

**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:

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- 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 HWWS Board of Trustees for Fiscal Year 2025–2026. Attachment **(HWWS)**
- 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./p.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