other. The map data is compiled from various sources including orthophoto imagery, engineer plans and plats, survey field notes, and other sources. This map is intended for graphic representation only. No warranty is made by the City regarding its accuracy or completeness. Before relying on any information on the map, check with the Planning Department. Date of map 08.08.2025

ATTACHMENT III

Store 4766
302 N 77 Sunshine Strip
Harlingen, TX



ATTACHMENT IV

View from the West
on 77 Sunshine Strip



ATTACHMENT V

View from the East on
17th Street



ATTACHMENT VI





Specific Use Permit ("SUP") Routing Slip

Applicant: Anne Eberhardt. c/o Quality Equipment Management/Dollar Tree

Phone No.: (404)780-6882

Location: 302 N. 77 Sunshine Strip

Project Description: Request for a Special Use Permit (SUP) to allow a storage container on the subject property

Department: Building Permits and Inspections Department

Approval: ☐ YES ☐ NO ☒ PENDING

Comments: If request is approved by the Planning Department, temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of the 2018 International Building Code and family of Codes as necessary to ensure public health, safety and general welfare. Any use of electrical equipment, extension cords, wires or such shall be installed and or placed in accordance with 2017 NEC or Manufacture Installation Instructions. The city commission adopted the new 2024 family of codes which will take effect on October 1, 2025. Any building permit applications received after that date will have to follow the new codes. A site survey of the area will be required for any safety hazards.

Raul Rodriguez

Signature

08/15/2025

Date



Specific Use Permit ("SUP") Routing Slip

Applicant: Anne Eberhardt. c/o Quality Equipment Management/Dollar Tree

Phone No.: (404)780-6882

Location: 302 N. 77 Sunshine Strip

Project Description: Request for a Special Use Permit (SUP) to allow a storage container on the subject property

Department: Fire Prevention

Approval: ☒ YES ☐ NO

Comments: Must comply will all City of Harlingen rules, regulations, and city ordinances. Must also comply with clearances of all Fire Lanes.


Signature

8/18/2025
Date

ORDINANCE NO. 25-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: A SPECIAL USE PERMIT ISSUED TO QUALITY EQUIPMENT MANAGEMENT/DOLLAR TREE TO ALLOW A STORAGE CONTAINER IN A GENERAL RETAIL ("GR") DISTRICT LOCATED AT 302 N. 77 SUNSHINE STRIP, BEARING A LEGAL DESCRIPTION OF 30245 ACRES OUT OF BLOCK 1, PROFIT SUBDIVISION, PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated in Exhibits "A" and "B":

Special Use Permit (SUP) issued to Quality Equipment Management/Dollar Tree 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.

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Chief Building Official and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The Special Use Permit is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "A" and shall comply with the conditions as listed below:

1. The Special Use Permit will be limited to ninety (90) days;
2. The storage container must be located in the rear of the property and screened from public view; and
3. Comply with the requirements administered by the Planning and Zoning, Building Inspections and Fire Prevention Departments.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

Exhibit "A"

Store 4766
302 N 77 Sunshine Strip
Harlingen, TX



7(d)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 17, 2025**

Agenda Item:

Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen's budget for Fiscal Year 2025.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature: 

Brief Summary:

This budget amendment allocates funds for prior fiscal year unspent encumbrances, awards, grants, and other revenues and expenditures not included in the current fiscal year approved budget. Exhibit "A" displays total revenues, expenditures, and estimated fund balances by fund after the amendment. Exhibit "B" displays detailed changes in revenues and expenditures by account number.

General Fund –

Revenues Decreased by \$-586,071

- \$-586,071 Department Requests
 - Elks Lodge Donation for Fire Dept \$768
 - Autism Awareness \$3,000
 - National Night Out \$1,716
 - End of the year allocations \$-591,555

Expenses Increased by \$778,338

- \$778,338 Department Requests
 - Administration—Travel & Training \$16,525
 - Media & Communications—Supplies \$7,117
 - Media & Communications—Services & Charges \$4,066
 - Internal Auditor – Data Analytics Software Purchase \$10,000
 - Risk Management – August & September Insurance Payments Due \$97,238
 - Finance – Move Hotel/Motel Avenue Insights cost from GF to Hotel Motel Fund \$-12,500
 - Police – Cover expenses for National Night Out \$216
 - Polic – Cover expenses for Autism Awareness \$3,000
 - Fire – Elks Lodge Donation \$768
 - Public Works Admin – Cover Xerox Rental for the remainder of the Fiscal Year \$1,035
 - Public Works Street -- Purchase tractor mower for maintaining areas acquired through the new MMA with TxDot \$64,471
 - Public Works Paving – Cover Over overtime costs for the remainder of the Fiscal Year \$8,100
 - Public Works Paving -- Cover balance for the purchase of the Pro-Patcher PO#94615 \$10,403
 - Planning & Development-Code Compliance – Motor Vehicle and Tractor for new Groundskeeper Tractor Mower Position approved by CC 3/25/25 \$108,907
 - Health-Animal Services – Replacement of Unit #612 approved by CC on 7/16/25 \$39,950
 - Health-Animal Shelter – Cover expenses for the remainder of the FY \$16,500
 - Health-Animal Shelter – Outside kennels for Animal Shelter approved by CC on 5/21/25 \$237,350
 - Public Buildings—Renovation of the Children's restroom at the library \$80,000
 - Public Buildings – Cover purchase of vehicle to replace unit #328 \$36,823
 - Match for National Trust Historic Preservation Grant \$8,000
 - Match for Downtown Master Plan \$16,693
 - Match for Phase I Jefferson Improvements Project \$23,676

H.E.B. Tennis Court Fund –

Revenues Increased by \$13,150

- \$13,150 Department Requests
- End of the year allocations \$13,150

Hotel Motel Fund –

Revenues Decreased by \$-124,029

- \$-124,029 Department Requests
- End of the year allocations \$-124,029

Expenses Increased by \$60,638

- \$60,638 Department Requests
- Cover Invoices for rental monitoring/short term rental setup fees and monitoring \$60,638

Catastrophic Emergency Fund –

Expenditures Increased by \$34,266

- \$34,266 Department Requests
- End of the year allocations \$34,266

Free Trade Bridge Fund –

Revenues Increased by \$310,000

- \$310,000 Department Requests
- End of the year allocations \$310,000

CVB Fund –

Revenues Increased by \$23,145

- \$23,145 Department Requests
- End of the year allocations \$23,145

Grant Award Fund – Restricted Fund –

Revenues Increased by \$1,406,684

- \$1,406,684 Grant revenue
 - HUD Health Homes Grant \$122,969
 - HUD Health Homes Grant Salaries \$2,945
 - Parks – Added Funds for swim bags and extra swimming platforms \$72,000
 - Police – Operation Stonegarden Funds \$58,244
 - Engineering—Continue Supporting Phase I of the Jefferson Improvements Project \$41,157
 - Police – COPS Technology and Equipment Program Grant to fund Motorola Portable Radios \$648,000
 - TVC Program Construction-Housing for Heros \$100,000
 - Financial Hardship Utility/Rent/Mortgage \$100,000
 - End of the Year Allocations \$155,000
 - National Trust Historic Preservation Grant \$8,000
 - General Fund Transfer In for 3 Grants \$48,369
 - EDC 4A Transfer In for 1 Grant \$50,000

Expenses Increased by \$395,811

- \$395,811 Awards and Grants
 - National Trust Historic Preservation Grant \$16,000
 - Downtown Master Plan \$66,693
 - Operation Stonegarden Funds \$58,244
 - COPS Technology and Equipment Program Grant to fund Motorola Portable Radios \$648,000
 - Engineering—Continue Supporting Phase I of the Jefferson Improvements Project \$64,833
 - Parks-funds for swim bags and extra swimming platforms \$72,000
 - HUD Healthy Homes Grant Salaries \$2,945
 - HUD Healthy Homes Grant Contract Labor \$57,969

- HUD Healthy Homes Grant Construction \$65,000
- TVC Program Construction -Housing for Heros \$100,000
- Financial Hardship Utility/Rent/Mortgage \$100,000
- Transfers to General Fund \$-855,873

Federal Forfeitures –

Revenues Increased by \$117,902

- \$117,902 Department Requests
 - Increase of Seized Funds \$109,117
 - End of the year allocations \$8,785

Tax Increment Financing Zones No.1,2,3 Fund –

Revenues Increased by \$24,027

- \$24,027 Department Requests
 - End of the year allocations \$24,027

Sponsorships Fund –

Revenues Increased by \$37,200

- \$37,200 Department Requests
 - End of the year allocations \$37,200

Expenditures Increased by \$117,848

- \$117,848 Department Requests
 - End of the year allocations \$117,848

Debt Services Fund –

Revenues Decreased by \$-136,933

- \$-136,933 Department Requests
 - End of the year allocations \$-136,933

Infrastructure Fund –

Revenues Increased by \$108,247

- \$108,247 Department Requests
 - End of the year allocations \$108,247

Sanitation Fund – Enterprise Fund –

Revenues Increased by \$149,247

- \$149,247 Department Requests
 - End of the year allocations \$149,247

Expenses Increased by \$5,657

- \$5,657 Department Requests
 - Recycling – Health Insurance for remainder of the Fiscal Year \$5,057
 - Recycling – Cover Fuel expenses for the remainder of the Fiscal Year \$600

Tony Butler Golf Course Fund – Enterprise Fund –

Revenues Increased by \$162,332

- \$162,332 Department Requests
 - End of the year allocations \$162,332

Expenses Increased by \$35,616

- \$35,616 Department Requests
 - Golf Course – expanding the driving range forward by 25 yds. \$3,900
 - Golf Course – repairs for multiple carts \$9,423
 - Golf Course -- Purchase of Golf Carts \$22,293

Motor Vehicle/Warehouse Fund –

Revenues Decreased by \$-88,180

- o \$-88,180 Department Requests
 - o End of the year allocations \$-88,180

Expenses Increased by \$44,334

- o \$44,334 Department Requests
 - o Motor Vehicle/Warehouse – Cover Utilities for the remainder of the Fiscal Year \$650
 - o Motor Vehicle/Warehouse – TML Premium for the remainder of the Fiscal Year \$2,876
 - o Fleet Maintenance – Cover Salaries for the remainder of the Fiscal Year \$31,000
 - o Fleet Maintenance – Cover Benefits for the remainder of the Fiscal Year \$9,400
 - o Fleet Maintenance – Cover internal service expenses for the remainder of the Fiscal Year \$408

Health Insurance Fund –

Revenues Decreased by \$-287,110

- o \$-287,110 Department Requests
 - o End of the year allocations \$-287,110

Expenses Decreased by \$-306,000

- o \$-306,000 Department Requests
 - o End of the year allocations \$-306,000

Lon C Hill Memorial Library Fund –

Revenues Increased by \$12,775

- o \$12,775 Department Requests
 - o End of the year allocations \$12,775

Total – Revenues increased by (\$1,142,386) - Expenditures increased by (\$1,166,508)

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose?

☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval:

☒ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:

☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:

☒ Yes ☐ No ☐ N/A

Departmental Budget Projections and Requests
Department Request
Fiscal Year 2025

Exhibit A

149 Days of Operation

Fund	Unaudited Estimated Beginning Fund Balance	Projected Revenues	Requested Expenditures	Revenues Over(Under) Expenditures	Estimated Ending Fund Balance
General Fund	\$ 38,138,659	\$ 72,039,823	\$ 78,286,768	\$ (6,246,945)	\$ 31,891,714
Tennis Court	234,574	244,819	231,669	13,150	247,724
Hotel / Motel	3,334,148	1,801,041	1,234,271	566,770	3,900,918
Catastrophic Emergency	888,276	35,040	64,266	(29,226)	859,050
Free Trade Bridge	950,804	665,400	111,500	553,900	1,504,704
Convention and Visitors Bureau	196,981	759,532	774,187	(14,655)	182,326
Award Programs - Restricted	214,099	26,350,395	25,390,734	959,661	1,173,760
Public, Educational, and Governmental Programming	1,006,331	142,000	300,000	(158,000)	848,331
Harlingen Convention Center	1,601,852	30,400	-	30,400	1,632,252
Federal Forfeitures	653,201	466,942	330,000	136,942	790,143
State Forfeitures	120,276	146,040	145,616	424	120,700
Tax Increment Financing No. 1	528,292	411,000	500	410,500	938,792
Tax Increment Financing No. 2	3,366,536	611,221	-	611,221	3,977,757
Tax Increment Financing No. 3	843,848	864,806	500,500	364,306	1,208,154
Sponsorships Fund	82,980	147,200	117,848	29,352	112,332
Animal Shelter Fund	3,095	206,000	200,000	6,000	9,095
Debt Service	569,152	4,657,369	4,624,001	33,368	602,520
Infrastructure	2,431,447	1,683,347	2,489,763	(806,416)	1,625,031
Municipal Auditorium*	801,904	243,300	243,300	-	801,904
Sanitation/Sanitary Landfill*	15,621,393	11,071,947	17,279,194	(6,207,247)	9,414,146
Harlingen Arts and Heritage Museum*	39,964	92,681	92,681	-	39,964
Municipal Golf Course*	4,091,184	1,297,367	1,521,110	(223,743)	3,867,441
Motor Vehicle Warehouse*	7,272,384	2,432,120	6,811,532	(4,379,412)	2,892,972
Health Insurance*	617,430	6,475,317	6,449,417	25,900	643,330
Lon C. Hill Memorial Library	81,414	198,085	251,850	(53,765)	27,649
Total	<u>\$ 83,690,224</u>	<u>\$ 133,073,192</u>	<u>\$ 147,450,707</u>	<u>\$ (14,377,515)</u>	<u>\$ 69,312,709</u>

*Working capital presented in place of fund balance.

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING THE REVENUE AND EXPENDITURE BUDGET FOR THE CITY OF HARLINGEN, TEXAS, FOR FISCAL YEAR OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025. PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE, AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.

WHEREAS, the City Manager of the City of Harlingen has prepared and presented to the City Commission Budget Amendment No. 3 for Fiscal Year October 1, 2024 through September 30, 2025; and

WHEREAS, amending the current fiscal year budget is desirable for clarity and is required by law: now therefore

BE IT ORDAINED BY THE CITY OF HARLINGEN:

SECTION I. That an amendment to the budget of the City of Harlingen, Texas for the fiscal year October 1, 2024 and ending September 30, 2025 (exclusive of the revenues and expenditures of the Harlingen Waterworks System, Valley International Airport, Harlingen Community Improvement Board Fund, Harlingen Economic Development Corporation Fund, Harlingen Downtown Improvement District Fund, and the Community Development Block Grant Fund) in the total amount of One Million, One Hundred Forty-Two Thousand, Three Hundred Eighty-Six Dollars (\$1,142,386) in revenues and One Million, One Hundred Sixty-Six Thousand, Five Hundred Eight Dollars (\$1,166,508) in expenditures is hereby adopted. A summary of the budget adopted is hereby attached to this Ordinance and incorporated herein as Exhibit A and the complete detailed budget adopted by this Ordinance is incorporated herein by reference and shall be made available for public inspection at the office of the City Secretary during regular business hours.

SECTION II. That the City Manager of the City of Harlingen, Texas, is hereby authorized to increase the budget by the amount of purchase orders outstanding as of September 30, 2024.

SECTION III. That the City Manager of the City of Harlingen, Texas, is hereby authorized to increase the budget by the amount of funds recovered for repair or replacement of property or equipment damaged by others.

SECTION IV. That the City Secretary of the City of Harlingen, Texas is hereby authorized and directed to cause a true and correct copy of the caption of this Ordinance to be published in a newspaper having general circulation in the City of Harlingen, Cameron County, Texas.

FINALLY ENACTED THIS _____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A., CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 17, 2025**

7(e)

Agenda Item:

Consideration and possible action to approve an ordinance on second 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.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature:



Brief Summary:

This ordinance will allow the city to impose its own "limit" on the contribution rate by using its discretion in determining which potential plan improvements to adopt, or not to adopt, based on the calculated contribution rate. The TMRS actuary will perform a valuation of the city's plan of benefits each year and forward this rate to the City.

The plan changes include:

1. 100% Updated Service Credit with Transfers - Ad hoc (one-time only basis)
2. Removal of the Statutory Maximum Contribution Rate Limit

With the adoption of these additional benefits the City's contribution rate will be 9.62% starting January 1, 2026.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☐ Yes ☐ No*
for this purpose? N/A

*If no, specify source of funding and amount requested:

Finance Director's approval:

☒ Yes ☐ No ☐ N/A

Staff Recommendation:

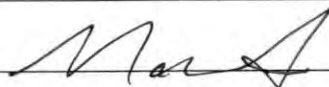
Staff recommends approval.

City Manager's approval:

☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

**AN ORDINANCE REGARDING THE CITY OF HARLINGEN'S
TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS
AUTHORIZING UPDATED SERVICE CREDITS AND TRANSFER
UPDATED SERVICE CREDITS AND REMOVAL OF THE
STATUTORY MAXIMUM CONTRIBUTION RATE LIMIT.**

Whereas, the City of Harlingen, Texas (the "City"), elected to participate in the Texas Municipal Retirement System (the "System" or "TMRS") pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"); and

Whereas, each person who is or becomes an employee of the City on or after the effective date of the City's participation in the System in a position that normally requires services of 1,000 hours or more per year ("Employee") shall be a member of the System ("Member") as a condition of their employment; and

Whereas, the City Commission finds that it is in the public interest to (1) in accordance with TMRS Act §§853.401 through 853.403 and §853.601, authorize Updated Service Credits and transfer Updated Service Credits, and (2) authorize actuarially determined city contribution rate payments and remove the statutory maximum contribution rate ("STATMAX") limit; now:

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS:

Section 1. Authorization of Updated Service Credits and Transfer Updated Service Credits.

(a) On the terms and conditions set out in TMRS Act §§ 853.401 through 853.403, the City authorizes each Member of the System who on the first day of January of the calendar year immediately preceding the January 1 on which the Updated Service Credits will take effect (i) has current service credit or prior service credit in the System by reason of service to the City, (ii) has at least 36 months of credited service with the System, and (iii) is a TMRS-contributing Employee of the City, to receive "Updated Service Credit," as that term is defined and calculated in accordance with TMRS Act §853.402.

(b) The City authorizes and provides that each Employee of the City who (i) is eligible for Updated Service Credits under Subsection (a) above, and (ii) who has unforfeited prior service credit and/or current service credit with another System-participating municipality or municipalities by reason of previous employment, shall be credited with Updated Service Credits pursuant to, calculated in accordance with, and subject to adjustment as set forth in TMRS Act §853.601 (also known as "Transfer USC").

(c) The Updated Service Credit authorized and provided under this Ordinance shall be **100%** of the "base Updated Service Credit" of the TMRS Member calculated as provided in TMRS Act §853.402.

(d) Each Updated Service Credit authorized and provided by this Ordinance shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(e) The Updated Service Credit authorized by this Ordinance shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the Board of Trustees of the System.

Section 2. Removal of Maximum Contribution Rate Limit.

(a) Pursuant to TMRS Act §855.407, the City elects to make normal service and prior service contributions to the City's account in the benefit accumulation fund of the System (the "City's BAF") at the combined rate of the total compensation paid to its Employees who are System Members as the System's actuary annually determines is necessary to fund all obligations chargeable to the City's BAF, within the amortization period determined as applicable to the City under the TMRS Act and regardless of other TMRS Act provisions limiting the combined rate of City contributions.

(b) The removal of the maximum contribution rate limit under this Section shall be effective on the first day of the month of January, 2026.

FINALLY ENACTED THIS _____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at in compliance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A., CHAPTER 551 and applicable law.

CITY OF HARLINGEN, TEXAS

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary



July 21, 2025

Robert Rodriguez
Finance Director
City of Harlingen
118 E Tyler Ave
Harlingen, TX 78550-9116

Dear Mr. Rodriguez:

We are pleased to enclose a model ordinance for your city to adopt:

**100% Updated Service Credit with Transfers
Ad hoc (one-time only basis)
&
Removal of the Statutory Maximum Contribution Rate Limit

Both Effective January 1, 2026**

By adopting this ordinance, your city agrees to fully fund the cost of the pension benefits included in the city's plan.

This ordinance will allow the city to impose its own "limit" on the contribution rate by using its discretion in determining which potential plan improvements to adopt, or not to adopt, based on the calculated contribution rate. The TMRS actuary will perform a valuation of the city's plan of benefits each year and forward this rate to your city.

With the adoption of these additional benefits, your city's contribution rate will be **9.62%** beginning January 1, 2026.

Please make sure the ordinance is adopted and signed before the effective date. When the ordinance is adopted, please send a copy to City Services at cityservices@tmrs.com.

If you have any questions about the model ordinance or anything else, please call me at 512-225-3742.

Sincerely,

A handwritten signature in blue ink, appearing to read "Colin Davidson", is written over a light blue circular stamp.

Colin Davidson
Director of City and Member Services

2026 Rates • Harlingen

July 16, 2025

Plan Provisions	Current	Option 1
Employee Contribution Rate	7%	7%
City Matching Ratio	2 to 1	2 to 1
Updated Service Credit (USC)	None	100% (Ad hoc)
Transfer USC *	No	Yes
COLA	None	None
Retroactive COLA	No	No
Retirement Eligibility	20 years	20 years
Vesting	5 years	5 years
Supplemental Death Benefit	Actives + Retirees	Actives + Retirees
Contribution Rates	2026	2026
Normal Cost Rate	6.38%	6.38%
Prior Service Rate	<u>0.75%</u>	<u>2.87%</u>
Retirement Rate	7.13%	9.25%
Supplemental Death Rate	<u>0.37%</u>	<u>0.37%</u>
Total Contribution Rate	7.50%	9.62%
Unfunded Actuarial Liability	\$873,844	\$6,332,306
Funded Ratio	99.2%	94.6%
Benefit Increase Amortization Period	20 years	20 years
Stat Max	15.50%	15.50%
Retirement Rate Exceeds Stat Max	No	No

* As of the December 31, 2024 valuation date, there were 45 employees with service in other TMRS cities eligible for transfer USC.

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(f)

Meeting Date: **September 17, 2025**

Agenda Item:

Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor FY 2026 Rifle Resistant Body Armor Grant Program. Attachment (*Special Projects Department*).

Prepared By (Print Name): Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

The Harlingen Police Department has been awarded \$26,043.60 to purchase rifle-resistant body armor plates to equip peace officers who do not have such armor or whose armor has expired.

There is no match for this grant. The grant cycle is from 10/01/2025 – 09/30/2026.

State funds for these projects are authorized under the Texas General Appropriations Act, Article I, Rider 26 for Trusteed Programs within the Office of the Governor.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☐ Yes ☒ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☒ N/A

Staff Recommendation:

Staff recommends approval of the proposed Annexation Services Agreement.

City Manager's approval: ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

RESOLUTION NO. 2025 - __

**A RESOLUTION AUTHORIZING THE SPECIAL PROJECTS
DIRECTOR TO ACCEPT A GRANT AWARD FROM THE OFFICE OF
THE GOVERNOR FY 2026 RIFLE RESISTANT BODY ARMOR
GRANT PROGRAM**

WHEREAS, the FY 2026 Rifle Resistant Body Armor Grant Program's purpose is to solicit applications from law enforcement agencies to equip peace officers with rifle-resistant body armor;

WHEREAS, the Harlingen City Commission finds it in the best interest of the residents of Harlingen, Texas, to accept a grant award of \$26,043.60 to purchase rifle-resistant body armor plates to equip officers of the Harlingen Police Department;

WHEREAS, the Harlingen City Commission agrees that in the event of loss or the misuse of the Texas Office of the Governor funds, the Harlingen City Commission assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the City Commission designates the Special Projects Director as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the City of Harlingen.

NOW, THEREFORE, BE IT RESOLVED, that the Harlingen City Commission approves the acceptance of a grant award from the Office of the Governor, FY 2026 Rifle Resistant Body Armor Grant Program.

CONSIDERED AND ADOPTED this 17th day of September 2025 at a Regular Meeting of the Elective Commission of the City of Harlingen, Texas, at which a quorum was present, and which was held in accordance with Government Code Chapter 551, as amended.

Norma Sepulveda, Mayor

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

1D(a)

Meeting Date: **September 17, 2025**

Agenda Item:

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Altas Palmas Phase I Subdivision, bearing a legal description of a 25.78 acres of land comprised of Survey 140, L.L. Adams, Original Grantee, Abstract No. 201, & Lots "A" and "B" of a re-subdivision of Block 2 and 3, Survey 139 of Stuart Place Subdivision, located at the northeast corner of Rodeo Drive and Altas Palmas Road. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC. Attachment (**Planning & Development**)

Prepared By: **Ana Hernandez, AICP, CNU-A**

Title: **Planning and Development Director**

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- January 14, 2025 – Original Preliminary Construction Plans and Final Plat application submitted to the City. (**ATTACHMENT I**)
- January 31, 2025 – Comments outlining deficiencies sent to Engineer.
- April 1, 2025 – Original Preliminary Construction Plans and Final Plat application resubmitted.
- April 23, 2025 – Comments outlining deficiencies sent to Engineer.
- May 22, 2025 – Original Preliminary Construction Plans and Final Plat application resubmitted.
- June 16, 2025 – Comments outlining deficiencies sent to Engineer.
- June 19, 2025 – Original Preliminary Construction Plans and Final Plat application resubmitted.
- July 7, 2025 – Preliminary construction plans and final plat deemed complete.
- September 3, 2025 – Rezoning from Not-Designated ("N") District to Residential, Single Family ("R-1") District approved on second and final reading.
- September 10, 2025 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.
- September 17, 2025 – Consideration of the preliminary construction plans and final plat with conditions by the City Commission.

Summary:

- The proposed Altas Palmas Phase I consists of 110 single family residential lots. It is located at the northeast corner of Rodeo Drive and Altas Palmas Road.
- The proposed development consists of single-family homes and is consistent with the existing single-family residential zoning.
- Drainage requirements meet the current standard for a 50-year storm.
- Water and wastewater services will be provided by HWWWS.

- Park fees must be paid for this subdivision. The fees are \$475 per dwelling unit, for a total of \$52,250.00. These fees must be paid prior to the recording of the subdivision and will be allocated to Park Zone 4. **(ATTACHMENT V)**
- All items on the preliminary and final plat checklist will be addressed prior to the recording of the final plat.

Staff Recommendation:

Staff recommends approval of the preliminary construction plans and final plat subject to the following conditions:

1. Compliance with the requirements from the Engineering, HWWS, Fire Department, and Planning Department please see attached comments **(ATTACHMENT VI-IX)**.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose?

☐ Yes

☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval:

☐

Yes

☐

No

☐

N/A

City Manager's approval:

☐

Yes

☐

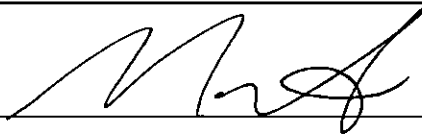
No

☐

N/A

Comments:

City Attorney's approval:


☒

Yes

☐

No

☐

N/A

Attachment I—Subdivision Application

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address ALTAS PALMAS Nearest Intersection RODEO DR. & ALTAS PALMAS
(Proposed) Subdivision Name ALTAS PALMAS PHASE I Lot 110 Block 1
Existing Zoning Designation ND Future Land Use Plan Designation SF-1

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

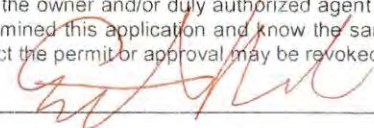
Applicant/Authorized Agent EMILIANO ROSEL Phone 956-929-1615 FAX _____
Email Address (for project correspondence only): EROSEL.MLS@GMAIL.COM
Mailing Address 14216 PALIS DR. City LA FERIA State TX Zip 78552
Property Owner ZARATE MANAGEMENT, LLC Phone 956-561-9587 FAX _____
Email Address (for project correspondence only): _____
Mailing Address 1992 DATE PALM DR. City MERCEDES State TX Zip 78570

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|---|--|
| ☐ Annexation Request..... <u>No Fee</u> | ☒ Preliminary Construction Plans and Final Plat..... <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA)..... <u>\$125.00</u> | ☐ Minor Plat..... <u>\$100.00</u> |
| ☐ Comp. Plan Amendment Request : <u>\$250.00</u> | ☐ Re-Plat..... <u>\$250.00</u> |
| ☐ Re-zoning Request..... <u>\$250.00</u> | ☐ Vacating Plat..... <u>\$250.00</u> |
| ☐ SUP Request/Renewal..... <u>\$250.00</u> | ☐ Development Plat..... <u>\$50.00</u> |
| ☐ Zoning Variance Request (ZBA)..... <u>\$250.00</u> | ☐ Subdivision Variance Request..... <u>\$25.00 (each)</u> |
| ☐ PDD Request..... <u>\$250.00</u> | ☐ Right-of-Way / Utility Easement Abandonment..... <u>No Fee</u> |
| ☐ License to Encroach..... <u>\$250.00</u> | |

Please provide a basic description of the proposed project: PROPOSED 110 SINGLE FAMILY RESIDENTIAL SUBDIVISION

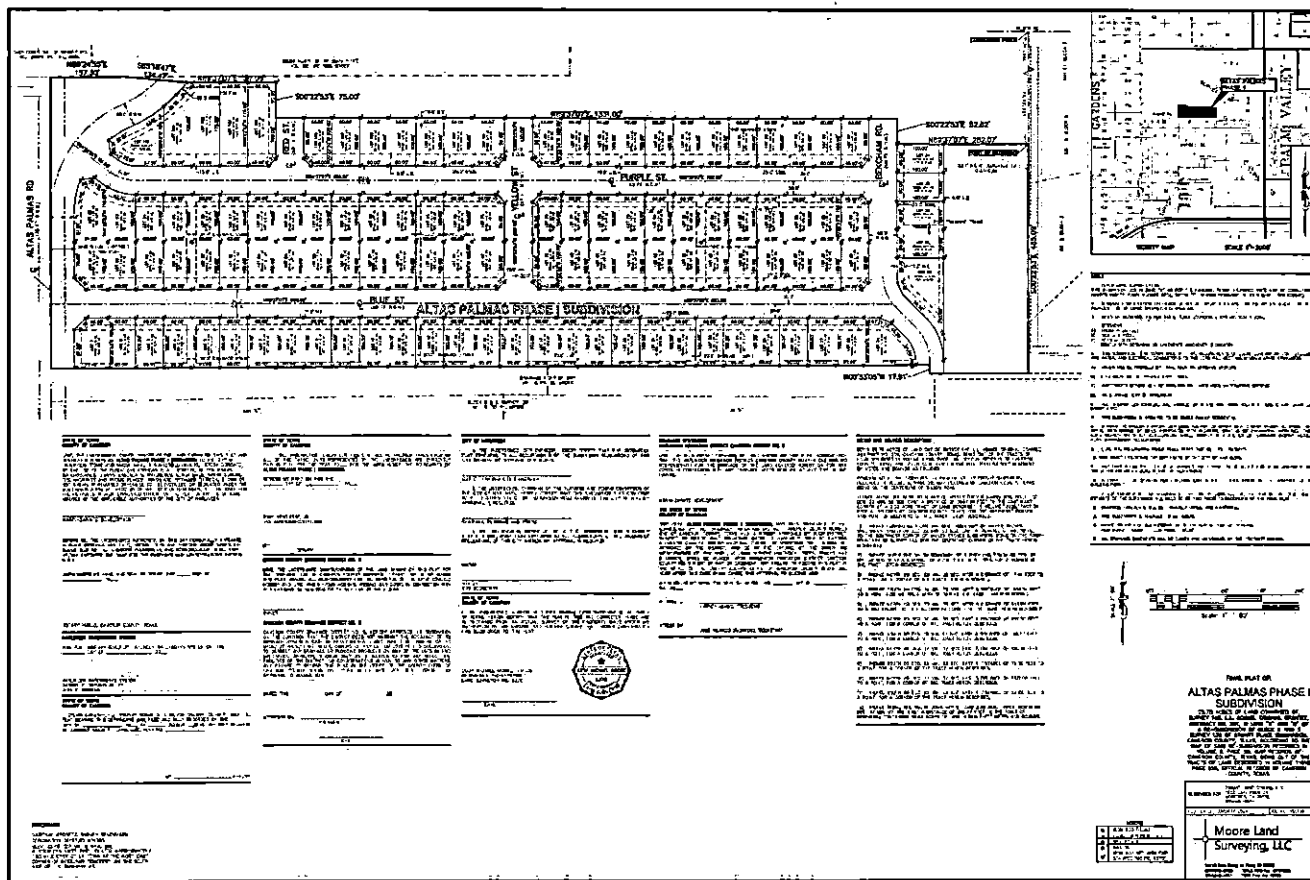
I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature:  Date: 7/15/25

Property Owner(s) Signature: _____ Date: _____

Accepted by: _____ Date: _____

Attachment II —Final Plat



Attachment III — Aerial View



Attachment IV – Street View

**View from North Altas Palmas
Road**

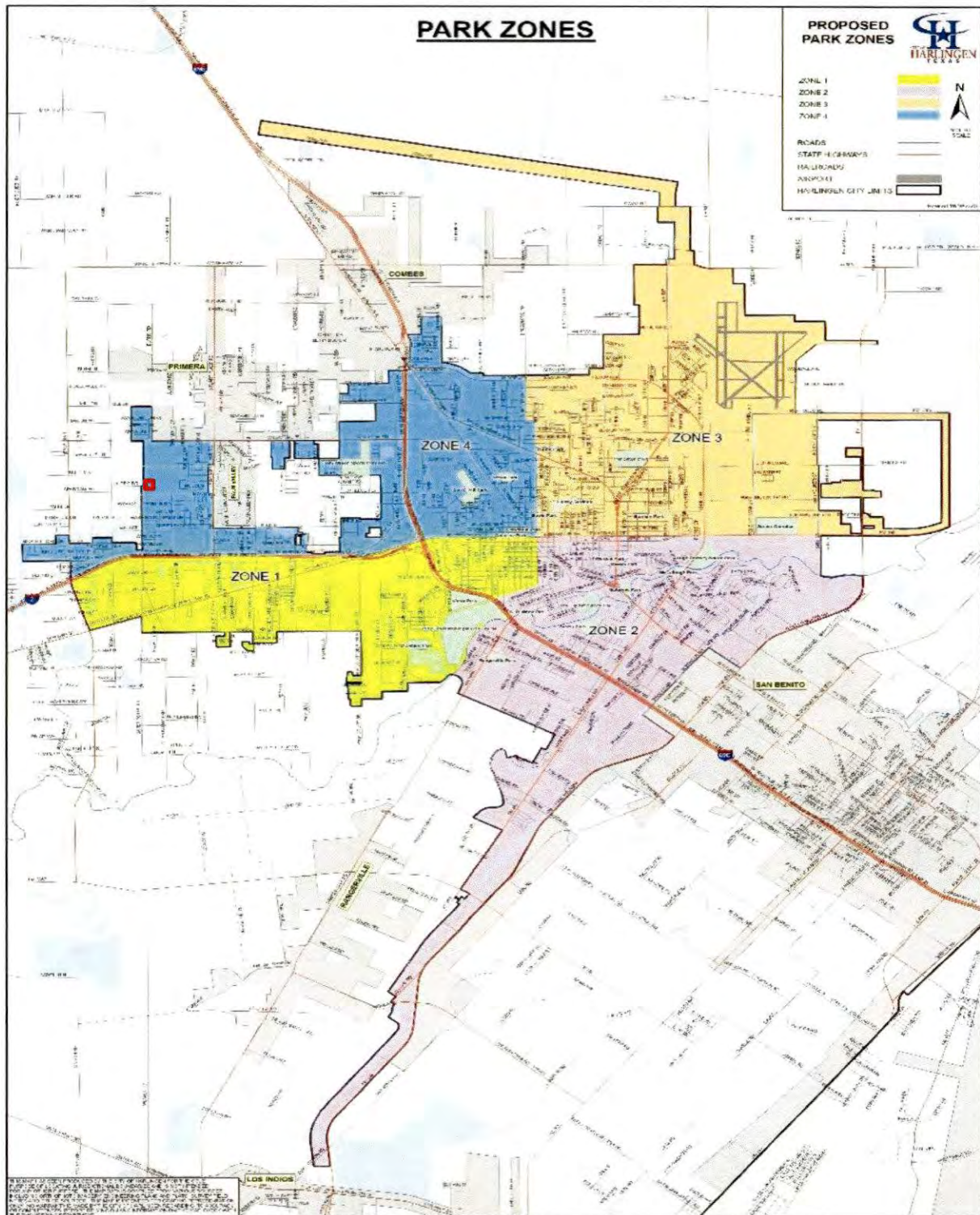


Attachment IV – Street View

View from Beckham Road



PARK ZONES



Attachment VI– Planning



Planning and Development Department
502 E. Tyler Avenue
Harlingen, TX 78550
(956) 216-5101

07/03/2025

Emiliano Rosel, P.E.
Moore Land Surveying, LLC
14216 Palis Drive
La Feria, Texas 78559

Re: Altas Palmas Subdivision

Dear Mr. Rosel,

City staff reviewed the preliminary plans and final plat of the proposed “Altas Palmas Subdivision” submitted on June 19, 2025. The application is considered complete, subject to a list of conditions from different city departments. If you agree with the listed conditions, please visit the Planning and Development office to pay the \$150.00 subdivision application fee. Once the payment is received, the proposed subdivision will be considered “filed” and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

Preliminary and Final:

1. Pursuant to Sec. 109.91 – (c)(3)(e) of the Code of Ordinances Chapter 109 – Subdivisions, all new monuments set at subdivision corners shall be set to a sufficient depth to retain a stable and distinctive location, encased in concrete where location permits, shall be marked in a way that is traceable to the responsible surveyor, and shall conform to the appropriate state statutes.
 - a. Please provide elevations for these points.
2. Please submit a street sign plan with existing and proposed signage.
3. Please include a street light plan with existing and proposed street lighting.
4. Please coordinate the cluster mailbox with the USPS.
5. Please submit a rezoning application for the property. The property is currently zoned as Not Designated.
6. Pursuant to Sec. 109.124 – (f)(7) of the Code of Ordinances Chapter 109 – Subdivisions, a 5’ interior sidewalk will be required at the time of home construction, and 15% of the total cost estimate of the subdivision prior to recording of the final plat.
7. Pursuant to Sec. 109.124-(c)(12) the developer shall improve or pay escrows for 10 feet of additional pavement with curb and gutter and a 5 – foot sidewalk along the Altas Palmas, Wilson Road, and Beckham Road boundaries.
8. Please include a traffic impact analysis.
9. Please label all the phases for the subdivision on the final plat, since this will be a master plan for the subdivision.
10. Please include the proposed pavement width on the paving and grading plat.
11. All other applicable fees must be paid prior to recording of the final plat.

Thank you,

Soledad A. Núñez

Soledad A. Núñez, CNU-A
Interim Planning & Development Director



Engineering Department | 24200 FM 509, Harlingen, Texas 78550

July 7, 2025

Roberto Hernandez, PE, CFM
Assistant City Engineer

Mr. Joel Olivo
Assistant Director for Planning and Development
502 E. Tyler Ave., Harlingen, Texas 78550

RE: REVIEW OF ALTAS PALMAS PH I SUBDIVISION PRELIM/FINAL – 4th SUBMITTAL

Dear Mr. Olivo,

Please find comments below regarding the preliminary construction documents for the above-mentioned subdivision per Section 109-128.(a) of the City of Harlingen City Ordinances.

- ☐ Approved
- ☒ Approved with Conditions
- ☐ Disapproved

Please review and address the following comments:

Construction plans

- Due to the large-scale development, please provide a traffic impact analysis as to how the adjacent roads will be impacted and the proposed mitigations by the design engineer. Harlingen's development guide Section 103-313 includes the minimum criteria needed for the report.
- Provide road continuation at the south and north end of the project (Beckham Road). This development must install the crossings at the ditch. Provide sizing of box culvert.
- Provide a full set of civil plans to verify the sizing of pipes and ensure hydraulics grade lines are included.

Please note that this review shall be for conformance to subdivision regulations and the responsibility and liability for the adequacy of the design shall remain with the Engineer sealing the documents. If you have any questions, please feel free to contact me at (956) 216-5284 or via email at rhernandez@harlingentx.gov.

Sincerely,

Roberto Hernandez

Roberto Hernandez, PE, CFM



Subdivision Review

Subdivision Name: Altas Palmas – 4th Submittal

Proposed Use: 246 Lot Residential, Single-Family Use

Location: Northeast corner at the intersection of Rodeo Drive and Altas Palmas Road

Developer: Zarate Home Designs, LLC

Engineer: Moore Land Surveying / (956) 929-1615
Erosl.mls@gmail.com

Approval: ☒ Yes ☐ Yes with Comments ☐ No

Comments: 1. No Comments

Juan Saucedo Jr. Fire Marshal
Departmental Official Signature

(956) 216-5790
Contact Number

Fire Prevention
Department

jsauceda@harlingentx.gov
Contact E-mail

June 20, 2025
Date

Juan Saucedo Jr
Signature



HARLINGEN
WATERWORKS
SYSTEM

**ALTAS PALMAS SUBDIVISION
PLAT SUBMITTAL #4**

July 3, 2025

To: Soledad A. Nunez, Interim Director
Planning & Zoning Dept.
City of Harlingen

From: David Vasquez, Engineering Technician
Engineering Dept.
Harlingen Waterworks System

Response:

APPROVED with CONDITIONS

David Vasquez

Digitally signed by David Vasquez
DN: C=US, E=dvasquez@hwws.com,
O=Harlingen Waterworks System,
OU=Engineering Dept., CN=David
Vasquez
Date: 2025.07.03 17:11:26-05'00'

UTILITY PLAN COMMENTS:

No.	Comment/Revision	Addressed
1	Change valve callout to east.	

FINAL PLAT COMMENTS: No comments.

ADDITIONAL COMMENTS:

- If the developer requests HWWWS to execute the plat prior to completion of the modifications to the existing water & sewer facilities, a Letter of Credit (LOC) or a Check in an amount equal to the developer's estimated costs of construction must be submitted to HWWWS. The developer's engineer is to submit a cost estimate for this work for review and approval by HWWWS prior to submission of the LOC or check.
- A full set of water and sewer construction plans must be submitted to Harlingen Waterworks System for review and approval prior to commencement of construction.
- Response to Conditions of Approval are required prior to Signing of a Plat. Submitter must mark Yes or No in the Addressed column. Mylars missing response to Conditions for Approval will not be Signed.
- HWWWS comments subject to modification based on additional information of future comments issued by the City of Harlingen, changes made to the plans after approval has been given, or if new information is uncovered through field discovery.

[illegible]

Altas Palmas Phase Subdivision

WATERLINE AND SEWER EXTENSION PLAN

Reviewed By HWWs
07/03/2025 1:54:47 PM

MOORE LAND SURVEYING, LLC

PROJECT: ALTAS PALMAS PHASE SUBDIVISION
DATE: 07/03/2025
REVIEWER: HWWs

SCALE: 1" = 40' (PLAN)
1" = 4' (VERTICAL)

LEGEND:

SYMBOL	DESCRIPTION
(Symbol)	12" DIAM. WATER MAIN
(Symbol)	18" DIAM. WATER MAIN
(Symbol)	24" DIAM. WATER MAIN
(Symbol)	30" DIAM. WATER MAIN
(Symbol)	36" DIAM. WATER MAIN
(Symbol)	42" DIAM. WATER MAIN
(Symbol)	48" DIAM. WATER MAIN
(Symbol)	54" DIAM. WATER MAIN
(Symbol)	60" DIAM. WATER MAIN
(Symbol)	66" DIAM. WATER MAIN
(Symbol)	72" DIAM. WATER MAIN
(Symbol)	78" DIAM. WATER MAIN
(Symbol)	84" DIAM. WATER MAIN
(Symbol)	90" DIAM. WATER MAIN
(Symbol)	96" DIAM. WATER MAIN
(Symbol)	102" DIAM. WATER MAIN
(Symbol)	108" DIAM. WATER MAIN
(Symbol)	114" DIAM. WATER MAIN
(Symbol)	120" DIAM. WATER MAIN
(Symbol)	126" DIAM. WATER MAIN
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(Symbol)	450" DIAM. WATER MAIN
(Symbol)	456" DIAM. WATER MAIN
(Symbol)	462" DIAM. WATER MAIN
(Symbol)	468" DIAM. WATER MAIN
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(Symbol)	480" DIAM. WATER MAIN
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(Symbol)	498" DIAM. WATER MAIN
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(Symbol)	534" DIAM. WATER MAIN
(Symbol)	540" DIAM. WATER MAIN
(Symbol)	546" DIAM. WATER MAIN
(Symbol)	552" DIAM. WATER MAIN
(Symbol)	558" DIAM. WATER MAIN
(Symbol)	564" DIAM. WATER MAIN
(Symbol)	570" DIAM. WATER MAIN
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(Symbol)	618" DIAM. WATER MAIN
(Symbol)	624" DIAM. WATER MAIN
(Symbol)	630" DIAM. WATER MAIN
(Symbol)	636" DIAM. WATER MAIN
(Symbol)	642" DIAM. WATER MAIN
(Symbol)	648" DIAM. WATER MAIN
(Symbol)	654" DIAM. WATER MAIN
(Symbol)	660" DIAM. WATER MAIN
(Symbol)	666" DIAM. WATER MAIN
(Symbol)	672" DIAM. WATER MAIN
(Symbol)	678" DIAM. WATER MAIN
(Symbol)	684" DIAM. WATER MAIN
(Symbol)	690" DIAM. WATER MAIN
(Symbol)	696" DIAM. WATER MAIN
(Symbol)	702" DIAM. WATER MAIN
(Symbol)	708" DIAM. WATER MAIN
(Symbol)	714" DIAM. WATER MAIN
(Symbol)	720" DIAM. WATER MAIN
(Symbol)	726" DIAM. WATER MAIN
(Symbol)	732" DIAM. WATER MAIN
(Symbol)	738" DIAM. WATER MAIN
(Symbol)	744" DIAM. WATER MAIN
(Symbol)	750" DIAM. WATER MAIN
(Symbol)	756" DIAM. WATER MAIN
(Symbol)	762" DIAM. WATER MAIN
(Symbol)	768" DIAM. WATER MAIN
(Symbol)	774" DIAM. WATER MAIN
(Symbol)	780" DIAM. WATER MAIN
(Symbol)	786" DIAM. WATER MAIN
(Symbol)	792" DIAM. WATER MAIN
(Symbol)	79

TCEQ VARIANCE STATEMENT
FOR
ALTAS PALMAS PHASE I SUBDIVISION

JUNE 2025



6/18/25

Prepared by:

Moore Land Surveying, LLC

14216 Palis Drive,
La Feria, TX 78552

(956)245-9163

TBPLS Firm No. 10194186
TBPE Firm No. 19190

**TCEQ VARIANCE STATEMENT
ALTAS PALMAS PHASE I SUBDIVISION**

18 JUNE 2025

ALTAS PALMAS PHASE I Subdivision is a 25.78 ac. tract of land. The property is located just West from the intersection of Rodeo Dr. and Altas Palmas Rd. The property is being developed into 110 single family residential lots.

According to TCEQ Chapter 217, Subchapter C, Rule §217.53, the minimum design slope for an 8-inch gravity sewer pipe is 0.335%. Additionally, TCEQ states that the minimum acceptable "n" value (Manning's Roughness Coefficient) for the design of minimum pipe slopes is 0.013. However, that specific "n" value corresponds to a concrete material. In order to meet the minimum cover of 3-feet for Harlingen Waterworks System, we are proposing to lay the 8-inch pipe at a more gradual design slope with a more appropriate "n" value of 0.009 that corresponds for a PVC material.

Attached are the sewer pipe flow calculations using an "n" value of 0.009.

By: 
Emiliano Rosel, PE
Date: 6/18/25

Attachment IX – Harlingen Water Works System

Manning's Equation

$$V = \frac{1}{n} R^{2/3} \sqrt{S}$$

8-inch pipe

n	0.009
R=(A/P)	0.167
V	2 ft/s
S	0.001586903

PLANNING AND ZONING COMMISSION

September 9, 2025

- 2. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Altas Palmas Phase I Subdivision, bearing a legal description of a 25.78 acres of land comprised of Survey 140, L.L. Adams, Original Grantee, Abstract No. 201, & Lots "A" and "B" of a re-subdivision of Block 2 and 3, Survey 139 of Stuart Place Subdivision, located at the northeast corner of Rodeo Drive and Altas Palmas Road. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC**

City Planner Soledad Núñez presented the following information related to the approval of the subdivision, as follows:

- An Aerial View of the subject property highlighted in yellow was presented.
- This is a single family -residential subdivision. They are proposing one hundred and ten (110) lots.
- It is located at the northeast corner of Rodeo Drive and Altas Palmas Road.
- The proposed development is consistent with the rezoning. Ms. Núñez reminded the Board that the rezoning came before the Board a couple of weeks ago.
- The Final Plat for the proposed subdivision was presented.
- Drainage meets the current standard for the fifty (50) year storm.
- Water and wastewater will be provided by Harlingen Water Works.
- A Street View of the property from North Altas Palms Road was presented.
- A Street View of the property from Beckham Road was presented.
- [The applicant] will be paying park fees of fifty-two thousand, two hundred and fifty dollars (\$52,250) to Park Zone four (4). Ms. Núñez pointed out the zone on the Park Zone Map.
- Staff is recommending approval of the preliminary construction plans and final plat with the condition that they meet all the requirements set forth by Engineering, Harlingen Water Works, the Fire Department and the Planning Department.

The Chairman thanked Ms. Núñez. He asked if there were any questions for Staff. Upon hearing none, he stated that there was no Public Hearing. He said that if there was a motion, he would entertain that now. Cmr. Perez made the motion to approve. Cmr. Perez seconded the motion. The Chairman asked if there was any further discussion and upon hearing none, moved the motion to a vote. The motion passed unanimously.

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 17, 2025**

10(b)

Agenda Item:

Consideration and possible action authorizing the City Manager to execute an annexation services agreement between the City and Rhodes Development, Inc. Attachment (*Planning and Development*.)

Prepared By (Print Name): Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

The City of Harlingen has negotiated an annexation services agreement with Rhodes Development, Inc. (Developer) to guide the voluntary annexation, zoning, platting, and development of approximately 90 acres of land located in the city's 3.5-mile extraterritorial jurisdiction (ETJ). The property will be developed in three phases, collectively known as Horseshoe Pointe, and will, upon completion, have approximately 390 single-family homes. The new development fronts Morris Road in the city's southwest quadrant.

Under this agreement, the developer will annex the 90-acre property in three phases following their acquisition schedule. The annexation for each phase is contingent on the developer acquiring that phase. The city will provide police, fire/EMS, animal control, solid waste collection, parks, and comparable municipal services as per the Service Plan (Exhibit B).

Upon annexation of each phase, the Planned Development (PD) Zoning for single family residential use will take effect for that phase (subject to Planning and Zoning Commission and City Commission approval).

The developer has agreed to complete all required public improvements, such as roads, water, wastewater, and drainage. In addition, the developer has agreed to construct a drainage feature along the main entryway and a pilot channel near the approximate centerline of Horseshoe Lake to facilitate drainage, which will be beneficial to the region.

The voluntary annexation of the proposed Horseshoe Pointe will enable the city to capture long-term tax base growth and extend municipal jurisdiction in a coordinated way.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☐ Yes ☒ No*

*If no, specify source of funding and amount requested:

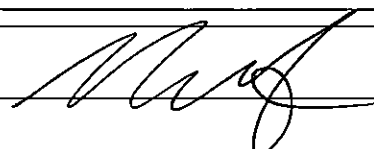
Finance Director's approval: ☐ Yes ☐ No ☒ N/A

Staff Recommendation:

Staff recommends approval of the proposed Annexation Services Agreement.

City Manager's approval: ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

ANNEXATION SERVICE AGREEMENT

SECTION 1. Pursuant to the provisions of V.T.C.A., Local Government Code Section 43.0672, in connection to the voluntary annexation of approximately 87.979 acres out of Blocks 65, 66, and 72, Lon C Hill's Subdivision, Volume 2, Pg. 25, CCMR, Cameron County, Texas, more particularly described in Exhibit A, the owners(s) of the land in the area and the City of Harlingen ("City"), collectively referred to herein as the "Parties", hereby enter into this written Annexation Service Agreement as follows:

- A. The Property described in Exhibit A is planned for annexation in multiple phases as the Developer acquires ownership and as shown in Exhibit B. The Parties acknowledge and agree that the City's obligation to provide municipal services under this Agreement shall apply only upon the effective date of annexation of each respective phase. Until such time, no municipal service obligations shall apply to that phase, and this Agreement shall be without effect as to un-annexed phases.
- B. Services to be provided on the effective date of annexation unless otherwise specified:

The following services shall be provided by the City only upon the effective date of annexation of each respective phase of the Property. Until annexation of a particular phase is completed, no municipal service obligations under this Agreement shall apply to that phase.

- 1. Police Protection
Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on the effective date of annexation. Patrol positions will be added when population warrants.
- 2. Fire Protection
Fire protection by the present personnel and equipment of the fire fighting force within the limitations of available water will be provided on the effective date of annexation.
- 3. Emergency Medical Services
Emergency medical services will be provided through contract services on the effective date of annexation.
- 4. Environmental Health and Code Compliance
Health protection including the elimination of weedy lots, illegal dumping, unsanitary septic systems, sources of standing water and other public nuisances will be provided on the effective date of annexation.

Regulation of animal and fowl density will be provided on the effective date of annexation.

5. Solid Waste Collection

Pick up will begin on the effective date of annexation at the same level of service and cost provided to other similar areas presently found within the City of Harlingen.

Brush collection will be on a periodic basis as established by the City Sanitation Department with an active utility account.

6. Operation and maintenance of public water and wastewater facilities

Routine maintenance of existing water and wastewater facilities owned by Harlingen Waterworks System that are not within the service area of another water or wastewater utility will begin on the effective date of annexation.

7. Operation and maintenance of public roads and streets

Routine maintenance of public roads and streets will begin on the effective date of annexation on the same basis as presently occurs in the city.

B. These services will be provided at levels of service comparable to those provided to other areas of the City with similar characteristics. This Agreement shall remain in effect for a period of ten (10) years from the effective date of annexation unless amended in accordance with state law.

SIGNED this ____ day of _____, 2025.

CITY OF HARLINGEN

By: _____
Gabriel Gonzalez, CPM, City Manager

PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED ABOVE

By: _____

EXHIBIT A

June 19, 2025

**METES AND BOUNDS DESCRIPTION
87.979 ACRES OUT OF
BLOCKS 65, 66 AND 72
LON C HILL'S SUBDIVISION,
CITY OF HARLINGEN,
CAMERON COUNTY, TEXAS**

A tract of land containing 87.979 acres situated in the City of Harlingen, County of Cameron, Texas, being a part or portion out of Blocks 65, 66 and 72, Lon C. Hill's Subdivision, according to the plat thereof recorded in Volume 2, Page 25, Cameron County Map Records, which said 87.979 acres were conveyed to Leonard Simmons Farms, a General Partnership composed of Leonard Simmons LLC, Mary Beth Simmons LLC, Courtney Nash LLC, Natalie Leal LLC, A Audrey Simmons LLC by virtue of a Special Warranty Deed with Vendor's Lien recorded Volume 22306, Page 40, Cameron County Official Records, and to Leonard P. Simmons, III and wife, Mary Beth Simmons, by virtue of a Special Warranty Deed with Vendor's Lien recorded under Document Number 2024-16779, Cameron County Official Records, said 87.979 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar set at the Northwest corner of said Block 72, for an inside corner of this herein described tract;

1. **THENCE**, S 63° 03' 07" E along the North line of said Block 72, at a distance of 20.00 feet pass a No. 4 rebar set on the East right-of-way line of W. New Hampshire Road, continuing a total 1,009.80 feet to a No. 4 rebar set, from which a No. 4 rebar found bears S 50° 51' 33" E a distance of 1.99 feet, on the North line of said Block 72, for the Southeastmost Northeast corner of this tract;
2. **THENCE**, S 26° 56' 53" W along the West lines of Water's Edge Phase I, according to the plat thereof recorded in Cabinet 1, Pages 2312B and 2313A, Cameron County Map Records and Water's Edge Phase II, according to the plat thereof recorded in Cabinet 1, Pages 2431B and 2432A, Cameron County Map Records, at a distance of 1,300.00 feet pass a No. 4 rebar set on the North right-of-way line of a County Road (Not Open), continuing a total distance of 1,320.00 feet to a No. 4 rebar set, for the Southeast corner of this tract;
3. **THENCE**, N 63° 03' 07" W along the South line of said Block 72 and a North line of said Water's Edge Phase II, a distance of 1,009.60 feet to a No. 4 rebar set, from which a No. 4 rebar found bears S 23° 27' 15" W a distance of 1.36 feet, for an outside corner of this tract;
4. **THENCE**, N 26° 56' 53" E along the West line of said Block 72, a distance of 181.59 feet to a No. 4 rebar set, for an inside corner of this tract;
5. **THENCE**, N 63° 03' 07" W at a distance of 20.00 feet pass a No. 4 rebar set on the West right-of-way line of W. New Hampshire Road, continuing a total distance of 1,126.43 feet to a No. 4 rebar set, for an outside corner of this tract;
6. **THENCE**, N 45° 42' 07" W a distance of 36.07 feet to a No. 4 rebar set, for an inside corner of this tract;
7. **THENCE**, N 81° 22' 31" W a distance of 34.20 feet to a No. 4 rebar set, for an outside corner of this tract;
8. **THENCE**, N 63° 03' 07" W a distance of 624.21 feet to a No. 4 rebar set, from which a No. 4 rebar found bears N 59° 55' 40" E a distance of 0.51 feet, for the Southwest corner of this tract;
9. **THENCE**, N 40° 16' 53" E along an East line of Reserved Horseshoe Lake, of said Lon C. Hill's Subdivision, a distance of 75.27 feet to a No. 4 rebar set, for an outside corner of this tract;
10. **THENCE**, N 47° 15' 53" E along an East line of Reserved Horseshoe Lake, a distance of 1,229.53 feet to a No. 4 rebar set, for an outside corner of this tract;

11. THENCE, N 58° 37' 53" E along an East line of Reserved Horseshoe Lake, a distance of 178.89 feet to a No. 4 rebar set, for an outside corner of this tract;
12. THENCE, S 85° 41' 07" E along an East line of Reserved Horseshoe Lake, a distance of 200.00 feet to a No. 4 rebar set, for an outside corner of this tract;
13. THENCE, S 40° 11' 07" E along a South line of Reserved Horseshoe Lake, a distance of 324.30 feet to a No. 4 rebar set, for an outside corner of this tract;
14. THENCE, S 20° 45' 07" E along a South line of Reserved Horseshoe Lake, a distance of 883.80 feet to a No. 4 rebar set, for an inside corner of this tract;
15. THENCE, N 46° 39' 53" E along an East line of Reserved Horseshoe Lake, a distance of 200.00 feet to a No. 4 rebar set, for an inside corner of this tract;
16. THENCE, N 16° 51' 53" E along an East line of Reserved Horseshoe Lake, at a distance of 218.86 feet pass the North line of said Block 66 and the South line of said Block 65, continuing a total distance of 296.00 feet to a No. 4 rebar set, for an inside corner of this tract;
17. THENCE, N 07° 05' 07" W along a North line of Reserved Horseshoe Lake, a distance of 216.00 feet to a No. 4 rebar set, for an inside corner of this tract;
18. THENCE, N 20° 39' 07" W along a North line of Reserved Horseshoe Lake, a distance of 446.27 feet to a No. 4 rebar set, for an outside corner of this tract;
19. THENCE, N 26° 56' 53" E a distance of 734.13 feet to a No. 4 rebar found at the South right-of-way line of Morris Road, for an outside corner of this tract;
20. THENCE, S 63° 03' 07" E along the South right-of-way line of said Morris Road, a distance of 557.00 feet to a No. 4 rebar set, for an inside corner of this tract;
21. THENCE, N 26° 56' 53" E a distance of 10.00 feet to a No. 4 rebar set, for an inside corner of this tract;
22. THENCE, N 63° 03' 07" W a distance of 557.00 feet to a No. 4 rebar set, for an outside corner of this tract;
23. THENCE, N 26° 56' 53" E a distance of 20.00 feet to a Nail set, for the Northwest corner of this tract;
24. THENCE, S 63° 03' 07" E a distance of 577.00 feet to a Nail set, for the Northernmost Northeast corner of this tract;
25. THENCE, S 26° 56' 53" W along the East line of said Block 65, a distance of 1,320.00 feet to the POINT OF BEGINNING and containing 87.979 acres gross of which 1.726 acres lies within the existing right-of-way of W. New Hampshire Road, 0.454 of one acre lies within the existing right-of-way of a County Road (Not Open) and 0.265 of one acre lies within the existing right-of-way of Morris Road, leaving a net of 85.534 acres of land, more or less.

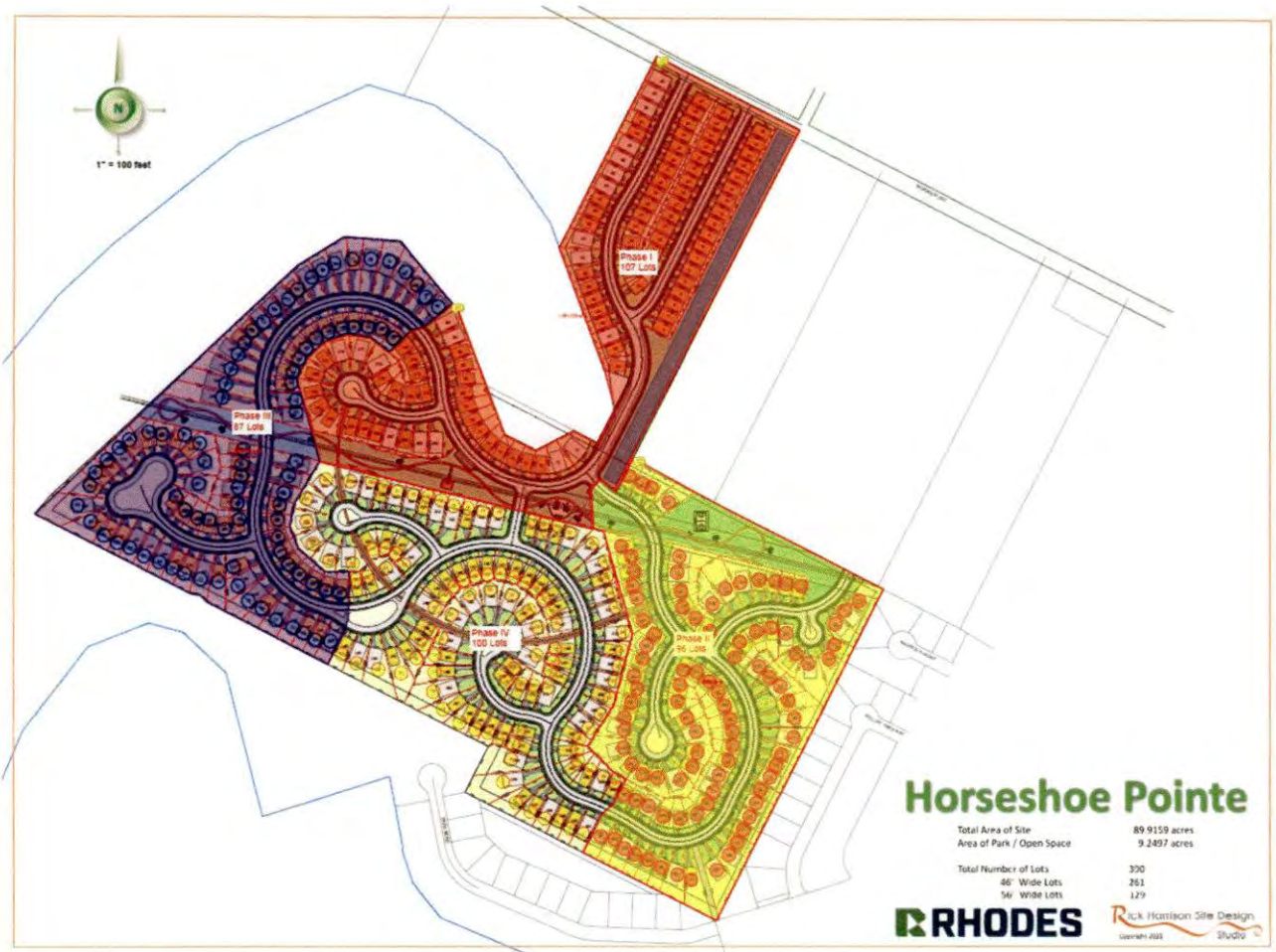
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 04/18/2025 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238

06/16/2025
DATE:



EXHIBIT B



**AGENDA ITEM
EXECUTIVE SUMMARY**

1D (C)

Meeting Date: **September 17, 2025**

Agenda Item:

Consideration and possible action to approve a contract between the City of Harlingen and Dr. Shelly Mitchell, DVM to provide services for the Spay/Neuter Program as needed.

Prepared By (Print Name): Shannon Harvill
Title: Environmental Health Director

Signature: 

Brief Summary:

The City of Harlingen Health Department is requesting approval for a contract with Dr. Shelly Mitchell, DVM to provide services for spay and neuter services as specified in Zoonosis Control Grant. Grant will be available from August 31, 2025 thru August 30, 2026. The length of the contract is for one (1) year starting September 20, 2025 thru September 19, 2026. Rates for payment will be paid as listed on contract.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☒ * Yes ☐ No

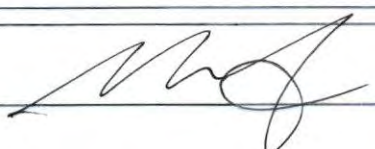
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

City Manager's approval: ☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

GENERAL SERVICES CONTRACT

Between the City of Harlingen and Dr. Shelly Mitchell, DVM

I. PARTIES

This General Services Contract ("Contract") is entered into by and between the **City of Harlingen, Texas** ("City"), and **Dr. Shelly Mitchell, DVM** ("Veterinarian").

II. PURPOSE

The purpose of this Contract is to provide spay and neuter services for cats and dogs on behalf of the City of Harlingen Animal Shelter and Health Department.

III. SCOPE OF SERVICES

The Veterinarian agrees to provide spay and neuter services at the following rates:

- **Cats**
 - Male: \$86.80
 - Female: \$142.00
 - **Dogs (Neuter – Male)**
 - 0–25 lbs: \$142.00
 - 26–50 lbs: \$162.00
 - 51–75 lbs: \$176.00
 - 76–100 lbs: \$196.00
 - **Dogs (Spay – Female)**
 - 0–25 lbs: \$162.00
 - 26–50 lbs: \$190.00
 - 51–75 lbs: \$206.00
 - 76–100 lbs: \$236.00
-

IV. PAYMENT

1. The City agrees to pay the Veterinarian the rates listed above for services performed.
 2. Payments shall be made upon submission of an invoice, subject to City approval and processing procedures.
-

V. TERM

This Contract shall commence on **September 20, 2025** and shall remain in effect until **September 19, 2026**, unless terminated earlier as provided herein.

VI. TERMINATION

- (1) *City Termination for Convenience.* Under this paragraph, the City may terminate this Contract during its term at any time for the City's own convenience where the Contractor is not in default by giving written notice to Contractor. If the City terminates this Contract under this paragraph, the City will pay the Contractor for all services rendered in accordance with this Contract to the date of termination.
 - (2) *Termination for Default.* Either party to this Contract may terminate this Contract as provided in this paragraph if the other party fails to comply with its terms. The party alleging the default shall give the other party written notice of the default citing the terms of the Contract that have been breached and what action the defaulting party must take to cure the default. If the party in default fails to cure the default as specified in the notice, the party giving the notice of default may terminate this Contract by written notice to the other party, specifying the date of termination. Termination of this Contract under this paragraph does not affect the right of either party to seek remedies for breach of the Contract as allowed by law, including any damages or costs suffered by either party. However, this provision is not intended to and does not act as a waiver of the City's sovereign immunity.
-

VII. INDEPENDENT CONTRACTOR

Independent Contractor. Contractor shall perform the work under this Contract as an independent contractor and not as an employee of the City. The City has no right to supervise, direct, or control the Contractor or Contractor's officers or employees in the means, method, or details of the work to be performed by Contractor under this Contract. The City and Contractor agree that the work performed under this Contract is not inherently dangerous, that Contractor will perform the work in a workmanlike manner, and that Contractor will take proper care and precautions to ensure the safety of Contractor's officers and employees.

VIII. LIABILITY & INSURANCE

Liability and Indemnity. Contractor shall indemnify, hold harmless and defend the City, its officers, agents, and employees from and against any and all suits, actions, legal proceedings, claims, demands, damages, costs, expenses, attorneys' fees and any and all other costs or fees (whether resulting in constitutional law, tort, contract, or property law, or raised pursuant to local, state or federal statutory provision), arising out of the performance of the Contract and/or arising out of a willful or negligent act or omission of the Contractor, its officers, agents, and employees. It is understood and agreed that the Contractor and any employee or subcontractor of the Contractor shall not be considered an employee of the City. The Contractor shall not be within the protection or coverage of the City's workers' compensation insurance, health insurance, liability insurance or any other insurance that the City from time to time may have in force and effect. The City specifically reserves the right

to reject any and all of Contractor's employees, representatives or subcontractors and/or their employees for any cause, should the presence of any such person on City property or their interaction with City employees be found not to be in the best interest of the City, be found to be harassing to any City employee or third person, or is found to interfere with the effective and efficient operation of the City or the City's workplace.

IX. GOVERNING LAW

This Contract shall be governed by and construed in accordance with the laws of the State of Texas. Venue shall lie in Cameron County, Texas.

X. ENTIRE AGREEMENT

This Contract and the provisions of the Exhibits represent the entire Contract between the City and the Contractor and supersedes all prior negotiations, representations, or contracts, either written or oral. This Contract may be amended only by written instrument signed by both parties.

XI. AUTHORIZATION

City of Harlingen

By: _____

Name: _____

Title: _____

Date: _____

Veterinarian

By: _____

Dr. Shelly Mitchell, DVM

Date: _____

EXECUTIVE SUMMARY

10(d)

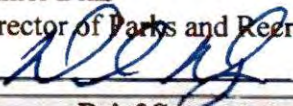
Meeting Date: September 17, 2025

Agenda Item:

Consideration and approval of the renewal of the Lease Document N62467-87-RP-00006 for 15.0 acres of land located at 1300 Fair Park Blvd, Harlingen Tx, currently used by the Department of Army for the term beginning January 01, 2026, and ending December 31, 2026

Prepared By: Daniel Diaz

Title: Director of Parks and Recreation

Signature: 

Brief Summary:

Summary:

The City of Harlingen has received proper notice from the Department of Army, United States of America, on its intent to continue to occupy the 15-acre tract located at 1300 Fair Park Blvd under the terms of the Lease Document N62467-87-RP-00006 dated December 15, 1986. This is an annual renewal which is required under the terms of the lease.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☐ Yes ☒ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☒ N/A

Staff Recommendation:

Staff recommends approval

City Manager's approval: ☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☐ Yes ☐ No ☐ N/A

THIRD MODIFICATION
TO LEASE NO.
BETWEEN
CITY OF HARLINGEN, TEXAS
AND
THE UNITED STATES OF AMERICA

THIS is the Third Modification to Lease No. N62467-87-RP-00006, hereinafter called "Lease", between City of Harlingen, Texas, hereinafter called "LESSOR" and The United States of America, acting by and through the Department of the Navy, Naval Facilities Engineering Systems Command Southeast, hereinafter called the "Government" or "Lessee", the Lessor and Lessee hereinafter collectively the "Parties", which Parties do hereby agree to modify said lease, with a date of lease of December 15, 1986 as set forth below and with an effective date as of the date last written below:

RECITALS

WHEREAS, since the start of the Lease, the Government has had the Department of the Navy administer the lease; and

WHEREAS, now the Government desires to have the Department of the Army administer the lease; and

WHEREAS, the Government has the unilateral ability to transfer lease administration from the Department of the Navy to the Department of the Army; and

WHEREAS, American Electric Power (AEP) Texas owns three transformers (50Kva, 100Kva and 500Kva) located within the fence perimeter at NOSC Harlingen and is responsible for any required maintenance, repairs or replacement of said assets at no cost to the Government, see Exhibit "A", attached hereto and incorporated herein by reference; and.

WHEREAS, Modification 1 renewed the lease for the period 1 January 2010 through 31 December 2010 and waived the 30-day advance notice of renewal requirement (the modification contains a typo as "31 December 2011" should be "31 December 2010" and does not appear to have been signed by either Lessor or Lessee) and is hereby ratified by the Parties; and

WHEREAS, Modification 2 renewed the lease for the period 1 January 2011 through 31 December 2011 and waived the 30-day advance notice of renewal requirement (the modification was only signed by Lessee) and is hereby ratified by the Parties; and

WHEREAS, Government desires to contemporaneously update certain provisions of the Lease; and

WHEREAS, the Parties seek to memorialize this transfer of lease administration, subsequent points of contact for future notifications under the Lease, and updates to certain provisions of the Lease; and

NOW THEREFOR, in consideration of the foregoing recitals, the Parties agree as follows:

1. Add the following as Paragraph 9. to the Standard Form 2:

9. Submission of Notices. Notices shall be sufficient under this Lease if made in writing and submitted in the case of the Lessor:

Lessor:

City of Harlingen
Danny Diaz, Parks and Recreation Director
118 E. Tyler P.O. Box 2207 Harlingen, Texas 78551

And in the case of the Government to:

Department of the Army
Kaitlin Edwards
Realty Specialist
U.S. Army Corps of Engineers-Fort Worth District Real Estate Division
819 Taylor St. Suite 2A06
Fort Worth, TX 76102
(817) 886-1303

The above-named individuals shall be the representatives of the Parties and the points of contact during the period of the Lease, unless and until either party provides the other with notice of a different point of contact. Notices shall be deemed to have been given when delivered personally or deposited in the U.S. mail and addressed as set forth above or to such other address as either party shall have provided to the other by like notice.

2. Delete Paragraph 10, Facilities Nondiscrimination, in its entirety.

3. Delete Paragraph 17, Gratuities, in its entirety and replace with the following Federal Acquisition Regulation (FAR) 52.203-3 Gratuities provision:

17. Gratuities: The right of the Lessor to proceed may be terminated by written notice if, after notice and hearing, the agency head or a designee determines that the Lessor, its agent, or another representative 1) offered or gave a gratuity (e.g. an entertainment or gift) to an officer, official, or employee of the Government; and 2) intended, by the gratuity, to obtain a contract or favorable treatment under a contract.

The facts supporting this determination may be reviewed by any court having lawful jurisdiction.

If this contract is terminated under this paragraph, the Government is entitled: (1) to pursue the same remedies as in a breach of the contract; and (2) in addition to any other damages provided by law, to exemplary damages of not less than 3 nor

more than 10 times the cost incurred by the Lessor in giving gratuities to the person concerned, as determined by the agency head or a designee.

The rights and remedies of the Government provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under this contract.

4. Delete Paragraph 19, Equal Opportunity, in its entirety.

5. Delete Paragraph 20 in its entirety and replace with the following:

20. The Government agrees that if construction of a Reserve Center is not commenced prior to January 1, 1992, this Lease shall terminate. Notice of termination by the Lessor shall be in accordance with Paragraph 9, Submission of Notices.

6. Delete Paragraph 22 in its entirety and replace with the following:

22. The Government agrees that if the leased premises are not used as a Reserve Center by the Government and if such nonuse shall continue for a period of ninety (90) consecutive days, the Lessor may terminate this Lease upon delivery of notice as set forth in Paragraph 9, Submission of Notices.

7. All other terms and conditions of Lease No. N62467-87-RP-00006 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Third Modification to Lease No. N62467-87-RP-00006 to be executed by their duly authorized representatives with an effective date as of the date last written below.

LESSOR:

LESSEE:

Name: Danny Diaz
Title: Parks and Recreation Director
Organization: City of Harlingen, TX
Date: _____

Name: Michael A. Brooks
Title: Real Estate Contracting Officer
NAVFAC SE
Date: _____

Name: _____
Title: _____
Department of the Army
Date: _____



07 August 2020

Memorandum for Record (MFR)

Subject: American Electric Power (AEP) Service Agreement for NOSC Harlingen

Purpose: Confirmation of Asset Ownership and Demarcation

This MFR confirms that AEP Texas owns three transformers (50Kva, 100Kva and 500Kva) located within the fence perimeter at NOSC Harlingen. In as much as AEP Texas owns these transformers, AEP Texas is responsible for any required maintenance, repairs or replacement of said assets at no cost to the Government.

AEP Texas is also responsible for the HV primary feeder lines associated with these assets. AEP Texas is not responsible for the poles and distribution system past these transformers. This is the point of demarcation.

There is no known contract or service agreement associated with these transformers. As stated above, we maintain, repair and replace these assets on an as needed or required basis.

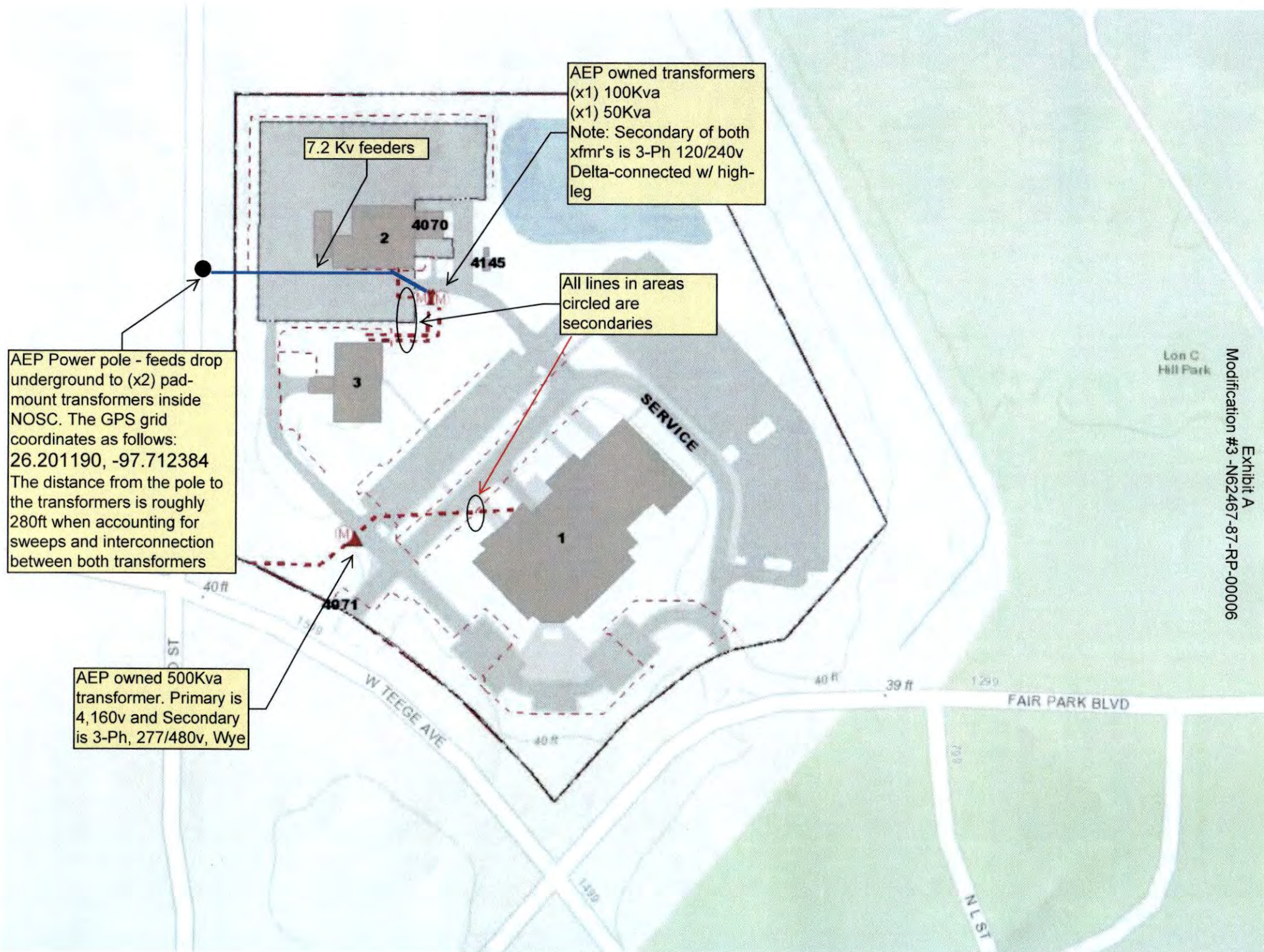
AEP Texas is an operating company of AEP headquartered in Columbus, Ohio.

Should you have questions about this MFR, please contact the undersigned.

Howard R. Biddle
National Account Executive, Federal Government
614.716.2572
hrbiddle@aep.com

Attachments:

NOSC Harlingen Electric Utility Distribution
NOSC Harlingen 500kVA Transformer



NOSC / MCRC - HARLINGEN
1300 West Teege Ave.
Harlingen, TX 78550

500 KVA XFMR with
12,470v primary and
480/277v secondary
MGRS (grid coord)
14RPP 28691 98483

Main entry and
guard shack



ID(e)

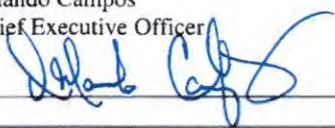
**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 17, 2025**

Agenda Item:

Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to provide \$76,500 to Texas Southmost College (TSC) as a matching grant for the Patient Care Technician Training Program offered to Harlingen Residents for FY 2026.

Prepared By (Print Name): Orlando Campos
Title: Chief Executive Officer

Signature: 

Brief Summary:

On August 26, 2025, the Harlingen Economic Development Corporation (HEDC) Board of Directors unanimously approved a \$76,500 funding match for Texas Southmost College's (TSC) Patient Care Technician Program. This funding will help cover tuition costs for 34 Harlingen residents, giving them a great opportunity to train for high-demand healthcare jobs.

The program is backed by Workforce Solutions Cameron and local hospitals, which have identified Patient Care Technician roles as a top workforce need. TSC has tailored its program to meet these local demands, offering 352 hours of hands-on training along with certifications in CPR, Certified Nursing Assistant (CNA), Electrocardiogram (EKG), and Patient Care Technician (PCT). With these four certifications, graduates will be well-prepared to work in hospitals, nursing homes, rehab centers, and other medical facilities.

Texas State Technical College (TSTC) also offers training in this field. Their program covers similar skills but is mostly offered online and structured a bit differently. While TSTC hasn't secured matching funding for their program yet, they continue to be a valuable education partner in Harlingen.

Offering options like these from both TSC and TSTC gives local residents more flexibility to choose what works best for them. HEDC will continue working with TSTC to explore additional high-demand training opportunities for our community.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

*If no, specify source of funding and amount requested:

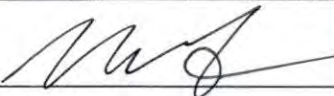
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval: ☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A



High-Demand Job Training Grant

Workforce Solutions Cameron (WFSC) and Harlingen Economic Development Corporation (HEDC)

Presented by:

Richard Mesquias Jr.

Texas Southmost College

Vice President of External Relations &
Workforce Development

August 21, 2025

Patient Care Technician

Total High-Demand Job Training Funding Request: \$153,000

- Harlingen Economic Development Corporation: \$76,500
- Workforce Solutions Cameron (WFSC): \$76,500

The contribution will be matched on a one-to-one basis

Partnership Opportunity

This initiative brings together **Workforce Solutions Cameron (WFSC)** and **Harlingen Economic Development Corporation (HEDC)** as collaborative partners to advance regional workforce development, with **Texas Southmost College (TSC)** serving as the training provider delivering industry-aligned instruction and recognized credentials.

Program Focus: High-Demand Occupation - Patient Care Technician

- Establish a hands-on, industry-aligned patient care technician & construction safety programs.
- Targeting individuals in Harlingen seeking to upskill or reskill.

Patient Care Technician Program Plan: (352 hours)

- Launch **3 cohorts: 1 cohort of 12 students**
2 cohorts 11 students each
- Address local healthcare workforce needs
- Partner with **Valley Baptist Hospital, Harlingen Medical Center** for hands-on training and recruit students.
- Funding covers:
 - Tuition to cover instruction and consumables
 - Certification costs
 - Clinical site coordination for real-world experience

Patient Care Technician (352 hours)

Cardiopulmonary Resuscitation (CPR) Certification

- Heart Association

Certified Nursing Assistant (CNA) Certification

- Texas Unified Licensure Information Portal (TULIP)

Electrocardiogram (EKG) Certification

- The National Healthcareer Association (NHA)

Patient Care Technician (PCT) Certification

- The National Healthcareer Association (NHA)

Why This Project Matters

- Rising demand for skilled Patient Care Technician supported by Workforce Solutions Cameron (WFSC).
- Economic barriers limit access to non-credit training opportunities.
- Strengthens long-term economic growth through a job-ready workforce.

Who We Serve

- Unemployed individuals
- Economically disadvantaged individuals
- Existing employees needing to upskill

Key Barrier

- Limited access to workforce training due to financial constraints

Our Impact

- Removes training access barriers
- Builds a job-ready, local workforce
- Delivers credentials & real-world skills for high-demand jobs

Benefit to Harlingen

- Hands-on learning aligned with employer needs
- Graduates boost local economic growth immediately

Employment Growth by 2032 (*Texas Workforce Commission*):

- **Texas Statewide:** 16% increase
- **Lower Rio Grande Valley:** 21% increase

Wages – Texas Overview:

Statewide Salary Range:

Experience Level	Hourly Wage	Annual Salary
Entry-Level	\$14–\$16/hr	\$29,120 – \$33,280
Mid-Level	\$24–\$26/hr	\$49,920 – \$54,080
Experienced	\$33–\$37/hr	\$68,640 – \$76,960

Hourly Wages:

Harlingen Area Average: \$33,530 annually

\$16.12/hour on average

Project Budget Summary

Description AND Tuition Cost		Program Cost	
		Harlingen EDC	Workforce Solutions Cameron
Education and Training for Patient Care Technician (PCT)	Patient Care Technician (34) \$4,500	\$2,250 x 34 Total:\$76,500	\$2,250 x 34 Total:\$76,500
Harlingen EDC and Workforce Solutions Cameron establish a dollar for dollar matching fund to train: 34 students for a total \$153,000		\$76,500	\$76,500

Return on Investment (ROI) for 2025

	Patient Care Technician
We propose that HEDC establish a training tuition fund for training Harlingen Citizens	\$76,500
Workforce Solution Cameron	\$76,500
	Total \$153,000
Average Annual Salary	\$33,530 (\$16.12/hourly rate)
Number of Harlingen Citizens being trained	34
Total Annual ROI	\$1,140,020
40% Income contribution in community development	\$456,008



Questions?



**AGENDA ITEM
EXECUTIVE SUMMARY**

10(f)

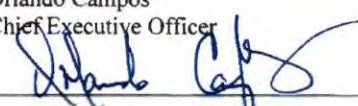
Meeting Date: **September 17, 2025**

Agenda Item:

Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to grant \$50,000 to Valley Initiative for Development and Advancement (VIDA) for FY 2026 to benefit Harlingen residents.

Prepared By (Print Name): Orlando Campos

Title: Chief Executive Officer

Signature: 

Brief Summary:

On August 26, 2025, the Harlingen Economic Development Corporation (HEDC) Board of Directors unanimously approved a funding request from the Valley Initiative for Development and Advancement (VIDA) for \$50,000 for fiscal year 25-26. Funding for the program was provided in the FY 2026 HEDC budget previously approved by the board and the city commission. VIDA helps low-income, unemployed, and underemployed residents of the Rio Grande Valley get the education and training they need to secure high-skilled, high-wage jobs. The contract with the HEDC will specifically benefit residents of Harlingen. FY 2026 would be the fourth year of funding for VIDA from Harlingen.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:

☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:

 ☒ Yes ☐ No ☐ N/A



June 26, 2025

Mr. Orlando Campos
CEO
Harlingen EDC
2424 Boxwood St. Suite 125
Harlingen, TX 78550

Dear Mr. Orlando Campos,

Thank you for your continued partnership with VIDA and your commitment to empowering Harlingen residents through access to education, career training, and comprehensive support services. Your investment ensures that individuals from low-income backgrounds have equitable opportunities to pursue high-demand occupations and achieve long-term economic self-sufficiency.

As you begin your budget planning for the upcoming fiscal year, we respectfully submit VIDA's FY2025 - 2026 funding proposal for your consideration. Continued support from the Harlingen EDC will allow us to provide essential services that promote student persistence, program completion, and successful entry into the workforce.

To highlight the impact of our current grant partnership, we have enclosed the following:

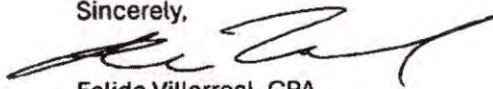
- VIDA Grant Progress Report (YTD FY 2024-2025)
- VIDA's 2024 Annual Report
- VIDA's Funding Proposal for FY 2025 - 2026

A recent Economic Impact Study conducted by UTRGV demonstrates a measurable return on the investment that VIDA generates in our region. The study found that for every \$1 invested in VIDA, there is a \$15.69 return in community economic output—resulting in a total impact of over \$51.9 million through increased jobs, income, taxes, and local productivity.

VIDA respectfully requests a continued investment of \$50,000, to support a minimum of ten Harlingen residents in the coming fiscal year. Your investment will help ensure that more individuals are equipped with the skills and credentials necessary to meet the needs of our regional workforce and break the cycle of poverty.

We value our ongoing collaboration with the Harlingen EDC and look forward to continuing this impactful partnership. Together, we can drive sustainable economic growth and transform lives through education and workforce development—one VIDA at a time.

Sincerely,



Felida Villarreal, CPA
President & CEO



FY 25-26 FUNDING PROPOSAL

June 26, 2025

*Prepared by: Felida Villarreal, CPA
President & CEO*



Project Name

Career Training in High Demand Occupations for Low-Income Harlingen Residents

Funding Request

\$50,000 for fiscal year 10/01/2025 – 9/30/2026

Project Details

At least ten Harlingen residents will be supported through VIDA's program model through the fiscal year October 1, 2025 – September 30, 2026. 100% of students assisted with this grant must meet the following eligibility criteria:

1. Participant must be an Harlingen Resident.
2. Participant must be 18 years of age or older.
3. Participant must be eligible to work in the U.S.
4. Participant must be under 250% of the federal poverty guidelines, underemployed, or unemployed.

Mission

VIDA's mission is to empower Rio Grande Valley residents to achieve economic prosperity through market-driven training, resources, and career pathways. Our continued focus includes formulating new institutional relationships in the RGV that simultaneously address employers' needs for skilled workers, while linking the area's unemployed and underemployed with high-skill, high-wage jobs identified in the region. Our vision is to build and sustain a highly skilled and highly educated workforce, which will not only be ready for tomorrow's jobs, but will have an opportunity to live a more prosperous and healthy life.

History

The concept for VIDA began in 1995 with Valley Interfaith, a community-organizing group in the Lower Rio Grande Valley affiliated with the National Industrial Areas Foundation. Valley Interfaith observed a need for education and training to secure family sustaining wage employment, as the region experienced elevated levels of unemployment from many plant closures and layoffs in the textile industry due to foreign competition. Meanwhile, businesses and economic development boards seeking to attract and retain employers in the region reported a need for a more highly skilled and educated workforce. As a result, collaborative efforts between Valley Interfaith and industry leaders sought an opportunity to meet the needs of both Valley residents and employers through the creation of VIDA, a workforce training model committed to providing both economic and social support to low-income residents, to ensure successful completion of post-secondary education training and secure competitive employment. Throughout the years, VIDA has remained relevant and innovative by collaborating with regional institutions of higher education and industry leaders to assess employment needs and align career pathways with local industry demand.

Currently, more than half of our student population enrolls in allied health careers such as registered nursing, licensed vocational nursing, diagnostic medical sonography, occupational therapy, respiratory therapy, radiography, medical billing & coding, surgical technology, and more. As we continue to recover from the long-term effects of a global pandemic, it is critical to assess and

respond to both the regional and national shortage of healthcare professionals. As a result, VIDA continues to promote training and higher education credentials in the healthcare industry in efforts to enhance health equity across the Rio Grande Valley. The remaining student population pursues training in high demand occupations in fields of study such as STEM, education, social services, finance/accounting, economics, and the skilled trades – all of which provide an opportunity for self-sufficiency and long-term career advancement.

Core Services

VIDA primarily funds training for one-year certificates, two-year associate degrees, or bachelor's level degrees. VIDA provides customized financial assistance for training in fields of allied health, STEM, finance/accounting, economics, education, social services, and specialized trades. In addition, VIDA's program provides intensive case management and weekly counseling services to address academic and social barriers. VIDA counselors become key mentors in the lives of our participants, coaching and guiding them to advance in their appropriate career pathways. VIDA regularly updates the occupational training it supports based on feedback from economic development boards and local employers to ensure students pursue careers in high demand occupations relevant to our economic climate. South Texas College, Texas State Technical College, Texas Southmost College, and UT Rio Grande Valley are VIDA's primary training partners. We collaborate extensively with these institutions for outreach, student support and progress, enhancing career pathways, and more.

In 2024, VIDA served 746 students with an average persistence rate of 91%! 100% of our student population is identified as unemployed, underemployed, or low-income, based on 250% of the Federal Poverty Guidelines. During 2024, a student enrolled as a VIDA participant with average annual earnings of \$11,169 but ultimately graduated and secured employment with average annual earnings of \$52,894. The average age of VIDA participants in 2024 was 27 years old, and 84% of our participants identified as first-generation college students.

Consequently, this demographic faces a multitude of challenges that represent risk factors for college persistence and graduation. Oftentimes, our participants are first-generation college students, lacking a dedicated support system at home, which VIDA addresses with ongoing one-on-one career coaching and mentoring. VIDA recognizes our participants face language barriers and family responsibilities that interfere with successful completion or satisfactory performance of coursework. As a result, VIDA counselors meet regularly with participants on an individualized basis and in group sessions with other VIDA participants to help them overcome prominent challenges such as time management, stress, emotional triggers, conflict resolution, and promote overall mental health. VIDA counselors share extensive knowledge and expertise in fields of psychology, social work, and education, facilitating strong relationships with participants and effectively building bonds of accountability, maintaining our students focused, committed, and encouraged. Moreover, VIDA's customized financial assistance for tuition, textbooks, tools, uniforms, childcare, and transportation further promotes students' full-time enrollment while breaking economic barriers to education success.

VIDA organizes a speaker series of workshops on a monthly basis, in which we collaborate with local industry partners to share their expertise with our participants collectively. For example, our community partner, JP Morgan Chase, hosts financial literacy workshops with VIDA participants as a group to educate them on valuable topics such as banking, lending, credit scores, financial planning, investments, retirement, and more. In turn, VIDA participants develop and enhance life-long skills

for both professional and personal success, learning the importance of fiscal responsibility and personal budgeting. This type of soft skills development model effectively complements the students' traditional classroom coursework to build a more well-rounded individual, better prepared to achieve career success with a competitive and diverse skillset.

Outcomes & Results

VIDA's outcomes are primarily measured by higher persistence rates, graduation rates, and number of certificates awarded:

1. 85% or more of VIDA participants will graduate from an educational/training program within 150% of their intended program length.
2. 80% or more of VIDA graduates will receive job placement with competitive compensation.
3. 90% or more will persist in their education from year to year.
4. 100% will attend mandatory counseling sessions to ensure program retention.

VIDA has a well-established capacity to track extensive information in a secure, comprehensive, Social Solutions database. Detailed demographic and socioeconomic characteristics are maintained and accessed on a regular basis for reporting and quality control. VIDA measures the academic progress of each participant through grade reports, case notes from the counselors and other program staff, and supportive services received - all of which are documented in Social Solutions. Participants entering employment are tracked for three years post-graduation, and their wages, positions, and employers are reported in the database.

A recent economic impact study conducted by UT - Rio Grande Valley, reports that for every \$1.00 invested in VIDA, there is a return on investment of \$15.69 to the communities we serve. Additionally, the Institute for Women's Policy Research featured VIDA in a report on innovations to address unmet needs in job training programs. The report states: "case management can have the added effect of creating a sense of accountability to the program that increases persistence and completion among trainees. Having a primary point person who participants can go to for advice, support, and to access program resources lead them to feel a greater sense of responsibility or commitment to their program...the relationships that case managers establish with participants create bonds of accountability that enhance participants' chances of success within their programs."



EXHIBIT A**Harlingen EDC Project Budget
10 Participants/Students****Post-Secondary Occupational Training (PSOT):**

*Allied Health, Specialized Trades, STEM, Education, Social Services, Finance/Accounting, & Economics
Associate Degrees, College/Industry Recognized Certificates, & Bachelor's Degrees*

BUDGET ITEMS	10/01/25 – 9/30/26 PROJECTED EXPENDITURES
Curriculum Based – Training Expenses South Texas College (STC); University of Texas – Rio Grande Valley (UTRGV); Texas State Technical College (TSTC); Texas Southmost College (TSC); Other • Tuition & Fees, Textbooks, Exam Fees, Equipment • Tools, Uniforms, Transportation Assistance, Child Care Assistance, Other Direct Program Services Intensive Career Counseling & Case Management • Community Outreach, Profile Assessment, & Aptitude Testing • Peer learning, effective studying skills, & test taking strategies • Soft Skills Training: Guest Speaker Forums, Professional Development Workshops, Financial Literacy, Time Management, Stress Management, Mental Health, etc. • Employability Skills: Conflict Resolution in the Workplace, Resume Writing, Business Etiquette, Job Search, & Interview Preparation • Individualized Career Coaching and Academic Advisement • Individual and Group Counseling Sessions • Job Placement Services & Career Tracking three years post-graduation • Building Accountability - Monitoring Academic Performance and Progress for Intervention and Completion • Direct Program Related Expenses	
Training & Direct Program Expenses	\$ 42,500
General & Administrative Costs	\$ 7,500
Total Project Budget	\$ 50,000
Harlingen EDC Funding Request	\$ 50,000

Harlingen EDC Progress Report FY2024-2025

Every \$1 invested in VIDA's program yields a return of \$15.69 to the communities we serve.

Source: The 2024 Economic Impact Study was conducted by The University of Texas Rio Grande Valley, Data & Information Systems Center.

Average Salary Reported Upon Graduation: **\$47,840** as of June 27, 2025

2024-2025 AT-A-Glance	
57%	Between Age of 25-50
100%	Unemployed, Underemployed or Low Income
39%	1+ Dependent Child(ren) in the Household
83%	First Generation in College
Harlingen EDC Investment: \$50,000	
Contractual Benchmark: 10	
Total Served to Date: 23	
Persistence Rate: 96%	

CREDENTIAL ANALYSIS

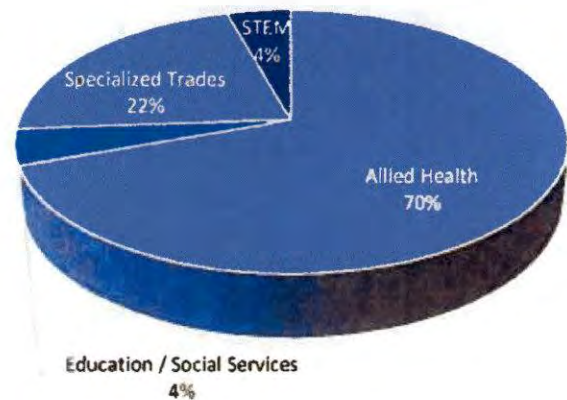
Graduates/Completers

Industry Recognized Credential	Certificate	Associate	Bachelor
60%	40%	0%	0%

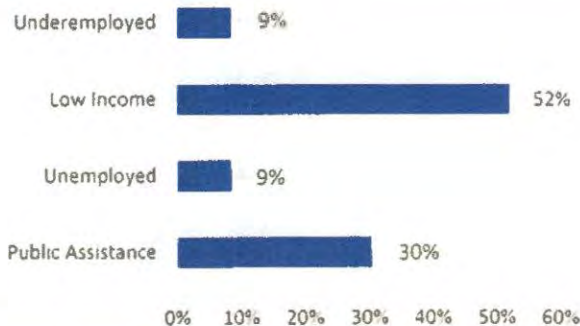
Active Students

Industry Recognized Credential	Certificate	Associate	Bachelor
6%	29%	65%	0%

Program of Study (By Industry)

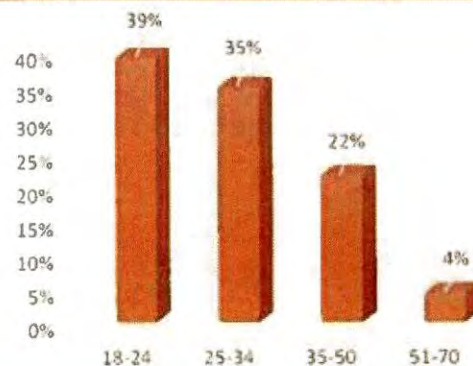


Financial Eligibility



Some participants meet more than one eligibility factor.

Participant Age



**AGENDA ITEM
EXECUTIVE SUMMARY**

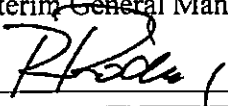
10(9)

Meeting Date: **September 17, 2025**

Agenda Item:

Consideration and appropriate action on a Resolution of the City of Harlingen approving a budget amendment BA2526-01 adopted by the HWWS Board of Trustees for Fiscal Year 2025- 2026

Prepared By (Print Name): **Roel Rodriguez, P.E.**
Title: **Interim General Manager**

Signature: 

Brief Summary:

The Harlingen Utility Board of Trustees approved by resolution R2425-89 authorizing the Texas Municipal Retirement System plan enhancement to provide for updated service credits and buyback option to all eligible plan recipients beginning January 1, 2026. This requires a budget amendment for fiscal year 2025-2026 in the amount of three hundred twenty-three thousand, three hundred thirty-one dollars (\$323,331) which was approved by resolution R2425-89.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

The staff recommends acceptance of the budget amendment for the Harlingen Waterworks System for the Fiscal Year 2025-2026.

City Manager's approval: ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☐ Yes ☐ No ☐ N/A

Harlingen Water Works System

Budget Amendment Request Dated:

9/17/2025

BA 2526-1

(Finance Department use only)

I. TO: All Departments

FROM (Department): Harlingen Waterworks-Finance

<u>Description (e.g., Fund, Activity, Line Item)</u>	<u>Account Code</u>	<u>Increase</u>	<u>Decrease</u>
TMRS	01-5450-01-XX	\$ 227,103	
TMRS	01-5450-02-XX	\$ 96,228	
Net Assets - Water	01-3510-00-00		\$ 227,103
Net Assets - Wastewater	01-3520-00-00		\$ 96,228
	Totals	\$ 323,331	\$ 323,331

(Note: an increase in an expenditure account should be offset in the following priority order: 1) Revenue increase(s); 2) expenditure decrease(s) within the same object class; 3) expenditure decrease(s) within the same activity; 4) expenditure decrease(s) within the same department; 5) expenditure decrease(s) within the same fund; 6) use of fund balance or working capital.)

Reason For Budget Amendment

Approval of TMRS Updated Service Credit and Buyback retirement adjustment to all departments

Amendment requested (Department Head signature)_____

II. Amendment prepared for Board Agenda [], or approved below as administrative amendment[X].

Amendment approved _____
(Finance Director) / Date (General Manager) / Date

Initiating department to complete Part I and send to Finance Director. Finance Director to approve (Part II) and either prepare for Board Agenda or forward to General Manager for administrative approval.

ORDINANCE NO. _____

**AN RESOLUTION OF THE CITY OF HARLINGEN, TEXAS
ACCEPTING A BUDGET AMENDMENT FOR THE HARLINGEN
WATERWORKS SYSTEM IN THE AMOUNT OF \$278,007, AND
DEALING WITH RELATED MATTERS**

WHEREAS, the Harlingen City Commission approved the adopted budget for the Harlingen Waterworks System for the fiscal year 2025 – 2026; and

WHEREAS, the Harlingen Utility Board of Trustees approved Budget Amendment BA2526-01 by Resolution R2425-89 on September 17, 2025 authorizing the Texas Municipal Retirement System plan change for updated service credit and Buyback option for all eligible Harlingen Waterworks System employees; and

WHEREAS, the Elective Commission of the City of Harlingen, Texas, has reviewed Budget Amendment BA 2526-01 submitted by the Harlingen Utility Board of Trustees; and

WHEREAS, the budget amendment of the Harlingen Waterworks System as submitted provides for the increase of \$323,331 in expenditures for the Waterworks' departments TMRS annual budgeted expenditures; now, therefore:

BE IT RESOLVED BY THE CITY OF HARLINGEN:

1. That Budget Amendment BA2526-01 of the Harlingen Waterworks System as recited herein above for the fiscal year commencing October 1, 2025 and ending September 30, 2026, is hereby Approved.

APPROVED and ADOPTED at on this the 17th day of September, 2025.

Attest:

CITYOFHARLINGEN

Mayra Herrera, City Secretary

Norma Sepulveda, Mayor

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(h)

Meeting Date: **September 17, 2025**

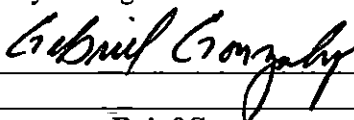
Agenda Item:

Consideration and possible action to move the City Commission meetings for October 1 and October 15 to other dates.

Prepared By (Print Name): Gabriel Gonzalez

Title: City Manager

Signature:



Brief Summary:

The Harlingen Economic Development Corporation has scheduled their Pitch Competition for Wednesday, October 1 and the Mayor would like the City Commission to attend and support this initiative for small business development in Harlingen. An alternative date for this meeting if it is moved would be Tuesday, October 7. In order to have back to back meetings in consecutive weeks, we should consider moving the October 15 City Commission meeting to Wednesday, October 22 if this is something the Commission wants to consider.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

City Manager's approval:

☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:

☐ Yes ☐ No ☐ N/A