

**CITY COMMISSION  
AGENDA  
REGULAR MEETING  
MAY 6, 2026  
@ 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, MAY 6, 2026, 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](http://www.harlingentx.gov) and the City of Harlingen YouTube Page.

To submit written comments regarding an item for City Secretary, go to [www.harlingentx.gov](http://www.harlingentx.gov) and click on "PUBLIC HEARING AND CITIZEN COMMUNICATION FORM" write your comments (limited to 400 words or less) and submit the form.

**PLEASE SUBMIT WRITTEN COMMENTS BEFORE 3:00 P.M. THE DAY OF THE MEETING.**

A recording of the meeting will be made and will be available to the public in accordance with the Texas Open Meetings Act.

City of Harlingen meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at (956) 216-5001 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

The Harlingen City Commission reserves the right, pursuant to the Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

- 1) **Call Meeting to Order:**
  - a) Invocation - Mayor Pro-Tem Daniel N. Lopez
  - 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) Certificate of Recognition - Harlingen High School Cardinal's Band
  - c) Certificate of Recognition - Morgana Elizabeth Rodriguez-Marin and Uther K. Rodriguez-Marin
  - d) Presentation of Proclamation - Junior League of Harlingen "KidFit Festival"
- 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 January 7, 2026
- 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 the testing and potential installation of speed humps in the following location(s): **(This item was requested by Mayor Pro-Tem Daniel N. Lopez and Commissioner Rene Perez)** .
    1. 621 E. Filmore Ave
    2. 7th Street
  - b) Consideration and possible action to approve an ordinance on second and final reading amending the Harlingen Teen and Young Adult Advisory Board. Attachment **(Mayor)**.
  - c) Consideration and possible action to approve a resolution authorizing the City Manager to accept a grant award of \$50,000 from the Watershed Protection Plan Implementation Grant Program. Attachment **(Special Projects)**.
  - d) Consideration and possible action to approve a resolution authorizing the City Manager to

apply for a Texas Parks and Wildlife Local Parks grant. Attachment (**Special Projects**).

- e) Consideration and possible action to approve an ordinance on second and final reading amending the Harlingen Code of Ordinances Chapter 18 Master Fee Schedule to include free or reduced fee adoption events in conjunction with national organizations as opportunities become available. Attachment (**Health**).
  - f) Consideration and possible action to approve the Investment Report for the City of Harlingen for the quarter ending March 31, 2026. Attachment (**Finance**).
  - g) Consideration and possible action to approve a resolution accepting the Valley International Airport's mid-year budget amendment for FY 2026. Attachment (**Airport**).
  - h) Consideration and possible action to accept the BuyBoard quote from Azteca Construction to remove and replace the Library's carpet/LVT. Attachment (**Library**).
  - i) Consideration and possible action to approve a Memorandum of Understanding (MOU) between the City of Harlingen and Texas State Technical College(TSTC) for the continued use, enhancement, and minor relocation of the Harlingen Arts & Heritage Museum signage located on TSTC property, as approved by the City Attorney. Attachment (**Public Works**).
  - j) Consideration and possible action to approve the MOU renewal between the City of Harlingen, Combes and Primera Police Departments and the Harlingen Consolidated Independent School District for year 2026-2027 and 2027-2028 and authorizing the City Manager to sign the agreement. Attachment (**Police Dept.**)
- 8) **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 Staff Commission members, or the City Manager.*
- a) City Manager's Report
  - b) Staff Reports
- 9) **Public Hearings:** At this time, the Mayor will invite members of the public who have filled out the Public Hearing and the Citizen Communication Form to address each item listed in this section. Please limit your comments to the topic of that public hearing. If more than one public hearing is being held, you will be allowed to speak during each topic, provided you have filled out the Public Hearing and Citizen Communication Form for the appropriate topic. If you are signed up for two (2) or more Public Hearings, you will be limited to 5 minutes for all topics.
- a) Public hearing for the voluntary annexation and establishment of initial zoning of Light Industry ("LI") District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106. Applicant: JMP Holdings, LLC. Attachment (**Planning & Development**).
  - b) Public hearing for the voluntary annexation and establishment of initial zoning of Residential, Single Family ("R-1") District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangeville Road, together with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision. Applicant: Roberto Lopez. Attachment (**Planning & Development**).
- 10) **Action Items:** City Commission will discuss, consider, and take any action deemed necessary on items listed in this section, including the adoption of a resolution or an ordinance.

**Ordinances:**

- a) Consideration and possible action to approve an ordinance on first reading for the voluntary annexation and establishment of initial zoning of Light Industry ("LI") District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106. Applicant: JMP Holdings, LLC. Attachment (**Planning & Development**).
- b) Consideration and possible action to approve an ordinance on first reading for the voluntary annexation and establishment of initial zoning of Residential, Single Family ("R-1") District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangeville Road, together with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision. Applicant: Roberto Lopez. Attachment (**Planning & Development**).
- c) Consideration and possible action to authorize the filling of an application for financial assistance with the Texas Water Development Board for funding the construction of priority wastewater capital improvement projects. Attachment (**HWWS**).
- d) Consideration and possible action to authorize the City Manager to award a construction contract for Bid No. 2026-08 Lozano Plaza. Attachment (**Engineering**).
- e) Consideration and possible action to authorize the City Manager to award RFQ No. 2026-01 for Professional Engineering Services for the Design and Environmental Permitting of the Arroyo Colorado Hike and Bike Trail Extension Project – Dixieland Reservoir. Attachment (**Engineering**).
- f) Consideration and possible action to authorize staff to commence the implementation of the HARTS Initiative in 2027. (***This item was requested by Mayor Pro-Tem Daniel N. Lopez and Commissioner Rene Perez.***)
- g) Consideration and possible action to authorize the City Manager to waive the Building Permit Fee for the Veterans of Foreign Wars Post (VFW) located at 2006 N. Whalen Rd. Attachment (**City Manager**).
- h) Consideration and possible action to approve the initiation of Collective Bargaining Negotiations between the City of Harlingen and the Harlingen Police Officers Law Enforcement Association (HPLOEA) and approve the Collective Bargaining Team representing the City. (**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:*

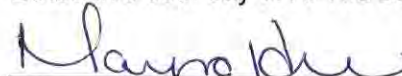
- Airport
- Animal Shelter Advisory Committee (1)
- Audit Committee (Terms expire in June)
- Civil Service Commission
- Community Development Advisory Board (CDBG)
- Construction Board of Adjustments (4)
- Convention & Visitors Bureau
- Development Corporation of Harlingen, Inc.(HEDC)
- Golf Course Advisory Board
- Harlingen Community Improvement Board(4B)
- Harlingen Housing Authority Board
- Harlingen Finance Corporation (6)

- Harlingen Teen and Young Adult Advisory Board (1)
- Healthy Harlingen Advisory Board
- Historic Preservation Committee
- Keep Harlingen Beautiful Board (1)
- Library Advisory Board (1)
- 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) Consultation with legal counsel pursuant to Texas Government Code 551.071 (1)(a) regarding pending litigation. **(City Attorney).**
  - b) Pursuant to Texas Govt. Code Section 551.071 to receive legal advice on legal issues pertaining to the Harlingen Stadium. **(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 to approve time 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 public at all times and on the City's Internet Website and said Notice was posted on **THURSDAY, APRIL 30, 2026**, at or before 3:00 a.m.**(p.m.)** and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated this 30th day of APRIL 2026

  
\_\_\_\_\_  
Mayra Herrera, City Secretary

REGULAR MEETING

CITY COMMISSION

HARLINGEN, TEXAS

January 7, 2026

A Regular Meeting of the Harlingen City Commission was held January 7, 2026 at 5:31pm, at City Hall, Town Hall Meeting Room, 118 E. Tyler, Harlingen, Texas and providing the public the ability to view the meeting via internet, live streaming and permitting the public to offer citizen communication or participate in items listed on the agenda via videoconferencing or telephonically via [www.harlingentx.gov](http://www.harlingentx.gov) Those in attendance were:

Mayor and Commissioners

Mayor Norma Sepulveda  
Delia Cavazos-Gamez, Commissioner District 1  
Mayor Pro-Tem Daniel N. Lopez, District 2  
Michael Mezmar, Commissioner District 3  
Frank Morales, Commissioner District 4  
Rene Perez, Commissioner District 5

City Staff

Gabriel Gonzalez, City Manager  
Mayra Herrera, City Secretary  
Mark Sossi, City Attorney

1. **Call Meeting to Order** – Mayor Pro-Tem Daniel N. Lopez

- a) Invocation – Commissioner Michael Mezmar
- b) Pledge of Allegiance – Commissioner Delia Cavazos-Gamez
- c) Welcome Citizens – Mayor Pro-Tem Daniel N. Lopez

2. **Conflict of Interest**

“Under State Law, a conflict of interest exists if a council 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 this time?”

Mark Sossi, read the conflict of Interest and asked the Mayor and City Commissioners if they had a conflict on any item on the agenda.

- Mayor Pro-Tem Daniel N. Lopez abstained from Item 10(g).

3. **Announcements** –

- a) Mayor’s Announcements – Congratulated HEDC/Garver on extending development.
- b) City Manager’s Announcements- Thanked the city staff and commission for looking in on him after his surgery and keeping the city going while he was gone.
- c) City Commission Member Announcements – NONE

4. **Proclamation/Presentation of Awards:**

- a) Harlingen Animal Shelter - "Pet of the Week" – “Truffle” Male 1 year old healer.
- b) Presentation of Proclamation — Coach Ashley Moncivaiz

5. **Citizen Communication:**

- Raymond Reyes – Direction of Cities Growth
- Gabriel Ledezma – Energy Demand and Rising Costs
- Joe Martinez – Business related concerns
- Kay Polt – Ad Hoc Planning Advisory Committee
- Robert Drinkard – Agenda Postings
- Inti Salas – Address City Commission

- Max Garza, Etienne Rosas, Ingrid Gonzalez, Donovan Salazar, Luis & Angela Valdespino, Illary Rocha, Ashton Delacruz, Joyce Hamilton, Maricela Alvarado: Data Center Concern

6. **Approval of Minutes:**

- a) Regular Meeting of September 17, 2025

Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Lopez to approve minutes for Regular Meeting of September 17, 2025. Motion Carried Unanimously.

7. **Consent Agenda:**

- a) Consideration and possible action to approve the testing and potential installation of speed humps at the following location(s): (This item was requested by Commissioner Delia Cavazos-Gomez and Mayor Pro-Tem Daniel N. Lopez).

1. 7th & 13th Street prior to getting to Rio Hondo Street from Marshall/Grimes
2. Rio Hondo Street from 13th to 17th Street
3. Grimes from 77 Sunshine Strip to 13th Street
4. Williamson Street, 13th to 7th

Commissioner Frank Morales added the following street: 1300 Block of South 1st Street  
Commissioner Rene Perez added the following street: Graham Rd. between Lewis Lane and Dilworth.

Motion made by Commissioner Perez and seconded by Commissioner Morales to approve this item. Motion carried unanimously.

- b) Consideration and possible action to approve an ordinance on second and final reading amending the previously approved Planned Development ("PD") District Site Plan to allow for 28-foot wide streets with 30-feet of right-of-way, smaller lot sizes, reduce a common area, and a 5-foot rear yard setback for Lots 59-73 for 90 single family residential lots and one commercial lot development on a property bearing a legal description of 12.537 acres of land out of a Portion of Lots 1, 2, 7, and all of Lot 8, Block 146, San Benito Land and Water Company Subdivision, located on the northwest corner of Haine Drive and FM 509.

ORDINANCE NO. 26-01

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: AMENDING THE PLANNED DEVELOPMENT ("PD") SITE PLAN TO ALLOW FOR 28-FOOT WIDE STREETS WITH 30- FEET OF RIGHT-OF-WAY AND SMALLER LOT SIZES, REDUCE A COMMON AREA, AND A 5-FOOT REAR YARD SETBACK FOR LOTS 59-73 FOR A 90 LOT SINGLE FAMILY RESIDENTIAL AND ONE COMMERCIAL LOT DEVELOPMENT ON A PROPERTY BEARING A LEGAL DESCRIPTION OF 12.537 ACRES OF LAND OUT OF A PORTION OF LOTS 1, 2, 7, AND ALL OF LOT 8, BLOCK 146, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, LOCATED ON THE NORTHWEST CORNER OF HAINE DRIVE AND FM 509; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

PASSED AND APPROVED on first reading this the 17th day of December 2025.  
PASSED AND APPROVED on the second and final reading this the 7th day of January 2026.

ATTEST:  
Mayra Herrera, City Secretary

CITY OF HARLINGEN  
Norma Sepulveda, Mayor

Motion made by Commissioner Perez and seconded by Commissioner Mezmar to approve this item. Commissioner Morales opposed. Motion approved (5-1)

- 1 c) Consideration and possible action to approve an ordinance on second and final reading for a  
2 rezoning request from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2")  
3 District for a property located at 1301 S. 1st Street, bearing a legal description of Lot 1, Block 4,  
4 Finwood Heights Subdivision.

5 ORDINANCE NO. 26-02  
6 AN ORDINANCE AMENDING THE CODE OF  
7 ORDINANCES OF THE CITY OF HARLINGEN: REZONING  
8 FROM RESIDENTIAL, SINGLE-FAMILY ("R-1 ") DISTRICT  
9 TO RESIDENTIAL, DUPLEX ("R-2") DISTRICT FOR A  
10 PROPERTY LCOATED AT 1301 S. 1sr STREET, BEARING  
11 A LEGAL DESCRIPTION OF LOT 1, BLOCK 4, FINWOOD  
12 HEIGHTS SUBDIVISION.

13 PASSED AND APPROVED on first reading this the 17th day of December 2025.  
14 PASSED AND APPROVED on the second and final reading this the 7th day of January  
15 2025.

16 ATTEST:  
17 Mayra Herrera, City Secretary

18 CITY OF HARLINGEN  
19 Norma Sepulveda, Mayor

20  
21  
22 Motion made by Commissioner Morales and seconded by Commissioner Perez to approve this  
23 item. Motion carried unanimously

- 24  
25 d) Consideration and possible action to approve an ordinance on second and final reading, Chapter  
26 111- Zoning by adding the new Article XXII – Historic Preservation and dealing with related  
27 matters. Applicant: City of Harlingen.

28  
29 ORDINANCE NO. 2026-04  
30 AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS, AMENDING  
31 CHAPTER 111 ZONING, BY ADDING THE NEW ARTICLE XXII - HISTORIC  
32 PRESERVATION, AND DEALING WITH RELATED MATTERS.

33  
34 PASSED AND APPROVED on first reading this the 17th day of December 2025.  
35 PASSED AND APPROVED on the second and final reading this the 7th day of January 2025.

36 ATTEST:  
37 Mayra Herrera, City Secretary

38 CITY OF HARLINGEN  
39 Norma Sepulveda, Mayor

40 Motion made by Mayor Pro-Tem Lopez to table and seconded by Commissioner Mezmar to  
41 approve this item until the language and presentation presented by Ana Hernandez matches  
42 what was discussed.

43  
44 **8. Staff Reports and Other Discussion Items:**

- 45 a) City Manager's Report – None  
46  
47 b) Staff Reports – None

48  
49 **9. Public Hearings:**

50 Mayor Sepulveda announced that Items 9 (a-c) are public hearings, and anyone wishing to speak  
51 for or against these items may do so.

- 52  
53 a) Public hearing for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ)  
54 consisting of 8.30 acres out of the north, 9.685 acres out of the South, 19.37 acres out of Block 75,  
55 Minnesota Texas Land and Irrigation Company Subdivision, located approximately 800 feet south  
56 of Tio Cano Lake Cross Rd. between Louisiana Road and FM 506. Applicant: Abby Jo Lopez.

- 1 b) Public Hearing for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting  
2 of 5.50 acres out of Block 41, Briggs & Coleman Subdivision in Surveys 271-272, Cameron County,  
3 Texas, located along the south side of Bowen Road, 655.42 feet east from the northwest corner of  
4 Block 41 (centerline of Ebony Road). Applicant: Manuel Tamez III.  
5  
6 c) Public hearing for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting  
7 of 7.70 acres of land out 15.407 acres of land out of Block 247, San Benito Land and Water  
8 Company Subdivision, located west of State Highway 345 (North Sam Houston Boulevard).  
9 Applicant: Gustavo Alex Flores.

10  
11 With no one signed up to speak, all items opened and closed by Mayor Sepulveda.

12  
13 Mayor Sepulveda announced a 5 minute recess at 5:55pm.  
14 Mayor Sepulveda announced continuation of the meeting at 6:41pm  
15

16 **10. Action Items**  
17 **Ordinances:**

- 18 a) Consideration and possible action to approve an ordinance on first reading for the release from the  
19 City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 8.30 acres out of the North 9.685  
20 acres out of the South 19.37 acres out of Block 75, Minnesota Texas Land and Irrigation Company  
21 Subdivision, located approximately 800 feet south of Tio Cano Lake Cross Rd. between Louisiana  
22 Road and FM 506. Applicant: Abby Jo Lopez.  
23

24 Commissioner Mezmar asked what the rationale is for this item.

25  
26 Special Projects Director, Ana Hernandez, asked to have the item tabled.  
27

28 Motion was made by Commissioner Mezmar seconded by Commissioner Cavazos-Gamez to table the  
29 item at the request of the Special Projects Director Ana Hernandez. Motion carried unanimously.  
30

- 31 b) Consideration and possible action to approve an ordinance on first reading for the de-annexation  
32 from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 5.50 acres out of Block  
33 41, Briggs & Coleman Subdivision in Surveys 271-272, Cameron County, Texas, located along the  
34 south side of Bowen Road, 655.42 feet east from the northwest corner of Block 41 (centerline of  
35 Ebony Road). Applicant: Manuel Tamez III.  
36

37 Commissioner Mezmar asked what the rationale is for this item.

38  
39 Ana Hernandez answered that the petitioner does not want to comply with the subdivision  
40 requirements through the city and would rather go through Cameron County.  
41

42 Commissioner Perez asked if the petitioner has any intention of being annexed back into the City.  
43

44 Mrs. Hernandez stated that question is not one that has been asked.  
45

46 Commissioner Morales voiced his concerns about the amount of petitioners requesting to be  
47 removed from the ETJ due to the law that was passed allowing this.  
48

49 City Attorney Mark Sossi stated that the function of City Commission upon the receipt of a petition  
50 is ministerial, not at the discretionary of the commission. If the petition complies with all the  
51 elements of the petition, commission doesn't really have options but to follow through and make  
52 sure its valid as per the ETJ.  
53

54 Mayor Sepulveda stated that what City Attorney has stated is true and confirmed the understanding  
55 of the matter.  
56

1 Mr. Sossi confirmed and stated that its per state law not city law.  
2

3 Motion was made by Mayor Pro-Tem Lopez seconded by Commissioner Mezmar to approve the  
4 de-annexation. Commissioner Morales opposed. (4-1)  
5

6 Mayor Sepulveda addressed Commissioner Morales in reference to the state law and the process  
7 of it in regard to voting on the action and having the authority to oppose the request from the  
8 petitioner.  
9

10 Mayor Pro-Tem Lopez furthered the conversation by addressing Mr. Sossi by asking if voting no,  
11 the petitioner could ask for an election of the area to be de-annexed, but the city would have to pay  
12 for it, and in that instance , the only people would could vote would be those being de-annexed, the  
13 home owners voting in favor of the de-annexation, then the city would have to pay for it.  
14

15 Mayor Sepulveda asked if we really wanted to pay for it and stated she doesn't exactly agree with  
16 the most recent laws passed but it is what is now law.  
17

18 Mr. Sossi stated that the laws passed did come from a state level to diminish the authority at the  
19 City level.  
20

- 21 c) Consideration and possible action to approve an ordinance on first reading for the release from the  
22 City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 7.70 acres of land out of 15.407  
23 acres of land out of Block 247, San Benito Land and Water Company Subdivision, located west of  
24 State Highway 345 (North Sam Houston Boulevard). Applicant: Gustavo Alex Flores.  
25

26 Motion was made by Mayor Pro-Tem Lopez seconded by Commissioner Mezmar to approve the  
27 de-annexation. Motion carried unanimously.  
28

- 29 d) Consideration and possible action to authorize funding, not to exceed \$40,000, for the construction  
30 and installation of a new front desk/permitting counter for the Planning and Development  
31 Department.  
32

33 Motion was made by Mayor Pro-Tem Lopez seconded by Commissioner Perez to approve the  
34 funding. Motion carried unanimously.  
35

- 36  
37 e) Consideration and possible action to over hire three (3) firefighters this calendar year.  
38

39 Motion was made by Commissioner Mezmar seconded by Mayor Pro-Tem Lopez to approve the  
40 hiring of 3 firefighters. Motion carried unanimously.  
41

- 42 f) Consideration and possible action to authorize the City Manager to sign the Memorandum of  
43 Understanding between the Texas Commission of Fire Protection, the International Association of  
44 firefighters and the City of Harlingen Fire Department.  
45

46 Motion was made by Mayor Pro-Tem Lopez seconded by Commissioner Perez to approve item.  
47 Motion carried unanimously.  
48

- 49 g) Consideration and possible action to authorize the City Manager to sign the Fire Services  
50 agreements between the City of Harlingen with Cameron County Emergency Services District No.  
51 1, City of Combes and the City of Palm Valley for Fiscal Year 2025-2026. Attachment (Fire Dept.)  
52 APPROVED: Commissioner Daniel N. Lopez-Abstained

53 Motion was made by Commissioner Perez seconded by Commissioner Mezmar to approve the  
54 item. Motion carried. Mayor Pro-Tem Lopez Abstained. (4-1)  
55

1 h) Discussion and possible action to approve a resolution, creating an Ad Hoc Planning Advisory  
2 Committee to review certain adopted plans and to report recommendations to the City Commission.  
3

4 Mayor Pro-Tem Lopez stated that he would like to table the item to be able to explain thoroughly  
5 about what is to come over the next 10 years.  
6

7 Commissioner Perez stated he has a concern when it comes to creating this Ad Hoc committee  
8 when its something can be discussed amongst all commission in a workshop given that the portion  
9 having to do with parks in the city have to do with his district since it is deficient in that particular  
10 portion.  
11

12 Mayor Pro-Tem responds that he is not against that idea, however his though process was that of  
13 efficiency by including members from advisory boards and stakeholders to have input in regards to  
14 all sections of the Comprehensive plan.  
15

16 Commissioner Perez confirms with City Manager Gonzalez that a meeting was held in the past in  
17 regard to matters like this before. And that it was very effective.  
18

19 Mayor Sepulveda reminded the commission that the motion at this time is to table this concern and  
20 adjustments could be made during this table.  
21

22 Commissioner Morales stated he would like to ensure that the public is involved in the workshop.  
23

24 Motion was made to table the item by Commissioner Lopez seconded by Commissioner Mezmar.  
25 Motion carried unanimously.  
26

27 **11. Board Appointments:**

28 Commissioner Cavazos-Gamez: Re-appointed Michael "Mike" Garza to the Utility Board of Trustees.  
29 Mayor Norma Sepulvéda: Appointed Dagoberto "Beto" Peña to Planning & Zoning Committee.  
30 Commissioner Frank Morales – Re-appointed Steven Brewer to Golf Advisory Board and appointed  
31 him to Construction Board of Appeals as (Contractor Alt.)  
32 Commissioner Rene Perez – Appointed Marcus Cruz to Development Corporation of Harlingen-  
33 replacing Rudy Martinez.  
34

35 Motion was made by Commissioner Cavazos-Gamez and seconded by Mayor Pro-Tem Lopez to  
36 approve all the re-appointments and appointments. Motion carried unanimously.  
37

38 **12. Executive Session: None**

39 **13. Action on Executive Session Items: None**

40 **14. Adjournment:**

41  
42  
43  
44 There being no other business to discuss, Mayor Sepulveda adjourned the meeting.  
45  
46  
47

48 City of Harlingen

49  
50  
51 ATTEST:

52  
53  
54 \_\_\_\_\_  
55 Norma Sepulveda, Mayor  
56

54 \_\_\_\_\_  
55 Mayra Herrera, City Secretary  
56

City of Harlingen  
Agenda Item Request Form

We hereby request the following item to be added to the May 06, 2026, City Commission Agenda:

**Consideration and possible action to approve the testing and potential installation of speed humps in the following location(s):**

- 1. 621 E. Filmore Ave
- 2. 7<sup>th</sup> Street



Daniel N. Lopez, Mayor Pro-Tem/Comm. Dist. 2

  
Rene Perez, Commissioner, Dist. 5

7(6)

City of Harlingen  
Agenda Item Request Form

We hereby request the following item to be added to the May 06, 2026, City Commission Agenda:

Consideration and possible action to approve an ordinance on second and final reading amending the Harlingen Teen and Young Adult Advisory Board. Attachment (**Mayor**)

W

**ORDINANCE NO. 2026-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS, AMENDING ORDINANCE NO. 2022-23, AS PREVIOUSLY AMENDED, AND AMENDING CHAPTER 2, ARTICLE IV, DIVISION 5 OF THE CODE OF ORDINANCES RELATING TO THE TEEN AND YOUNG ADULT ADVISORY BOARD; RESTATING THE PURPOSE, MEMBERSHIP, ELIGIBILITY, ORGANIZATION, QUORUM, STAFF LIAISON, DUTIES, ATTENDANCE, REMOVAL, VACANCY, AND REPORTING REQUIREMENTS OF THE BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission previously established the Harlingen Teen and Young Adult Advisory Board to encourage youth participation in municipal government and to provide a forum through which young residents may offer recommendations on issues affecting the community;

**WHEREAS**, the City Commission finds that the Board will be strengthened by clarifying its purpose, broadening youth participation, aligning eligibility with high school enrollment and community representation, and adding structure to its meetings, duties, reporting obligations, and accountability standards;

**WHEREAS**, the City Commission further finds that civic engagement, public-service awareness, and meaningful exposure to City operations promote leadership development among young residents and improve communication between the City and the youth it serves; and

**WHEREAS**, the City Commission desires to amend Ordinance No. 2022-23, as previously amended, and to restate Division 5 of Chapter 2, Article IV of the Code of Ordinances to incorporate those changes.

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

**SECTION 1. Amendment and Restatement of Division 5.**

Ordinance No. 2022-23, as previously amended, and Chapter 2, Article IV, Division 5 of the Code of Ordinances of the City of Harlingen, Texas, are amended and restated to read as follows:

**DIVISION 5. TEEN AND YOUNG ADULT ADVISORY BOARD**

**Sec. 2-518. Created; purpose; membership; eligibility; terms.**

The Teen and Young Adult Advisory Board is hereby created. The purpose of the Board is to provide a direct voice for youth within the community, to foster civic engagement, and to advise the City on policies, programs, and initiatives that impact young residents. There shall be seven members of the Board. The Mayor shall have two appointments, and each City Commissioner shall have one appointment.

Each member of the Board shall be between sixteen (16) and eighteen (18) years of age at the time of appointment. A member who meets the age requirement at the time of appointment may complete the member's term even if the member exceeds the age limit during the term of service.

Members must be enrolled in high school at the time of appointment, including students enrolled in any public, private, charter, home-school, or other recognized high school program serving students within the Harlingen community. Eligibility is not limited solely to enrollment in the Harlingen Consolidated Independent School District.

Each member shall serve for a term concurrent with the term of the elected official who appointed the member, unless the member resigns, is removed, or otherwise becomes ineligible to serve.

#### **Sec. 2-519. Organization; officers; procedure; staff liaison; quorum.**

The members of the Board shall select from among themselves a chairperson and a vice chairperson. The chairperson shall conduct the meetings of the Board. In the chairperson's absence, the vice chairperson shall conduct the meetings.

Each officer position shall be for a one-year term. Members may serve multiple officer terms if elected by the Board. Robert's Rules of Order shall be used to conduct the meetings of the Board, except to the extent inconsistent with this division, City policy, or applicable law. The City Manager shall appoint a City staff member to serve as staff liaison between the City and the Board.

The staff liaison shall assist with meeting coordination, agenda preparation, recordkeeping, communications between the Board and the City, and other administrative matters necessary for the orderly operation of the Board. A majority of the appointed members of the Board shall constitute a quorum for the transaction of business.

#### **Sec. 2-520. Duties.**

The duties of the Teen and Young Adult Advisory Board shall be as follows:

- The Board shall meet on the first Tuesday of each month, unless otherwise scheduled in accordance with City procedures.
- The Board shall provide recommendations to the City Commission and City staff on policies, programs, and initiatives that impact youth, including but not limited to venues, activities, programs, classes, or events designed to increase youth engagement.
- The Board shall provide recommendations on communication platforms and outreach methods, including social media and other avenues appropriate to reach this age group.
- The Board shall serve as a structured channel of communication between the City and its youth, ensuring that the perspectives of young residents are represented in community discussions and decision-making.
- Members shall attend at least one City Commission meeting per year and shall provide a report to the Board on their experience and the importance of public service.
- The Board is encouraged to attend established activities sponsored by the City and to provide recommendations for expanding or improving those activities.
- Members shall participate in an annual shadowing experience with a City department, including but not limited to Harlingen Water Works and Valley International Airport, for a minimum of four (4) hours or the equivalent of a full work shift. A full-day experience is encouraged when feasible. Each participating member shall provide a report to the Board on the member's experience.

- Members shall participate or volunteer in at least one City-sponsored event, program, or initiative annually and shall provide feedback or a report on that experience to the Board.
- Members are encouraged to actively participate in City events and initiatives throughout their terms to promote community engagement and leadership development.
- The Board shall promote leadership development and public-service awareness through engagement with City operations and governance.
- The Board shall present an annual report to the City Commission summarizing its activities, recommendations, and impact on youth engagement within the community. The annual report shall be placed on a regular City Commission meeting agenda.
- The Board shall provide a report to the City Commission on any recommendations approved by the Board when requested by the City Commission, City Manager, or staff liaison, or when the Board determines that a recommendation should be presented for City consideration.

**Sec. 2-521. Attendance; removal; vacancies.**

Members are expected to attend meetings regularly and to participate in the duties and activities of the Board. A member who is absent from three consecutive meetings, or four meetings within a twelve-month period, without valid excuse may be removed after review by appropriate City staff and notice to the appointing elected official. In the event of a vacancy, the appointing elected official shall appoint a replacement to serve the remainder of the unexpired term.

**SECTION 2. Codification.**

The City Secretary and codifier are authorized to codify the amendments made by this ordinance and to correct non-substantive numbering, formatting, capitalization, punctuation, and cross-reference errors consistent with the intent of the City Commission.

**SECTION 3. Repealer.**

All ordinances or parts of ordinances in conflict with this ordinance are repealed to the extent of the conflict only.

**SECTION 4. Severability.**

If any provision, section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, unconstitutional, or unenforceable, the remaining provisions shall not be affected and shall remain in full force and effect.

**SECTION 5. Effective Date.**

This ordinance shall become effective upon final passage by the City Commission and execution by the Mayor and City Secretary.

**FINALLY ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2026, at a meeting of the City Commission of the City of Harlingen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

CITY OF HARLINGEN, TEXAS

---

Norma Sepulveda, Mayor

ATTEST:

---

Mayra Herrera, City Secretary


7(c)

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **May 6, 2026**

**Agenda Item:**

Consideration and possible action approving a resolution authorizing the City Manager to accept a grant award of \$50,000 from the Watershed Protection Plan Implementation Grant Program. Attachment (*Special Projects*).

Prepared By: Ana Hernandez, Mobility & Special Projects Director 

**Brief Summary:**

The Texas A&M Forest Service (TFS) has awarded the City of Harlingen \$50,000 in grant funding under the Watershed Protection Plan Implementation Grant (WPPIG) to plant trees within the Arroyo Colorado Watershed Protection Plan boundaries in Harlingen, Texas under the *Arroyo Colorado Native Plant Life Initiative*. The project entails planting native trees and plant life (limited to 10% non-woody plants) within C.B. Wood Park and McKelvey Park to assist in the prevention of sediment loading and erosion. There is no match for the grant program. TFS's agreement includes a two-year grant period to end on March 31, 2028.

**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:

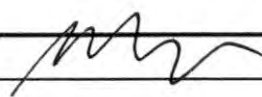
Finance Director's approval (Yes/No/NA):

**Staff Recommendation:**

Staff recommends approval of this resolution.

City Manager approval: 

**Comments:**

City Attorney's approval: 

**RESOLUTION NO. 2026 - \_\_\_\_**

**A RESOLUTION OF THE HARLINGEN CITY COMMISSION AUTHORIZING THE ACCEPTANCE OF A \$50,000 GRANT AWARD FROM THE TEXAS A&M FOREST SERVICE WATERSHED PROTECTION PLAN IMPLEMENTATION GRANT PROGRAM**

**WHEREAS**, the purpose of the Watershed Protection Plan Implementation Grant (WPPIG) is to promote, support, and enhance the use of trees and forestry in Watershed Protection Plans, the Texas A&M Forest Service has awarded the City of Harlingen \$50,000 in grant funding to plant trees within the Arroyo Colorado Watershed Protection Plan boundaries in Harlingen, Texas under the *Arroyo Colorado Native Plant Initiative*; and,

**WHEREAS**, the City of Harlingen finds it in the best interest of the citizens of Harlingen, Texas, to accept the \$50,000 grant award to plant trees in C.B. Park and McKelvey Park alongside the Arroyo Colorado River to assist in the prevention of sediment loading and erosion; and,

**WHEREAS**, the Harlingen City Commission agrees to provide any applicable matching funds for the projects as required by the Texas A&M Forest Service (TFS), and agree to complete the project within the two-year performance period ending on March 31, 2028, as stated in the subrecipient agreement provided by TFS; and,

**WHEREAS**, the City Commission authorizes the City Manager to accept the \$50,000 grant award on behalf of the City of Harlingen.

**NOW, THEREFORE, BE IT RESOLVED** that the Harlingen City Commission approves the acceptance of \$50,000 grant funding to plant trees within the Arroyo Colorado Watershed Protection Plan boundaries in Harlingen, Texas under the *Arroyo Colorado Native Plant Initiative*.

**CONSIDERED AND ADOPTED** this 6<sup>th</sup> day of May 2026 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 55I, as amended.

---

Norma Sepulveda, Mayor

---

Mayra Herrera, City Secretary

**AGENDA ITEM  
EXECUTIVE SUMMARY**

7(d)

Meeting Date: **May 6, 2026**

**Agenda Item:**

Consideration and possible action approving a resolution authorizing the City Manager to apply for a Texas Parks and Wildlife Local Parks grant, Attachment (*Special Projects*).

Prepared By: 

**Brief Summary:**

The Texas Parks and Wildlife Department's (TPWD) Local Parks Non-Urban Outdoor and Indoor Recreation Grant Programs opened on May 1st, 2026. Applications are due on August 3rd, 2026 at 5:00 PM. The Local Parks grants are one-to-one matching grants with the Non-Urban Outdoor program allowing for a \$1.5 million total project cost; the Non-Urban Indoor program allows for a \$3 million total project cost. The Local Parks grant program does not allow for planning as part of the application or project component. The City of Harlingen will be submitting more than one (1) grant application. The Special Projects Department is seeking guidance from the City Commission on which project to submit.

Based on discussion with TPWD staff is recommending the following projects.  
**Non-Urban Outdoor (Projects must be maintained for 25 years)**  
Harlingen Soccer Complex adding a turf field with shaded bleachers, renovating the existing trail and extending the trail,  
Tom Wilson Sports Complex  
Gutierrez and Centennial Park

**Non-Urban Indoor (Projects must be maintained for 40 years)**  
Hugh Ramsey Park: Construction of a welcome center with parking lot improvements and observatory area.


**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/NA):

**Staff Recommendation:**

Staff recommends approval of this resolution.

City Manager approval: 

**Comments:**

City Attorney's approval: 



Resolution No. 2026 - \_\_\_\_\_  
Local Park Non-Urban Outdoor Grant Program  
Resolution Authorizing Application

A resolution of the City of Harlingen as hereinafter referred to as "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program"; certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

**WHEREAS**, the Applicant is fully eligible to receive assistance under the Program; and

**WHEREAS**, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

**BE IT RESOLVED BY THE APPLICANT:**

**SECTION 1:** That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

**SECTION 2:** That the Applicant hereby certifies that the matching share for this application is readily available at this time.

**SECTION 3:** That the Applicant hereby authorizes and directs the City Manager or designee to act for the Applicant in dealing with the Department for the purposes of the Program, and that Mr. Gabriel Gonzalez is hereby officially designated as the representative in this regard.

**SECTION 4:** The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as \_\_\_\_\_ in the City of Harlingen for use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

Introduced, read and passed by an affirmative vote of the "Applicant" on this 6th day of May, 2026.

\_\_\_\_\_  
Signature of Local Government Official

Norma Sepulveda, Mayor  
\_\_\_\_\_  
Typed Name and Title

**ATTEST:**

\_\_\_\_\_  
Signature

Mayra Herrera, City Secretary  
\_\_\_\_\_  
Typed Name and Title

**AGENDA ITEM  
EXECUTIVE SUMMARY**

7(e)

Meeting Date: **May 6, 2026**

**Agenda Item:**

Consideration and possible action to approve an amendment to Ordinance 2024-06, Chapter 18 to include free or reduced-fee adoption events in conjunction with national organizations as opportunities become available.

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

Signature: 

**Brief Summary:**

The City of Harlingen Health Department is requesting approval to amend Ordinance 2024-06, adopted 2/21/2024 to read as such: That Chapter 18, Master Fee Schedule of the Code of Ordinances of the City of Harlingen is hereby amended by allowing the Animal Shelter Manager to have specials of up to 50% off the adoption fees for dogs and cats up to once a month on special days and holidays. Also, include free or reduced-fee adoption events in conjunction with national organizations as opportunities become available.

**Funding (if applicable):**

Are funds specifically designated in the current budget for the full amount  \* Yes  No for this purpose?

\*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

**ORDINANCE NO. 2026-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS AMENDING CHAPTER 18, MASTER FEE SCHEDULE OF THE HARLINGEN CODE OF ORDINANCES ESTABLISHING FEES FOR ADOPTION OF DOMESTIC DOGS AND CATS, OWNER CLAIMS AND OTHER SERVICES PROVIDED BY THE CITY OF HARLINGEN AS THEY RELATE TO CHAPTER 6 ANIMALS: PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS PERTAINING TO THE FOREGOING.**

**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 adding the adoption fees for domestic dogs and cats and the owner claim fee for the Harlingen Animal Shelter and to read as follows:

Adoption of Dogs	<b>\$58</b> per animal which includes: Bordetella, De-Worming for Intestinal Parasites (1 <sup>st</sup> Dose), Distemper/Parvo Vaccination, Heartworm Tested, Rabies Vaccination (Tag included), First dosage of flea/tick prevention, First dosage of heartworm prevention and Microchip
Adoption of Cats	<b>\$46</b> per animal which includes: De-worming for Intestinal Parasites (1 <sup>st</sup> dose), Aids Test, Feline Leukemia, Rabies Vaccination (Tag included) and Microchip
Owner Turn Ins	<b>\$20</b> per animal <b>\$40</b> per litter
Owner Claim	<b>\$5-10</b> per day per animal

\*\*\* Any dog or cat over five (5) months old and has been at the shelter for 15 days or longer will NOT have an adoption fee.

That Chapter 18, Master Fee Schedule of the Code of Ordinances of the City of Harlingen is hereby amended by allowing the Animal Shelter Manager to have specials of up to 50% off the adoption fees for dogs and cats up to once a month on special days and holidays. Also, to include free or reduced-fee adoption events in conjunction with national organizations as opportunities become available.

FINALLY ENACTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2026 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

7(f)

Meeting Date: **May 6, 2026**

**Agenda Item:**

Consideration and possible action to approve the Investment Report for the City of Harlingen for **the quarter** ending March 31, 2026.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature: 

**Brief Summary:**

The investment report shows the total amount of cash and investments in summary and detail. The report includes types of investments, interest rates, maturity dates and portfolio composition.

**Highlights:**

- \$75,013,731 Total Book Value of all City funds on March 31, 2026
- \$ 704,725 Interest earned during **quarter**
- \$ 5,884 Net Amortization/Accretion during **quarter**
- \$ 1,473,645 Net Income (October 1, 2025 to March 31, 2026) **Cumulative**
- 3.760% Weighted Average

The graphical summary of the City's portfolio is displayed on pages 5 - 9. The City of Harlingen manages and invests funds with three objectives, listed in order of priority: Preservation and Safety of Principal, Liquidity, and Yield. All investments comply with the Public Funds Investments Act (PIFA).

**Funding (if applicable):**

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

Yes

No\*

N/A

\*If no, specify source of funding and amount requested: No Funds Required.

Finance Director's approval:

Yes

No

N/A

**Staff Recommendation:**

Staff recommends approval.

City Manager's approval:



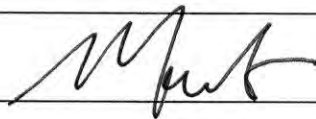
Yes

No

N/A

**Comments:**

City Attorney's approval:



Yes

No

N/A

# INVESTMENT REPORT

FOR THE QUARTER

JANUARY 1, 2026 TO MARCH 31, 2026

---

May 6, 2026

Presented by:  
Robert Rodriguez  
Finance Director



## Portfolio Overview

### Portfolio Summary

	Prior 31 Dec-25	Current 31 Mar-26
Par Value	77,717,754.56	75,013,730.58
Original Cost	77,661,504.56	75,013,730.58
Book Value	77,711,870.75	75,013,730.58
Market Value	77,718,535.76	74,968,370.58
Accrued Interest	302,178.91	27,500.00
Book Value Plus Accrued	78,014,044.66	75,041,230.58
Market Value Plus Accrued	78,020,709.67	74,995,870.58
Net Unrealized Gain/(Loss)	6,665.01	(45,360.00)

### Income Summary

Current Period	1 Jan-26 to 31 Mar-26
Interest Income	704,724.69
Net Amortization/Accretion	5,883.81
Realized Gain/(Loss)	0.00
Net Income	710,608.50

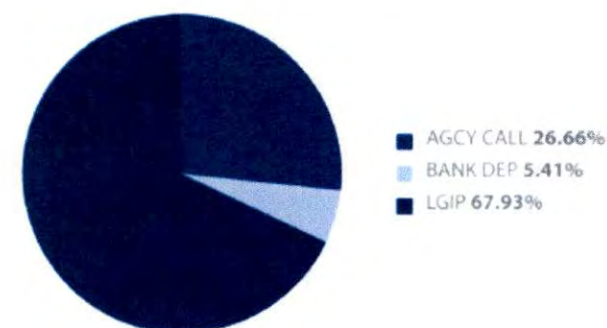
  

Fiscal Year-to-Date	1 Oct-25 to 31 Mar-26
Net Income	1,473,644.55

### Portfolio Characteristics

	Prior 31 Dec-25	Current 31 Mar-26
Yield to Maturity	3.914%	3.760%
Yield to Worst	3.914%	3.760%
Days to Final Maturity	13	190
Days to Effective Maturity	13	190
Duration	0.12	1.84

### Asset Allocation

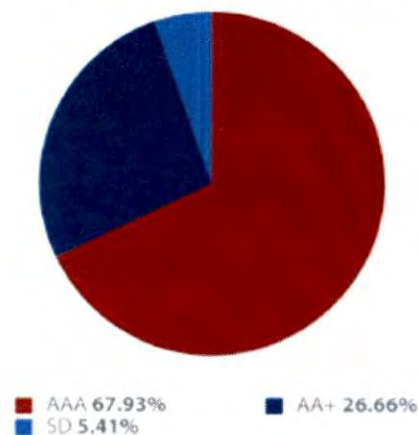


## Credit Rating Summary

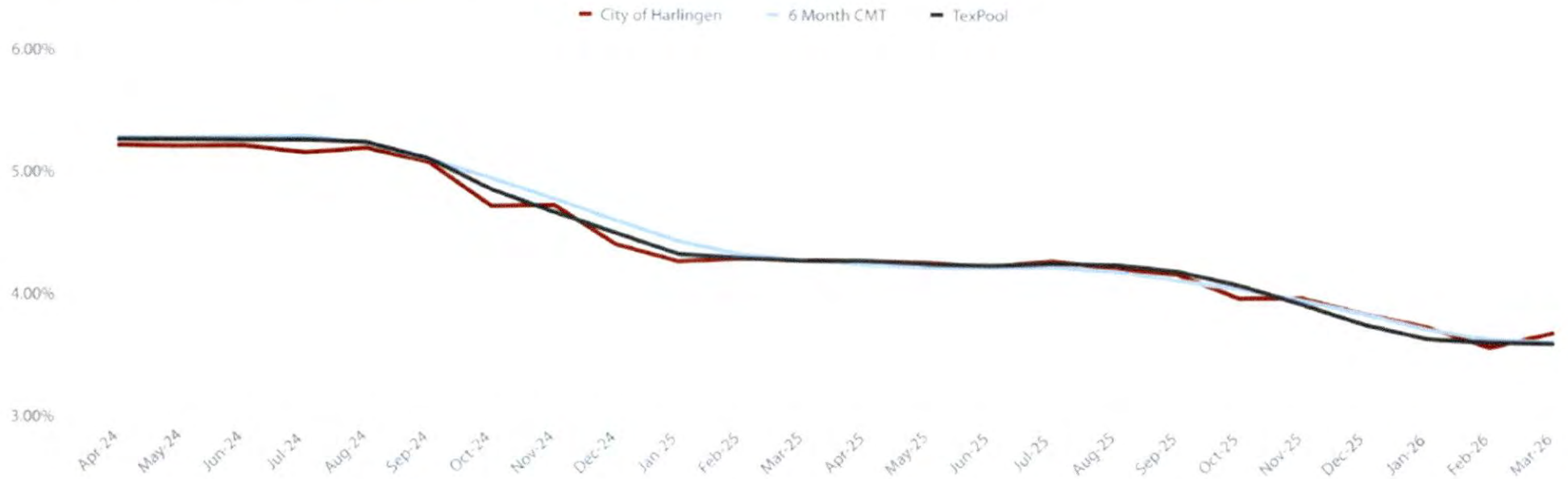
### Rating Distribution

	Book Value	Portfolio Allocation
<b>Secured Deposits (Insured or Collateralized)</b>		
Demand Deposits	4,055,282.71	5.41%
<b>Total Secured Deposits</b>	<b>4,055,282.71</b>	<b>5.41%</b>
<b>Local Government Investment Pools &amp; Money Market Funds</b>		
AAA	50,958,447.87	67.93%
<b>Total Local Government Investment Pools &amp; Money Market Funds</b>	<b>50,958,447.87</b>	<b>67.93%</b>
<b>Long Term Rating Distribution</b>		
AA+	20,000,000.00	26.66%
<b>Total Long Term Rating Distribution</b>	<b>20,000,000.00</b>	<b>26.66%</b>
<b>Portfolio Total</b>	<b>75,013,730.58</b>	<b>100.00%</b>

### Allocation by Rating



# Benchmark Comparison



## Yield Overview

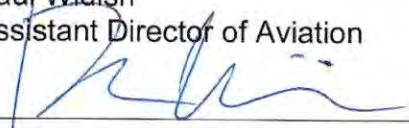
	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
City of Harlingen	5.27	5.26	5.27	5.21	5.25	5.13	4.78	4.79	4.47	4.33	4.35	4.34	4.34	4.32	4.29	4.34	4.28	4.23	4.04	4.04	3.91	3.81	3.64	3.76
6 Month CMT	5.33	5.33	5.34	5.34	5.29	5.16	5.00	4.84	4.66	4.50	4.39	4.34	4.30	4.28	4.27	4.28	4.25	4.18	4.11	4.02	3.91	3.79	3.71	3.68
TexPool	5.31	5.32	5.31	5.32	5.30	5.16	4.91	4.73	4.56	4.39	4.36	4.33	4.34	4.31	4.30	4.31	4.31	4.25	4.14	3.99	3.83	3.71	3.68	3.67

**AGENDA ITEM  
EXECUTIVE SUMMARY**

7(9)

Meeting Date: **Wednesday, May 6, 2026**

**Agenda Item:**  
Consider and take action to approve, by resolution, the acceptance of Valley International Airport's mid-year budget amendment for FY 2026

Prepared By: Paul Widish  
Title: Assistant Director of Aviation  
Signature: 

**Brief Summary:**

The proposed mid-year budget update for Fiscal Year 2026 for the Valley International Airport shows operating revenues anticipated to be more than the adopted budget by One Hundred Seventy-Nine Thousand, One Hundred Forty-Six Dollars and no/100 (\$179,146). This increase will change the budgeted operating revenue to Nine Million, Five Hundred Sixty-Seven Thousand, Two Hundred Ninety-Four Dollars, and no/100 (\$9,567,294). The total operating expenses increased by One Hundred Forty-Eight Thousand, Twenty-Four Dollars, and no/100 (\$148,024). This increases the budgeted operating expense to Nine Million, Five Hundred Sixty-Six Thousand, Thirty-seven Dollars and no/100 (\$9,566,037). The net income before depreciation is anticipated to be greater than the adopted budget by Thirty-One Thousand, One Hundred Twenty-Three Dollars, and no/100 (\$31,123). This increase will change the budgeted net income to One Thousand, Two Hundred Fifty-Seven Dollars, and no/100 (\$1,257). The total capital expense/capital improvement budget is anticipated to be less than the adopted budget by Nine Hundred Sixty-One Thousand, Twenty-Four Dollars, and no/100 (\$961,024). This decrease will change the capital expense/capital improvement budget to Twenty-Five Million, Seven Hundred Seventy-Six Thousand, Nine Hundred Seventy-Six Dollars, and no/100 (\$25,776,976).

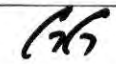
**Funding (if applicable):**

Are funds specifically designated in the current budget for the full  Yes  No\*  
amount for this purpose?  
\*If no, specify the source of funding and amount requested:

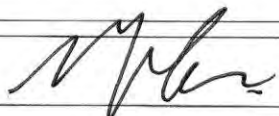
Finance Director's approval:  Yes  No  N/A

**Staff Recommendation:**

The staff recommends acceptance of the Valley International Airport's mid-year budget amendment for FY 2026.

City Manager's approval:   Yes  No  N/A

**Comments:**

City Attorney's approval:   Yes  No  N/A



**WHEREAS**, the total capital expense/capital improvement budget is anticipated to be less than the adopted budget by Nine Hundred Sixty-One Thousand, Twenty-Four Dollars, and no/100 (\$961,024). This decrease will change the capital expense/capital improvement budget to Twenty-Five Million, Seven Hundred Seventy-Six Thousand, Nine Hundred Seventy-Six Dollars, and no/100 (\$25,776,976); and

**BE IT RESOLVED BY THE CITY OF HARLINGEN:**

That the mid-year budget for Fiscal Year 2026 for the Valley International Airport as recited herein above is hereby adopted.

**CONSIDERED AND ADOPTED** this 6th day of May 2026, 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**

# 2026 Mid-Year

City Commission Meeting

May 6, 2026



**2026 MidYear - Major Assumptions**

1	Economy	Inflation approximate 3%, uncertainty due to political and world events
2	Enplanements	Mid-Year 1,303 or 475,000 annually; Budget 1,417/day or 517,000 annually; Airline disruptions due to budget funding affecting TSA workers, weather patterns, no immigrant traffic, remainder of year will be affected by high ticket prices
3	Airlines	Contractual increase (Exclusive space, Common use, Gate, Security); Loss of Delta Austin flight - annualized effect, increase landing fees
4	Fuel Flowage	Additional fuel flowage resulting from increased ICE Flights
5	Parking Revenue	Stronger than anticipated demand (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) - delayed by VIA
8	Salary & Benefits	Delayed rehiring offset by promotions and increased overtime to cover additional work load and internal audit
9	POE - Port of Entry	Remain a user fee airport - \$600K in MidYear
10	Marketing budget	Maintain current levels, capitalize web page improvements
11	Taxiway F Reconstruction	Project cost @ \$21.5M, AIP 90%, PFC 10%
12	Upgrade Airfield Electrical	Project cost @ \$3.4M, AIP 90%, PFC 10% (Reduced from \$4.4M)
13	South West Ramp Project	Project delayed, no spending



**PROPOSED STATEMENTS OF REVENUE, EXPENSE  
FOR FISCAL YEAR ENDING SEPTEMBER 30, 2026**

REVENUE	YTD Actual February 2026	2026 Budget	2026 Mid-Year	Increase (Decrease)	%	Comments
Terminal Building	\$ 1,896,301	\$ 4,564,999	\$ 4,505,079	\$ (59,920)	-1.3%	Run rates lower than anticipated - Restaurant, Gift Shop, Advertising offset by stronger than anticipated rental car demand
Airfield	\$ 485,574	\$ 1,009,634	\$ 1,159,141	\$ 149,507	14.8%	Higher than anticipated fuel flowage revenue - ICE flights
Industrial Park	\$ 379,189	\$ 812,541	\$ 825,209	\$ 12,667	1.6%	Buildings, Hangars and Ground Leases per contract
Terminal Support	\$ 1,362,160	\$ 3,000,973	\$ 3,077,864	\$ 76,892	2.6%	Higher than anticipated Parking Revenue
<b>TOTAL</b>	<b>\$ 4,123,225</b>	<b>\$ 9,388,147</b>	<b>\$ 9,567,294</b>	<b>\$ 179,146</b>	<b>1.9%</b>	



EXPENSE	YTD Actual February 2026	2026 Budget	2026 Mid-Year	Increase (Decrease)	%	Comments
Personnel Services	\$ 1,713,937	\$ 4,381,302	\$ 4,373,474	\$ (7,827)	-0.2%	Delayed rehiring offset by promotions and increased overtime to cover additional work load and internal audit
Contracted Services	\$ 1,609,754	\$ 3,469,711	\$ 3,500,759	\$ 31,047	0.9%	Higher than anticipated Maintenance spending - Contracted Services
Material & Supplies	\$ 342,181	\$ 802,000	\$ 837,032	\$ 35,032	4.4%	Higher than anticipated Maintenance spending - Materials & Supplies
Other Charges	\$ 333,841	\$ 765,000	\$ 854,771	\$ 89,771	11.7%	Insurance expense higher than anticipated due to loss ratio liability, Flood retainage expense payment
<b>TOTAL</b>	<b>\$ 3,999,712</b>	<b>\$ 9,418,013</b>	<b>\$ 9,566,037</b>	<b>\$ 148,024</b>	<b>1.6%</b>	



NET INCOME	YTD Actual February 2026	2026 Budget	2026 Mid-Year	Increase (Decrease)	%	Comments
REVENUE	\$ 4,123,225	\$ 9,388,147	\$ 9,567,294	\$ 179,146	1.9%	Fuel flowage fees - ICE flights, strong demand for parking and rental cars offset reduced building concession fees
EXPENSE	\$ 3,999,712	\$ 9,418,013	\$ 9,566,037	\$ 148,024	1.6%	Higher than anticipated Maintenance and Insurance expense
INCOME (LOSS)	\$ 123,513	\$ (29,866)	\$ 1,257	\$ 31,123		



**CAPITAL BUDGET 2026**

**FISCAL YEAR END SEPTEMBER 30, 2026**

<b>Projects</b>	<b>BUDGET</b>	<b>INCREASE/ (DECREASE) to BUDGET</b>	<b>MID YEAR</b>
-----------------	---------------	---	-----------------

**Capital Purchases**

<sup>1</sup> Police - Guns, Body Armor, Misc	\$ 25,000	\$ (10,000)	\$ 15,000
<sup>2</sup> Pick-up Truck (1)	45,000	-	45,000
<sup>3</sup> Zero turn mower (1)	10,000	-	10,000
<sup>4</sup> Paint Scarifier	3,000	-	3,000
<sup>5</sup> Floor Buffers, Carpet extractors, Vacuums	10,000	(10,000)	-
<sup>6</sup> Radios (4) Maintenance, Police	20,000	(4,800)	15,200
<sup>7</sup> Misc	25,000	-	25,000
<sup>8</sup> Hangar Renovation additional spending	750,000	-	750,000
<sup>9</sup> Website upgrade		20,000	20,000
<sup>10</sup> Refurbish North Hangar Window & Wall		20,000	20,000
<sup>11</sup> Wildlife control devices including ammo		2,500	2,500
<sup>12</sup> Radios Custodial Staff		11,000	11,000
<sup>13</sup> Golf Cart - Custodial Staff - Trash removal		15,000	15,000
<b>Total Capital Expenses</b>	<b>\$ 888,000</b>	<b>\$ 43,700</b>	<b>\$ 931,700</b>

**Capital Improvements**

<sup>1</sup> Taxiway F Reconstruction	\$ 21,500,000	-	\$ 21,500,000
<sup>2</sup> Upgrade Airfield Electrical - Grant 84	\$ 4,350,000	(1,004,724)	\$ 3,345,276
<b>Total Capital Improvements</b>	<b>\$ 25,850,000</b>	<b>\$ (1,004,724)</b>	<b>\$ 24,845,276</b>
<b>Total Capital Expenses and Capital Improvements</b>	<b>\$ 26,738,000</b>	<b>\$ (961,024)</b>	<b>\$ 25,776,976</b>

<b>SOURCE OF FUNDS</b>			
<b>FAA</b>	<b>PFC</b>	<b>LOCAL</b>	<b>Other</b>

\$ -	\$ -	\$ 15,000	\$ -
-	-	\$ 45,000	-
-	-	\$ 10,000	-
-	-	\$ 3,000	-
-	-	\$ -	-
-	-	\$ 15,200	-
-	-	\$ 25,000	-
-	-	\$ 750,000	-
-	-	\$ 20,000	-
-	-	\$ 20,000	-
-	-	\$ 2,500	-
-	-	\$ 11,000	-
-	-	\$ 15,000	-
\$ -	\$ -	\$ 931,700	\$ -

\$ 18,900,000	\$ 2,600,000	\$ -	\$ -
\$ 3,010,748	\$ 334,528		
\$ 21,910,748	\$ 2,934,528	\$ -	\$ -
\$ 21,910,748	\$ 2,934,528	\$ 931,700	\$ -



**PROPOSED CASH FLOW - Budget  
FOR FISCAL YEARS 2026 - 2028**

	YTD Actual Feb 2026	Proposed FY 2026	Proposed FY 2027	Proposed FY 2028
<b>Begin Cash &amp; Investments Balance</b>	\$ 10,522,529	\$ 10,522,529	\$ 6,803,831	\$ 6,170,921
<b>Uses of Cash</b>				
Personnel Services	1,713,937	4,373,474	4,504,679	4,639,819
Contracted Services	1,609,754	3,500,759	3,645,941	3,809,034
Material & Supplies	342,181	837,032	862,143	888,008
Other Charges	333,841	854,771	880,415	906,827
Capital Purchases	375,730	1,156,658	875,000	400,000
Capital Improvements	4,089,789	10,565,820	25,124,121	5,368,393
Insurance Expense	-	-	-	-
<b>Balance Sheet Items</b>				
AR, AP, Prepaid	1,039,662	1,039,662	-	-
Asset Disposal	-	-	-	-
<b>Total Uses of Cash</b>	<u>\$ 9,504,893</u>	<u>\$ 22,328,177</u>	<u>\$ 35,892,299</u>	<u>\$ 16,012,080</u>
<b>Sources of Cash</b>				
Terminal Building	1,896,301	4,505,079	4,796,750	4,713,429
Airfield	485,574	1,159,141	1,159,141	1,159,141
Industrial Park	379,189	825,209	825,209	825,209
Terminal Support	1,362,160	3,077,864	3,206,123	3,206,123
Interest Income	133,360	250,883	100,000	100,000
PFC Collections	613,557	1,668,481	1,835,330	1,927,096
FAA Grant Money	1,682,012	7,122,821	23,336,835	6,750,000
Asset Sale	-	-	-	-
Insurance Recovery	-	-	-	-
<b>Balance Sheet Items</b>				
Deferred Revenue ULA	-	-	-	-
<b>Total Sources of Cash</b>	<u>\$ 6,552,154</u>	<u>\$ 18,609,479</u>	<u>\$ 35,259,389</u>	<u>\$ 18,680,999</u>
<b>End Cash &amp; Investments Balance:</b>	<u>\$ 7,569,790</u>	<u>\$ 6,803,831</u>	<u>\$ 6,170,921</u>	<u>\$ 8,839,840</u>



7(h)

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: 05/06/26

**Agenda Item:**  
Consider and take possible action to accept the BuyBoard quote from Azteca Construction to remove and replace the Library's carpet/LVT.


Prepared By (Print Name): Dauna Campbell  
Title: Library Director  
Signature: 

**Brief Summary:**  
This is a BuyBoard quote that includes removal/disposal of old carpet, moving all furniture (including shelving), installation of Kinetex carpet throughout the library, installation of LVT in the Circulation area and second floor staff space, walk off carpet installation, and cove base installation.

**Funding (if applicable):**  
 Yes  No  
Finance Director's approval:  Yes  No  N/A

**Staff Recommendation:**  
It is recommended that Commission approve this quote.

City Manager's approval:  Yes  No  N/A  
**Comments:**

City Attorney's approval:   Yes  No  N/A

Proposal Submitted to:	City of Harlingen	Phone Number:	(956) 897-2742
Attention to:	Gilberto Mata	Email Address:	<a href="mailto:gmata@harlingentx.gov">gmata@harlingentx.gov</a>
Address:	410 76 DR.	Date:	April 15, 2026
City, State, and Zip:	Harlingen TX 78550	Re:	
PRO NUMBER:	2026059	Estimator:	Edgar Graciano

**Buy Board 736-24**

***J+J Material & Labor***

Location: Harlingen Public Library

Scope of Work: Carpet, LVT & Cove Base Removal and Reinstallation

Item Description	QTY	UOM	Price	Total	
CARPET REMOVAL & DISPOSAL	1	JOB	\$ 9,550.00	\$ 9,550.00	
COVE BASE REMOVAL & DISPOSAL	1	JOB	\$ 2,000.00	\$ 2,000.00	
MINOR FLOOR PREP	1	JOB	\$ 9,850.00	\$ 9,850.00	
CARPET INSTALLATION / UMBRA / CTBD	1	JOB	\$ 125,000.00	\$ 125,000.00	
WALK OFF CARPET INSTALLATION / CATWALK II/ PHOTO OP 1942	1	JOB	\$ 11,300.00	\$ 11,300.00	
LVT INSTALLATION / SIGNATURE /1107 PRINCIPLE	1	JOB	\$ 32,000.00	\$ 32,000.00	
4" COVE BASE INSTALLATION COLOR BLACK/BROWN	1	JOB	\$ 10,500.00	\$ 10,500.00	
FURNITURE HANDLING: EMPTY SHELVING, TABLES, CHAIRS, DESKS	1	JOB	\$ 9,800.00	\$ 9,800.00	
<b>Grand Total for Material &amp; Labor</b>				<b>\$ 210,000.00</b>	

**Proposal Inclusions and Exclusions:**

- 1). Proposal valid ONLY for 45 days
- 2). A proposal not accepted within 30 days will be subject to price escalation on materials
- 3). AZTECA Designs, Inc requires 50% down for materials to be ordered
- 4). All work shall be performed in a workmanlike manner according to industry standards.
- 5). AZTECA Designs, Inc must be paid within 30 days after invoice is mailed, if invoices are paid late a 6% fee will be charged monthly until invoice is paid.  
AZTECA must be paid upon completion of work
- 6). This bid does not include sales Tax, user tax, or any tax levied by any Governmental body
- 7). All pricing is based on work being completed during Normal working hours (8 am-5pm) Monday thru Friday.  
(Unless otherwise specified prior to bidding.)  
All pricing is based off a 40 hour work week - any overtime work required for the acceleration of the schedule or due any interference that limits the completion of the project, will be agreed upon with the customer in writing prior to proceeding and will be charged to the customer.

- 8). All pricing based on drawings, specifications, agreed timeline to be completed per contract.
- 9). Price escalation clauses: Upon a disaster, pandemic or any other issue that halts the production of the awarded project, additional fees will be added for time delays, material increase and increase in labor rates to work during these times.
- 10). All waste created by AZTECA Designs, Inc will be removed from work areas either to an onsite dumpster or hauled off to AZTECA Designs, Inc location.
- 11). Once material is ordered job will be scheduled for installation, we will not store material for more than 2 weeks.  
Storage Fees are Not included in price
- 12). AZTECA provides a 1 year limited warranty on all work. The warranty will be voided if regular and or proper maintenance is not followed
- 13). We ask that as soon as any installation takes place that there is no additional traffic other than AZTECA Designs. AZTECA Designs abdicates all responsibility for any accident or incident that were to occur if foot traffic, other than AZTECA Designs, is present.
- 14.) AZTECA Designs, Inc. is not responsible for any furniture handling unless requested prior to bidding.
- 15). AZTECA Designs, Inc is not responsible for the moving of books, any electronics, or personal items.

Exclusions:

- 1). The above proposal makes no allowance for sales tax, out of the ordinary demolition, major floor preparation, attic stock, cleaning and waxing of flooring, protection of finished product, furniture moving of systems/modular furniture, moving of computers, phones, faxes unless otherwise specified by the customer prior to submission of this proposal.
- 2). Customer represents and warrants that:
  - a. the project site contains no hazardous or other dangerous substances, either exposed or concealed.
  - b. If the customer is aware of these hazardous materials and other dangerous substances, either exposed or concealed, customer will give written notification to AZTECA of all substances and their locations
- 3). AZTECA will not be responsible for environmentally hazardous material (asbestos, moisture migration, etc.) and any changes or delays these may cause
- 4). AZTECA will not be responsible for existing moisture problems on the subfloors or walls and any changes or delays these may cause
- 5). Proposal does not include removal of any material containing asbestos.
- 6). Major / Extensive floor preparation may include, but is not limited to, leveling or grinding, encapsulation or sealing, or extensive scraping of the sub-floor: Should extensive floor preparation be required, or any unforeseen condition, the customer will be notified and a change order will be issued with an estimate for the completion of the additional work.
- 7.) Removal of second layer of flooring and or Asbestos containing Materials
- 8). This proposal only includes one layer of floor removal, if for any reason there is asbestos under the second layer of floor and the
- 9). Not responsible for major breaks in the concrete
- 10). AZTECA will not alter any existing concrete
- 11). AZTECA will not alter/cut any doors for floor clearance
- 12). This proposal does not include attic stock
- 13). Barricades, dust, weather protection, engineering, temporary lighting, fire protection, MEP capping or make safe
- 14). Once material is installed there is a waiting period prior to furniture being put back. If furniture is put back prior to that, AZTECA will not warranty or fix repairs due to this.
- 15). If this Proposal includes furniture handling, we do not disconnect or move any computers or electronic equipment. All personal items must be boxed up and labeled for our team to move. Furniture must be completely empty, any damaged goods would not be the responsibility of AZTECA Designs.
- 16). We exclude any roof penetration/floor penetrations/ wall penetrations, repairs of same or restoring of property to original condition of property that has been altered due to the course of executing our work.
- 17). AZTECA shall not be liable to Customer in any manner for failure or delay to fill an order placed herein, or other labor trouble, fire, flood, material or labor shortage, embargo, stoppage in transit, direct or indirect acts, regulations or orders of any governmental body, war, sabotage, act of God or public enemy, or other cause beyond the control of AZTECA

including nonperformance of conditions precedent by customer.

18). AZTECA reserves the right to charge a research fee starting at \$150 per hour, for projects demanding significant research, data compilation, or specialized information retrieval beyond the project's standard scope.

Change Orders to be submitted:

- 1). Any changes to the work shall be performed only after execution of written change order.
- 2). AZTECA Designs, Inc is not responsible for the delay of the project if a change order is needed due to unforeseen conditions. Unexpected issues may occur, please reference back to EXCLUSIONS.
- 3). Once a change order is presented to the client, the client has 5 business days to respond and AZTECA Designs, Inc will have 3 business days to prepare for such changes.
- 4). Change Orders can take into effect if the following occur:
  - A). Change in scope of work, due to client , i.e. amendments
  - B). Site condition different than expected due to unforeseen conditions
  - C). Incorrectly drawn construction design plans / Specs
  - D). Omission of item from plans inadvertently
- 5). AZTECA is not responsible for project not being completed due to inclement weather.
- 6). AZTECA will not be responsible for time lost due to delays of other contractors or other contractors damaging AZTECA's installation and/or material.
- 7). If project was proposed as a NON phased project but after contract is awarded the client implements the project as a phased project, AZTECA will charge \$550.00 per mobilization.

This proposal is property of AZTECA Designs and Construction no information to include pricing may be released.

*Please sign and email if you agree to all terms and conditions. Please accompany this proposal with your purchase order.*

*Cecilia Castellano*

AZTECA Designs, Inc

OWNER

<i>Main Office: 20956 Somerset Rd Somerset, TX 78069</i>	<i>Katy: 3325 Porter Rd. Suite C104 Katy TX. 77493</i>
<i>(B) 210-375-1900</i>	

STATE OF TEXAS HUB # 1204458359400	Expiration: April 23, 2029
SCTRCA (ACDBE, DBE) # 219101418	Expiration: October 29, 2025
SCTRCA (ESBE/HABE, MBE, SBE, WBE) # 219101418	Expiration: September 30, 2027
HOUSTON METROPOPLITAN TRANSIT AUTHORITY	Expiration: September 17, 2028
AUSTIN (MBE,WBE)	Expiration: November 30, 2027

*UNIQUE - QUALITY - DEDICATED - COMPLETE CUSTOMER SATISFACTION*  
*GENERAL CONSTRUCTION - INTERIOR FINISHES, PARKING LOT RESTRIPIING, MOWING SERVICES*  
*ASBESTOS & LEAD ABATEMENT & MOLD REMEDIATION*

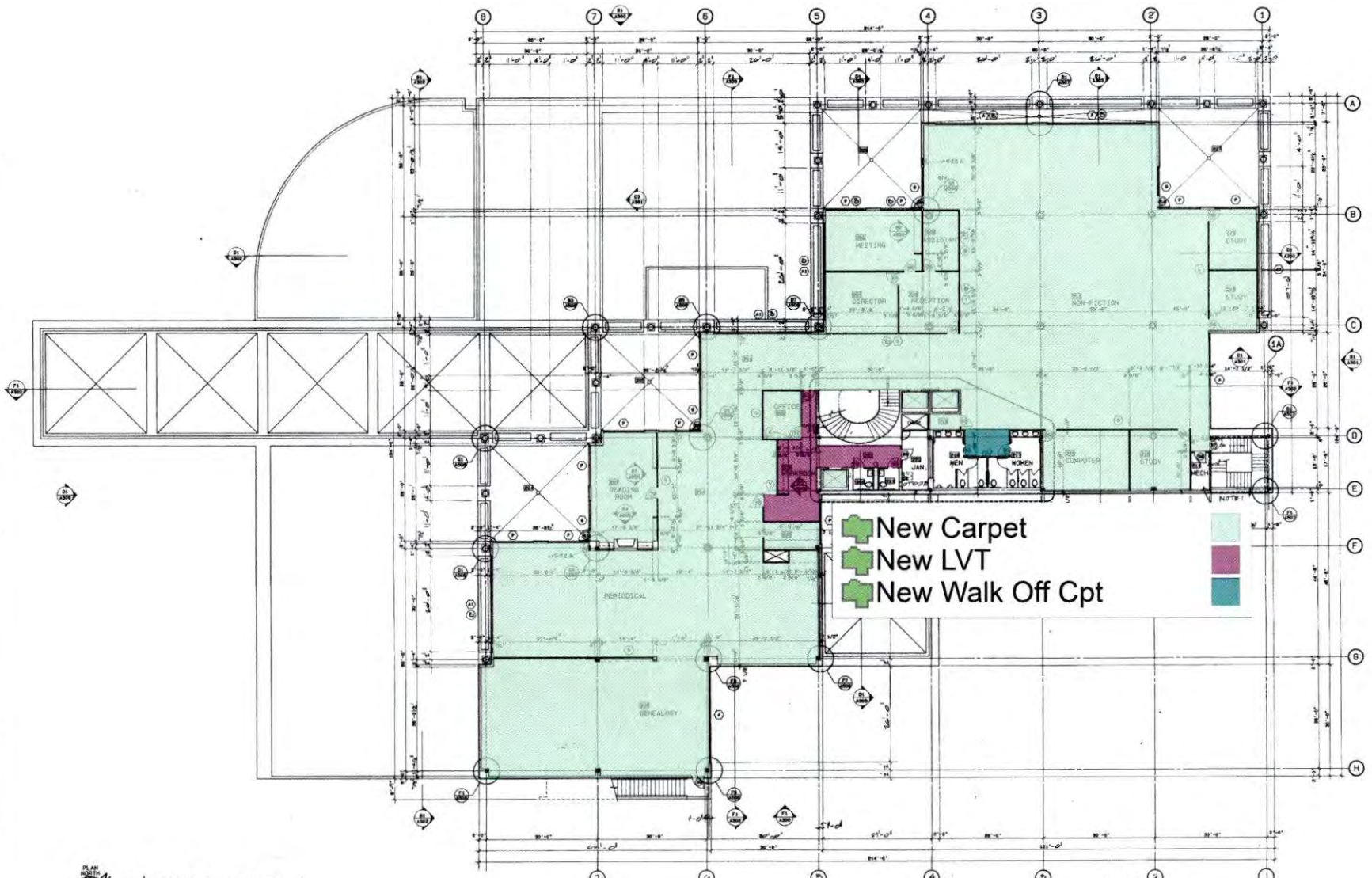


**MATERIALS KEYING LEGEND**


9790: ROOF SPECIALTIES AND ACCESSORIES  
 9795: PREFABRICATED ROOF HATCH

1082: FIRE EXTINGUISHERS, CABINETS & ACCESSORIES  
 1082-A: FIRE EXTINGUISHER CABINET, TYPICAL

**GENERAL NOTES:**  
 NOTE 1: PROVIDE 1 HOUR RATED WALL AROUND STAGE  
 NOTE 2: PROVIDE 1 HOUR RATED WALL AROUND MECHANICAL AND JANITOR ROOMS



 New Carpet  
 New LVT  
 New Walk Off Cpt

 **F1 | SECOND FLOOR PLAN**  
 3/32" = 1'-0"

**NOTE:**  
 THIS DRAWING IS AT A  
 SCALE OF 3/32" = 1'-0"

CITY OF  
  
**HARLINGEN**  
**PUBLIC LIBRARY**

**HIDELL**

ARCHITECTS

2811 WARDHAY AVENUE, SUITE 207  
 DALLAS, TEXAS 75244 214 655-4335



**LABUNSKI ASSOCIATES ARCHITECTS**  
 ASSOCIATE ARCHITECT  
 1301 S. BRENNEISEN ST., SUITE 40  
 HARLINGEN, TEXAS 79320 312 428 4324

**RAYMOND L. GOODSON, INC.**  
 1000 TEXAS EXPWAY  
 DALLAS, TEXAS 75201 972 788 8800

**RON GERMAN, F.E.**  
 MECHANICAL ENGINEER  
 10955 ERIAS LANE, SUITE 111  
 DALLAS, TEXAS 75244 214 353 8912

Revisions


Job No. **90008**  
 Issue Date: 08-20-11  
 Drawn By: K. T.  
 Checked By: E. K.

Sheet No.  
 of **A201**



### Product Specifications

<b>Construction</b>	Textile Composite
<b>Backing</b>	Kinetex Felt Cushion
<b>Dye Method</b>	Solution Dyed
<b>Wear Layer</b>	100% Solution Dyed Polyester
<b>Pattern Repeat</b>	N/A
<b>Total Weight</b>	4.5 oz - 5.2 oz/ square foot
<b>Total Thickness</b>	.205 inches
<b>Dimensions:</b>	18" x 36" modules
<b>Standard Adhesive</b>	Kinetex Adhesive
<b>Packaging</b>	16 modules per box (72 sq.ft)
<b>Standard Warranties</b>	<b>Kinetex Adhesive</b> <b>Kinetex</b>

### Special Technologies

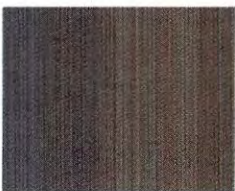
<b>Kinetex ProTex®</b>	Standard
------------------------	----------

### Environmental Specifications & Tests

<b>Carbon Footprint:</b>	Carbon Neutral
<b>Recyclability:</b>	100% Closed-loop Recyclable
<b>NSF 140:</b>	Platinum Certified
<b>Indoor Air Quality</b>	GLP2690
<b>Total Recycled Content:</b>	47%
<b>Radiant Panel</b>	Class 1
<b>Smoke Density</b>	Less than 450 flaming (ASTM E 662)
<b>Static Test</b>	Less than 3 kv (AATCC-134)
<b>ADA Compliance</b>	Compliant For Accessible Routes
<b>Pill Test</b>	Yes
<b>Lightfastness</b>	Yes

**Installation Methods:** Parquet, Herringbone, Basketweave, Ashlar

### Colorways



1761 Twilight



1762 Opaque



1764 Shadow



1766 Eclipse



2504 Obscure



2506 Illuminati...



2507 Lunar



2508 Celestial



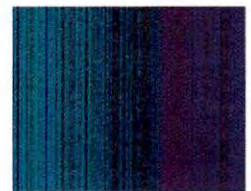
2509 Observer



2510 Passage



2511 Surpass



2512 Bandy



Product Specifications

<b>Wear Layer</b>	12 mil
<b>Thickness</b>	2.5mm
<b>Finish / Coating</b>	Enhanced UV Urethane w/ Ceramic Bead
<b>Pattern Repeat</b>	Random Wood Pattern
<b>Edge Treatment</b>	no
<b>Dimensions:</b>	9" x 48" approx. (22.86cm x 121.92cm)
<b>Standard Adhesive</b>	Commercialon® LVT Adhesive
<b>Backing Class</b>	Commercial Grade
<b>Commercial Traffic</b>	Light Commercial
<b>Standard Warranties</b>	<b>Commercialon Adhesive for Modular Carpet &amp; LVT 7 Year LVT</b>

Packaging

<b>Sq.ft. per piece / carton</b>	3 / 48
<b>Weight per piece / carton</b>	2.55 (lbs) / 40.78 (lbs)
<b>Pieces per box</b>	16
<b>Boxes per pallet</b>	52

Special Technologies

<b>Added Antimicrobial</b>	ZPT (Zinc Protective Technology)
----------------------------	----------------------------------

Environmental Specifications & Tests

<b>Indoor Air Quality</b>	FloorScore® Certified
<b>LEED v4</b>	Contributes to IAQ Low Emitting Materials
<b>End of Life</b>	100% Recyclable
<b>Class / ASTM F1700</b>	Class III Printed Film Vinyl Plank - Type B (embossed)
<b>Radiant Panel</b>	Class 1
<b>ADA Compliance</b>	Compliant For Accessible Routes
<b>ASTM F2055 (Size and Tolerance)</b>	Passes
<b>ASTM F386 (Thickness)</b>	Passes
<b>ASTM F1914 (Residual Indentation)</b>	Passes
<b>ASTM F137 (Flexibility)</b>	Passes
<b>ASTM F2199 (Dimensional Stability)</b>	Passes
<b>ASTM F925 (Chemical Resistance)</b>	Passes
<b>ASTM F1514 (Resistance to Heat)</b>	Passes
<b>ASTM F1515 (Resistance to Light)</b>	Passes
<b>ASTM E648 (Critical Radiant Flux)</b>	Passes
<b>ASTM E662 (Optical Smoke Density)</b>	Passes
<b>ASTM C1028 (Slip Resistance)</b>	Passes
<b>ASTM F970 (Static Load)</b>	Passes

**Installation Methods:** Ashlar, Herringbone, 1/3 Drop

Colorways





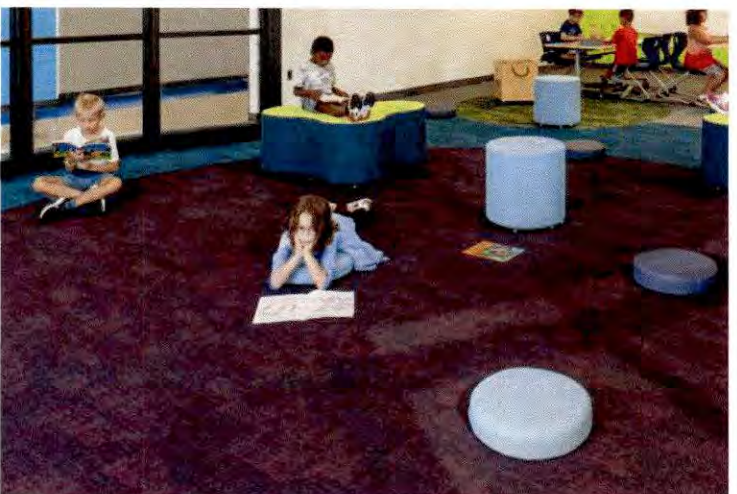
Eight Ways Kinetex Advances Flooring Performance



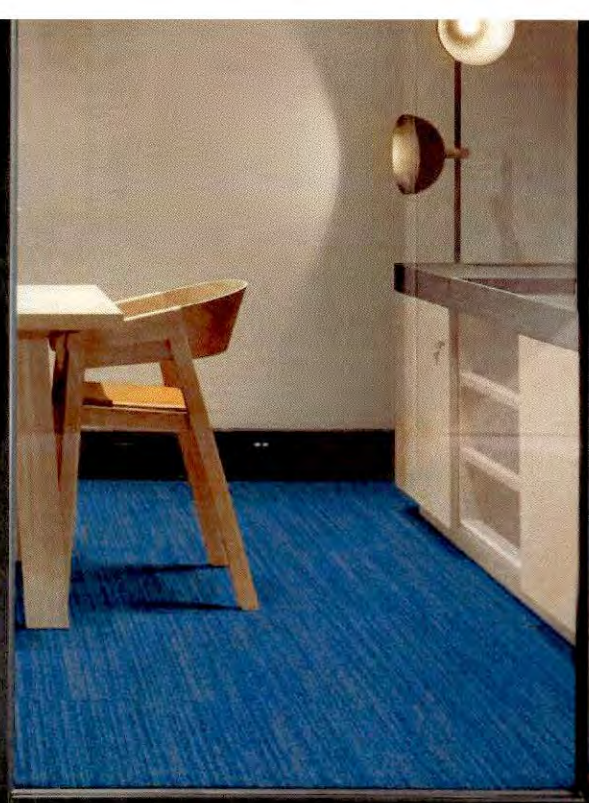
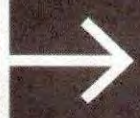
**kinetex**<sup>®</sup>

*Textile Composite Flooring*

**Eight Ways Kinetex Advances Flooring Performance**



G.02



# kinetex<sup>®</sup>

*Textile Composite Flooring*

---

Kinetex is an advanced textile composite flooring that combines key attributes of soft-surface floor covering with the long-wearing performance characteristics of hard-surface flooring. Created as a unique alternative to hard surface products, J+J Flooring's Kinetex has an unprecedented range of performance attributes for education, corporate, public space and healthcare environments.

# 1 » Durability

---

Kinetex delivers enduring performance, year after year, and is backed by a lifetime warranty. One of the most thoroughly tested flooring products on the market, it has outstanding dimensional stability and unparalleled crush resistance—and has withstood more than 5 million foot traffic events. Over 100 million square feet of Kinetex have been installed worldwide,

# Standing Strong

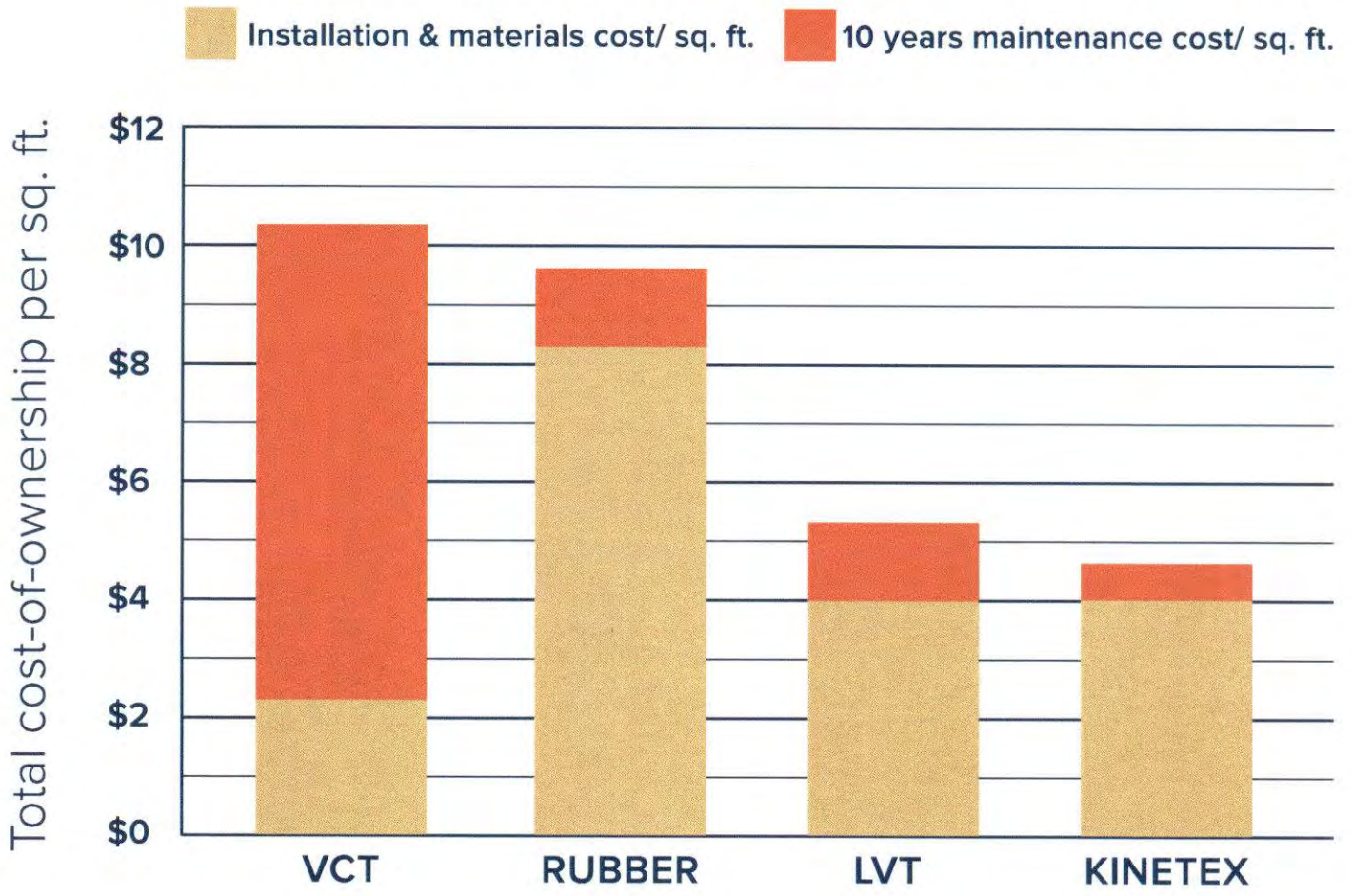


## 2 » Maintenance

---

Tough to wear out, easy to maintain; with vacuuming and encapsulation cleaning, Kinetex looks like new, year after year. Thanks to a lightweight face construction, Kinetex retains less water than carpet and dries faster. It is easily sanitized and resists the most challenging staining agents, including beverages, condiments, oily food, biological spills and most other common stains—which means splashes and spills are no match for Kinetex.

# Life Cycle Costs: Installation & Maintenance

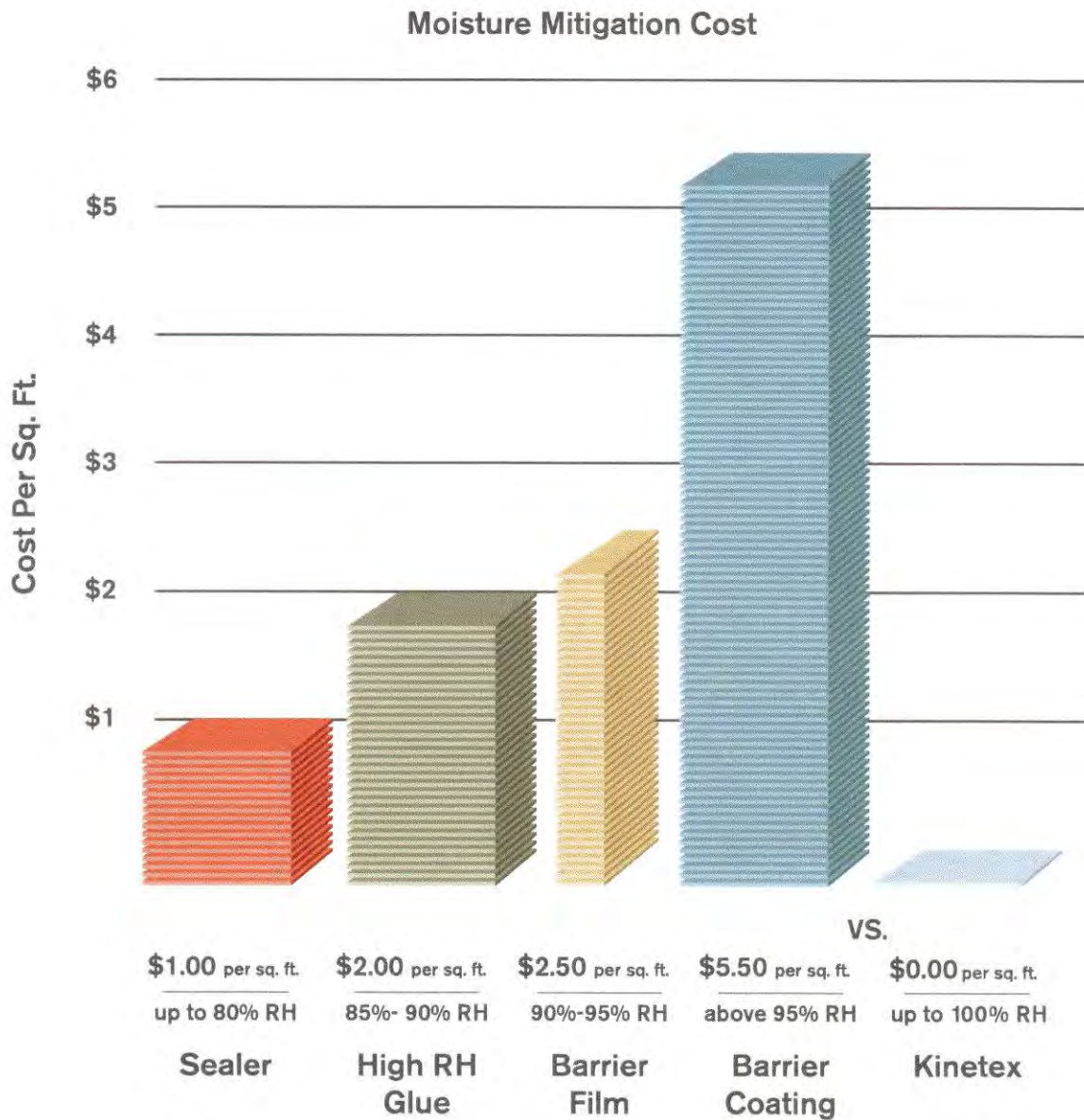


## 3 » Moisture Tolerance

---

The most common subfloor, concrete, can permit excessive moisture to pass through and destroy floor covering systems—unless costly precautions are taken before installation. But moisture mitigation isn't necessary with Kinetex; its breathable nature allows moisture to pass through its backing, instead of trapping it underneath. Kinetex textile composite flooring will perform in elevated RH slabs up to 100%.

# Mitigate No More



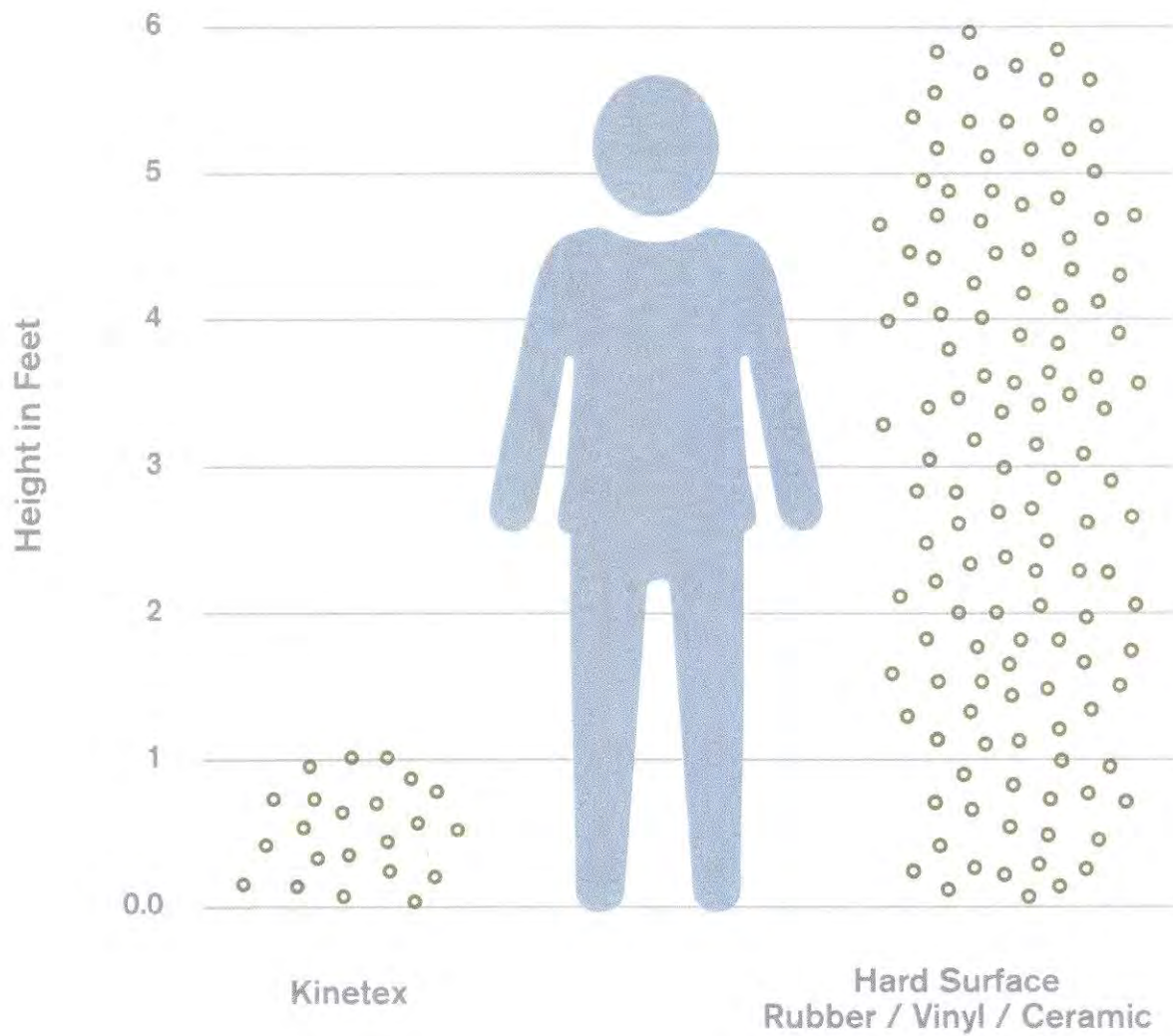
## 4 » Health

---

Kinetex minimizes air particulates that trigger allergies and cause infection. It easily surpasses California's 01350 requirements—the most popular U.S. standard for evaluating and restricting VOC emissions indoors. Plus: it's easily sanitized and quick to dry, so cleaning Kinetex is fast and effective. An HPD is available on all Kinetex products.

# Easy Breathing

## Airborne Allergens and Irritants



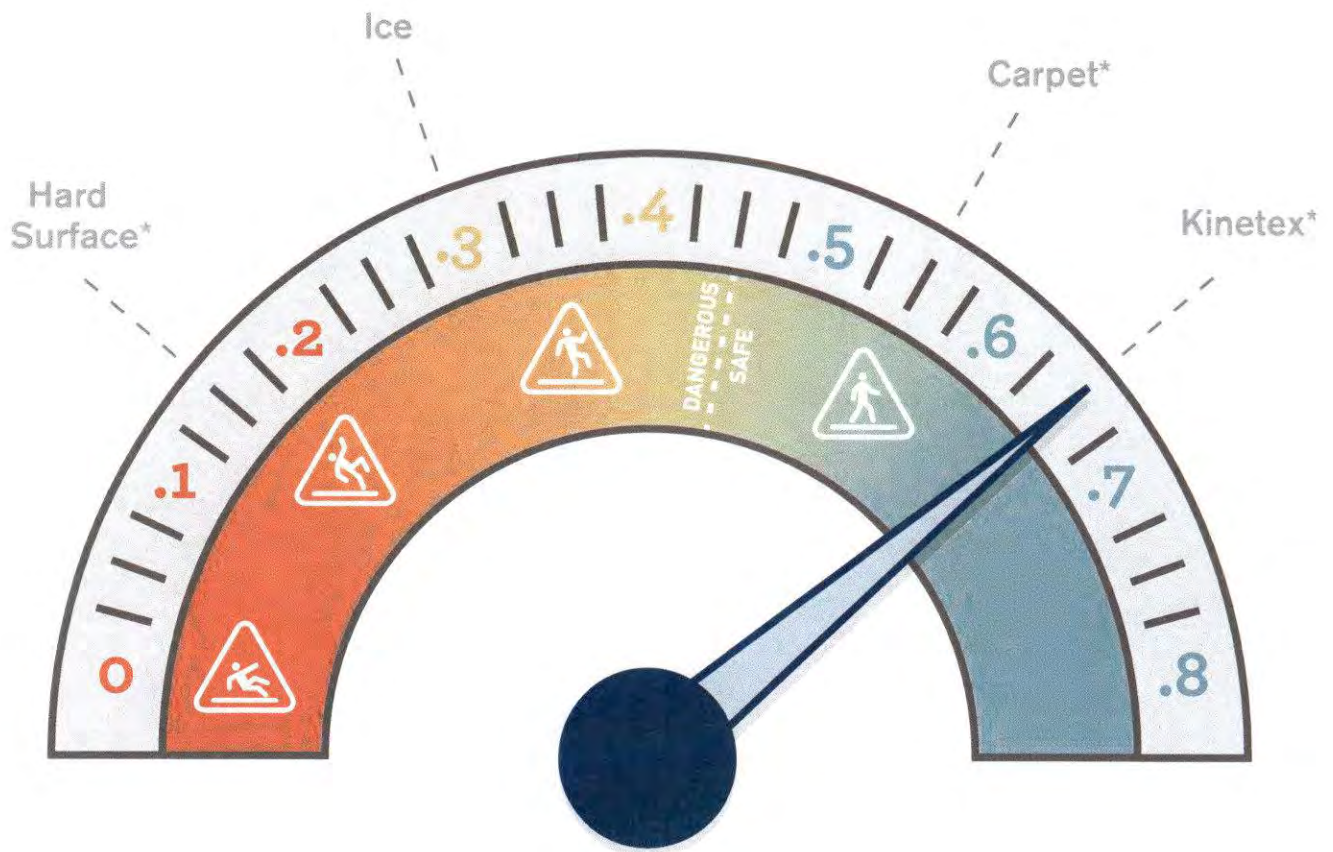
Foot Traffic Dust Emissions Test  
(ESO Fine Test Dust 12103-142)

## 5 » Safety

---

Kinetex is the only wall-to-wall textile floor covering certified as High-Traction by the National Floor Safety Institute. Its innovative construction creates one of the most slip-resistant flooring surfaces ever tested—wet or dry—to prevent falls before they happen. And with a unique low profile, Kinetex has minimal rolling resistance, potentially reducing injuries from pushing and pulling.

# Gaining Traction



Coefficient of Friction

\*wet soapy surfaces

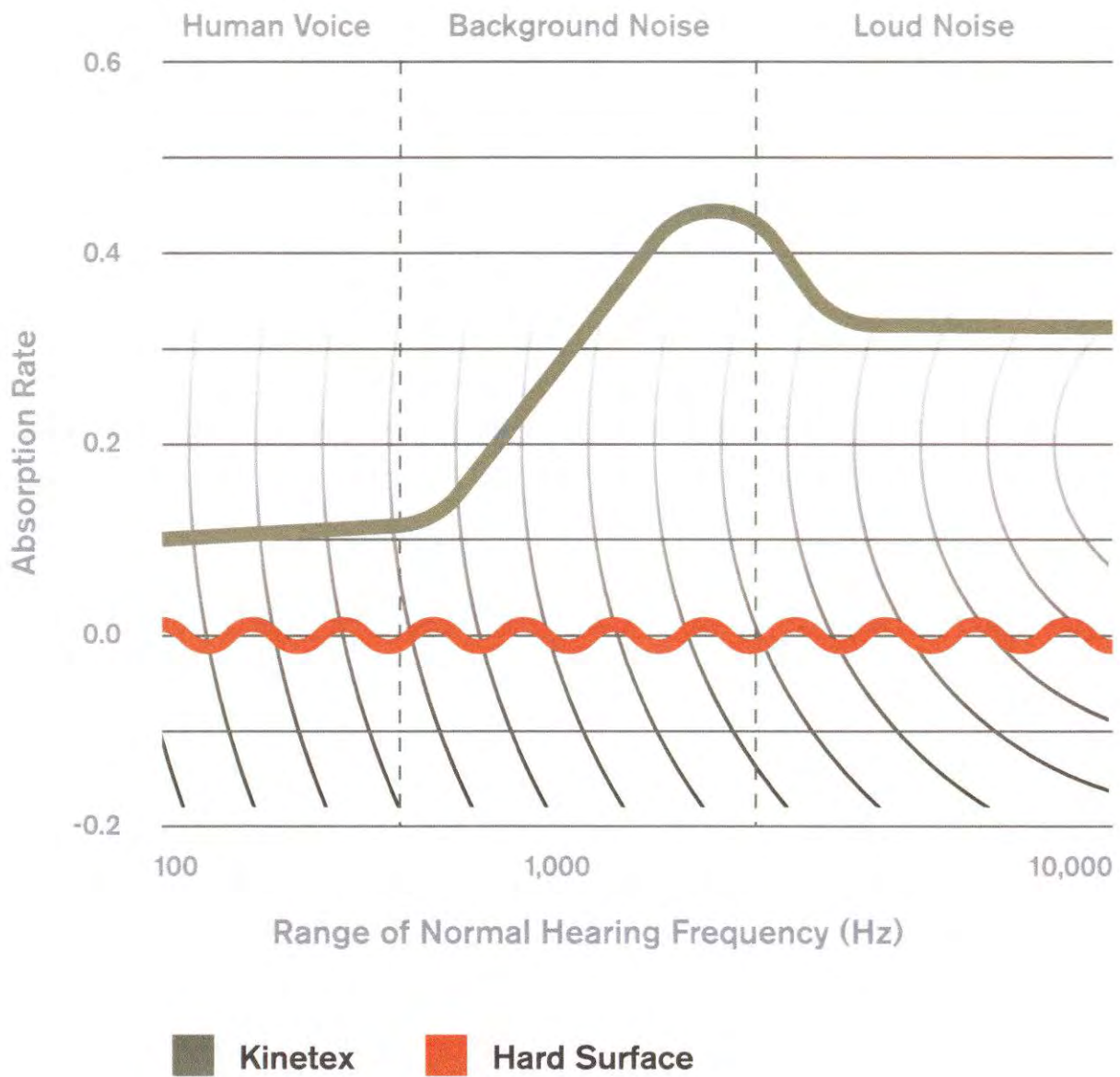


## 6 » Acoustics

---

Kinetex delivers unparalleled acoustic performance, with one of the highest Noise Reduction Coefficients (NRC) and Impact Insulation Classifications (IIC) of any commercial flooring product. The result: a dramatic reduction in both airborne and structure-borne noise, allowing for greater voice recognition, fewer mistakes, less vocal strain, enhanced learning and improved occupant perception.

# Keeping Quiet



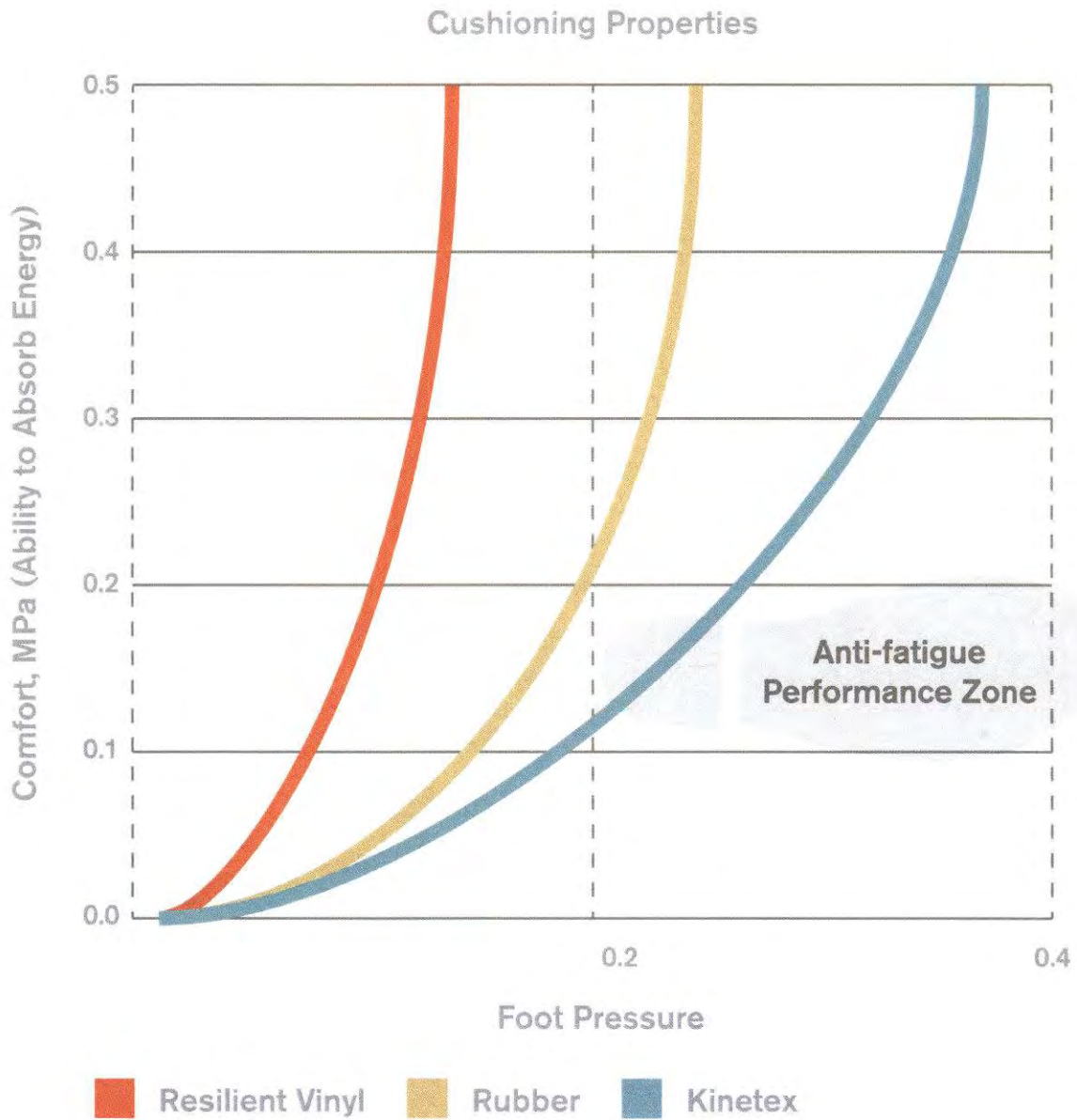
Source: Conducted by an Independent Testing Laboratory

## 7 » Comfort

---

Kinetex, a soft textile surface with a high-density backing, has exceptional anti-fatigue properties and minimal rolling resistance. Because it can absorb energy, Kinetex has the potential to reduce repetitive foot stress injuries and other injuries related to standing and frequent movement from place to place. With its thermal insulation properties, Kinetex also provides a warmer indoor environment.

# Step-By-Step Support



Source: Conducted by an Independent Testing Laboratory

## 8 » Sustainability

---

Made with 45% post-consumer recycled content, each Kinetex tile contains the equivalent of 27 used water bottles. This dematerialized flooring product and its longer life mean that Kinetex has a much smaller environmental footprint than other commercial flooring options. Kinetex is NSF/ANSI-140 Platinum certified (the industry-leading standard for sustainability) and has a Red List Free DECLARE label and EPD available. Furthermore, Kinetex has been verified as a Carbon Neutral product.

## Second Chances



each Kinetex tile contains the equivalent  
of 27 plastic water bottles

## **1 » Durability**

Stands up to heavy foot traffic, and is backed by a lifetime warranty.

## **2 » Maintenance**

Stain resistant and easily sanitized, so cleaning is fast and affordable.

## **3 » Moisture**

High RH tolerance solves concrete slab moisture problems and saves money.

## **4 » Health**

Sequesters airborne irritants for better air quality and has low VOCs for easy breathing.

## **5 » Safety**

One of the most slip-resistant flooring surfaces ever tested, wet or dry.

*\*NFSI High Traction Certified*

## **6 » Acoustics**

Incredible acoustic performance reduces noise and improves communication.

## **7 » Comfort**

Energy absorption means enhanced support and fewer stress injuries.

## **8 » Sustainability**

Contains 45% post-consumer content. Carbon neutral.

To learn more, please visit [jjflooring.com](http://jjflooring.com)

# Where to use Kinetex

## **Healthcare:**

Acute care hospitals, medical office buildings, urgent care clinics, outpatient surgery centers, outpatient physical therapy/rehab centers, outpatient imaging centers, etc.

## **Education:**

Early childhood development centers, preschool, k-12, higher education

## **Retail/Mercantile:**

Wholesale/retail merchants

## **Hospitality:**

Hotels, restaurants

## **Commercial Offices:**

Offices, call centers

## **Transportation/Public Venues:**

Airports, bus/train stations, performing arts centers, athletic arenas, conference centers

**kinetex**®


76

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **May 6, 2026**

**Agenda Item:**

Consideration and possible action to approve a Memorandum of Understanding (MOU) between the City of Harlingen and Texas State Technical College (TSTC) for the continued use, enhancement, and minor relocation of the Harlingen Arts & Heritage Museum signage located on TSTC property, as approved by the City Attorney. Attachment (*Public Works*).

Prepared By: Ruth Trevino, Assistant Director 

**Brief Summary:**

This item seeks approval of a Memorandum of Understanding (MOU) between the City of Harlingen and Texas State Technical College (TSTC) to formalize an ongoing cooperative partnership for the continued use, maintenance, enhancement, and minor relocation of the Harlingen Arts & Heritage Museum signage located on TSTC-owned property. The agreement allows the City to upgrade the existing signage, including the potential incorporation of modern elements such as an LED display to enhance public communication and community engagement, while ensuring no disruption to TSTC operations. The final revision of the MOU has been reviewed and approved by the City Attorney. Approval will authorize the City to proceed with implementation and ongoing maintenance in accordance with the terms of the agreement. (*Public Works*)

**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/NA):

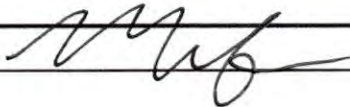
**Staff Recommendation:**

City Manager approval:



**Comments:**

City Attorney's approval:



**CITY OF HARLINGEN**

**AND**

**TEXAS STATE TECHNICAL COLLEGE**

**MEMORANDUM OF UNDERSTANDING**

**MOU PURPOSE**

This Memorandum of Understanding (“MOU”) is entered into by and between the **City of Harlingen, Texas**, a home-rule municipality (“City”), and **Texas State Technical College (“TSTC”)**, a state-supported institution of higher education organized under the laws of the State of Texas (collectively referred to as the “Parties”).

This MOU establishes the terms, conditions, and mutual understanding under which the City is authorized to continue the use, maintenance, enhancement, and minor relocation of the existing Harlingen Arts & Heritage Museum signage situated on real property owned by TSTC, as more particularly described herein.

The purpose of this agreement is to formalize and memorialize an ongoing cooperative arrangement between the Parties that supports public communication, enhances aesthetic improvements, and promotes community engagement, while ensuring that such activities do not interfere with or impair TSTC’s operations, access, infrastructure, or use of its property.

This MOU is intended to be implemented in a manner consistent with applicable provisions of the **Texas Local Government Code**, including but not limited to intergovernmental cooperation principles, and in accordance with all other applicable federal, state, and local laws, rules, and regulations governing the use of public property and public improvements.

Nothing herein shall be construed to create a leasehold interest, easement, or conveyance of real property rights. Rather, this MOU reflects a permissive use and cooperative understanding between entities, intended to support a mutually beneficial public purpose while preserving the respective rights and obligations of each Party.

**PROPERTY DESCRIPTION**

HARLINGEN LAND & WATER CO SUBD 1.99 ACRES OUT OF 360.860 ACRES OUT OF 383.045 AC BLKS 104 TO 111 AND 114 & 115

**GEO ID:** 18-4040-1040-0102-00

**Property ID:** 18-4040-1040-0102-00

The area impacted is limited to a parking lot location currently utilized for the existing sign.



## SCOPE OF AGREEMENT

The City of Harlingen (“City”) shall be authorized, subject to the terms and conditions set forth herein, to design, construct, install, operate, maintain, repair, replace, and enhance the existing Harlingen Arts & Heritage Museum signage (the “Signage”) located within the Project Area on property owned by Texas State Technical College (“TSTC”). Such authorization includes, but is not limited to, the integration of modern improvements and technological enhancements, including the incorporation of a **digital LED display component**, intended to improve public communication, visibility, and community engagement.

In furtherance of the Project, and as a result of identified underground utility constraints, the City shall be permitted to perform a **minor relocation of the existing Signage** within the Project Area. Said relocation shall consist of a limited adjustment of the Signage footprint, generally within a distance of only a few feet from its current location and shall remain within the same immediate vicinity of the existing installation. The relocation has been evaluated in coordination with applicable utility providers, including Harlingen Water Works, to ensure that the revised placement avoids conflicts with subsurface infrastructure and complies with applicable safety and construction standards.

The Parties acknowledge and agree that the proposed relocation will result in the use or reconfiguration of **no more than one (1) parking space** within the existing parking lot area. The affected space is understood to be minimally utilized and partially comprised of an area not actively used for vehicular parking. The City further agrees that such relocation and associated improvements shall be performed in a manner that **does not materially interfere with, obstruct, or impair** TSTC’s operations, access, ingress and egress, circulation, parking availability, or use of the surrounding property.

All work performed pursuant to this MOU shall be conducted in compliance with all applicable **federal, state, and local laws, ordinances, rules, and regulations**, including but not limited to the **Texas Local Government Code**, applicable provisions of the **Texas Government Code (including Chapter 791 – Interlocal Cooperation Act)**, and any applicable building, electrical, zoning, and safety codes. The City shall also ensure compliance with all applicable **accessibility standards**, including the **Americans with Disabilities Act (ADA)**, as well as all utility coordination requirements and industry standards for construction near existing infrastructure.

The City shall be solely responsible for all aspects of the Project, including planning, permitting (if required), construction, installation, operation, maintenance, repair, and replacement of the Signage, as well as any associated costs. The City shall ensure that all improvements are performed in a professional manner, consistent with generally accepted municipal and industry standards.



The Parties further acknowledge that the enhanced Signage may, at the City's discretion, include the display of informational content that benefits both the City and TSTC, including but not limited to community announcements, institutional messaging, and other public service communications, provided such use remains appropriate and consistent with the intended public purpose of the Signage.

This Scope is intended to reflect a **limited, non-exclusive, and permissive use** of the Project Area for public purposes and shall not be construed as granting any real property interest, including but not limited to a leasehold, easement, or fee interest, in favor of the City. All rights not expressly granted herein are reserved by TSTC.

TSTC's consent to any future material modification of the Signage shall not be unreasonably withheld, conditioned, or delayed.

### **TERM**

This Memorandum of Understanding ("MOU") shall become effective upon full execution by both Parties and shall remain in full force and effect for a continuing and indefinite duration, unless and until modified or terminated in accordance with the provisions set forth herein. The Parties expressly acknowledge and agree that this MOU is intended to establish a long-term, ongoing, and mutually beneficial cooperative arrangement supporting the continued presence, operation, and enhancement of the Signage within the Project Area.

The Parties further agree that the authorization granted herein is intended to allow for the continuous use, maintenance, operation, repair, replacement, and reasonable upgrading of the Signage by the City, without the necessity of periodic renewal or renegotiation, provided that such activities remain consistent with the terms of this MOU and do not materially interfere with TSTC's property interests or operations.

This MOU is entered into pursuant to the cooperative authority granted under the **Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code**, and is intended to facilitate an enduring intergovernmental partnership for the provision of public improvements and community enhancements. As such, the Parties recognize that continuity and stability of the agreement are essential to achieving the intended public purpose.

Termination of this MOU may occur only upon the **mutual written agreement of both Parties**, or as otherwise provided herein, and shall be undertaken in good faith with reasonable advance coordination to address the disposition of the Signage and any associated improvements. In the event of termination, the Parties agree to cooperate to ensure an orderly transition that minimizes disruption to public services and avoids unnecessary costs or impacts to either Party.

Notwithstanding the foregoing, this MOU shall not be construed to create a leasehold interest, easement, or other real property right, nor shall it be interpreted as a conveyance of any



permanent property interest. Rather, it reflects a continuing permissive use and cooperative understanding between governmental entities, consistent with applicable provisions of the Texas Local Government Code and other governing laws.

It is the intent of the Parties that this MOU provide a stable and enduring framework for the continued placement and enhancement of the Signage, supporting both the City's public communication objectives and TSTC's institutional presence, while preserving the rights, responsibilities, and operational integrity of each Party.

Upon termination of this MOU, the City shall have the right, exercisable within ninety (90) days of the effective date of termination, to remove the Signage and restore the Project Area to substantially its prior condition at the City's expense. If the City elects not to remove the Signage, ownership shall transfer to TSTC without further consideration.

### **NON-INTERFERENCE AND COORDINATION**

All activities undertaken by the City of Harlingen ("City") pursuant to this Memorandum of Understanding ("MOU"), including but not limited to the installation, relocation, construction, operation, maintenance, repair, and replacement of the Signage, shall be performed in a manner that does not materially interfere with, obstruct, disrupt, or impair the operations, functions, access, or property interests of Texas State Technical College ("TSTC").

The City shall ensure that all work conducted within the Project Area preserves and maintains unobstructed ingress and egress, pedestrian and vehicular circulation, parking access, emergency access routes, and any other operational functions of TSTC. The City further agrees that no improvements or activities shall impede or restrict access to buildings, facilities, infrastructure, or adjacent areas utilized by TSTC, its employees, students, visitors, or invitees.

Prior to the commencement of any construction or relocation activities, the City shall coordinate with all applicable utility providers and stakeholders, including but not limited to Harlingen Water Works System (HWWS) and any other entities with jurisdiction over underground or above-ground infrastructure within or adjacent to the Project Area. The City shall comply with all applicable utility notification and protection requirements, including but not limited to those set forth under **Texas Utilities Code Chapter 251 (Underground Facility Damage Prevention and Safety Act)**, including any of the requirements to notify the state prior to excavation or ground disturbance activities.

All work shall be performed in accordance with applicable federal, state, and local laws, ordinances, codes, and regulations, including but not limited to **the Texas Local Government Code**, applicable provisions of **the Texas Government Code (including Chapter 791 – Interlocal Cooperation Act)**, and all relevant building, electrical, safety, and right-of-way standards.



The City shall take all reasonable precautions to prevent damage to existing utilities, infrastructure, landscaping, pavement, and improvements located within the Project Area. In the event that any damage occurs as a result of the City's activities, the City shall promptly notify TSTC and the appropriate utility provider and shall be responsible for coordinating and, if required, covering the cost of repairs in accordance with applicable laws and standards.

All construction, installation, and maintenance activities shall be conducted in a manner that minimizes disruption to TSTC's operations and shall, where practicable, be scheduled in coordination with TSTC to avoid peak operational periods or other sensitive times.

This section is intended to ensure that the City's use of the Project Area remains compatible, subordinate, and non-intrusive to TSTC's ongoing operations and property rights, while supporting the cooperative intent of this MOU.

### **MAINTENANCE, OPERATION, AND RESPONSIBILITY**

The City of Harlingen ("City") shall be solely responsible for the **design, permitting (if required), installation, construction, operation, maintenance**, repair, replacement, and overall management of the Harlingen Arts & Heritage Museum Signage (the "Signage") located within the Project Area. Such responsibility shall include all associated costs, labor, materials, equipment, utilities, and any other resources necessary to ensure the Signage remains fully functional, safe, and aesthetically maintained at all times.

The City shall maintain the Signage in a **clean, safe, orderly, and visually appealing condition**, consistent with generally accepted municipal standards and in a manner that reflects positively on both the City and Texas State Technical College ("TSTC"). This includes, but is not limited to, maintaining the structural integrity of the Signage, ensuring proper operation of any digital or LED display components, addressing routine wear and tear, performing preventative maintenance, and promptly repairing any damage, malfunction, or deterioration.

All work performed by or on behalf of the City under this section shall be conducted in compliance with all applicable **federal, state, and local laws, ordinances, rules, and regulations**, including but not limited to the **Texas Local Government Code**, applicable provisions of the **Texas Government Code (including Chapter 791 – Interlocal Cooperation Act)**, and all applicable building, electrical, and safety codes. The City shall also ensure compliance with all relevant accessibility requirements, including the Americans with Disabilities Act (ADA), and all applicable occupational safety standards.

The City shall be responsible for ensuring that all contractors, subcontractors, employees, and agents engaged in the installation, operation, or maintenance of the Signage are properly qualified, licensed (where required), and insured in accordance with applicable laws and industry standards. All work shall be performed in a professional and workmanlike manner consistent with accepted construction and maintenance practices.



The City shall take all reasonable precautions to prevent damage to TSTC property, including but not limited to adjacent structures, pavement, landscaping, utilities, and other improvements within or surrounding the Project Area. In the event that any damage occurs as a result of the City's activities, the City shall promptly notify TSTC and shall be responsible for coordinating and, if required, bearing the cost of repair or restoration in accordance with applicable laws and standards.

The City shall retain full responsibility for the ongoing operation of the Signage, including the management of content displayed on any digital or LED components. All displayed content shall be appropriate for public viewing and consistent with the intended public purpose of the Signage and shall not conflict with applicable laws or regulations.

This section is intended to clearly establish that the City assumes full operational and maintenance responsibility for the Signage and associated improvements, and that such responsibilities shall be carried out in a manner that protects the interests of TSTC while supporting the long-term functionality and appearance of the Project.

TSTC hereby grants the City a non-exclusive license to enter the Project Area upon reasonable advance notice (not less than forty-eight (48) hours, except in the case of emergency) for purposes of inspecting, maintaining, repairing, or replacing the Signage. Such access shall be exercised in a manner that minimizes disruption to TSTC's operations.

## **INSURANCE**

The City of Harlingen ("City") shall maintain, or cause to be maintained through its contractors and subcontractors, appropriate insurance coverage and risk management protections in connection with all activities performed pursuant to this Memorandum of Understanding ("MOU"), including but not limited to the design, installation, relocation, construction, operation, maintenance, repair, and replacement of the Signage.

Such insurance coverage shall be maintained in accordance with generally accepted municipal standards, applicable provisions of the **Texas Local Government Code**, and other relevant state laws governing governmental risk management and public improvements. The City may satisfy these requirements through participation in a governmental self-insurance program, risk pool, or other lawful risk management arrangement, as permitted under Texas law, including but not limited to **Chapters 791 and 2259 of the Texas Government Code** and other applicable statutes.

To the extent that the City engages third-party contractors, subcontractors, or vendors to perform any work associated with the Signage, the City shall require such parties to maintain commercially reasonable insurance coverage, which may include, as applicable:

- Commercial General Liability Insurance



- Workers' Compensation Insurance in accordance with the Texas Workers' Compensation Act
- Automobile Liability Insurance (if applicable)
- Any additional coverage reasonably necessary for the scope of work

The City shall ensure that all contractors and subcontractors comply with applicable insurance requirements and maintain coverage for the duration of their work. The City may require that such policies name the City and, where appropriate, TSTC as additional insureds for the limited purpose of the work performed, to the extent permitted by law and standard practice.

Nothing in this MOU shall be construed to require either Party to obtain insurance coverage beyond that which is permitted or required under applicable law. The Parties acknowledge that the City, as a governmental entity, may be subject to the provisions of the **Texas Tort Claims Act (Chapter 101, Texas Civil Practice and Remedies Code)**, and that any obligations related to liability and insurance shall be interpreted in a manner consistent with such statutory limitations and protections.

Each Party shall be responsible for its own acts and omissions and those of its officers, employees, agents, contractors, and subcontractors, subject to the limitations and defenses provided under applicable law. Nothing herein shall be deemed to waive, limit, or otherwise modify any governmental immunity or defense available to either Party under Texas law.

This section is intended to ensure that appropriate risk management measures are in place to protect both Parties while allowing the Project to proceed in a manner consistent with applicable legal and regulatory requirements.

### **INDEMNIFICATION AND LIABILITY**

To the extent permitted by the **Constitution and laws of the State of Texas**, including but not limited to the **Texas Tort Claims Act (Chapter 101, Texas Civil Practice and Remedies Code)**, each Party shall be responsible for its own acts and omissions, and those of its respective officers, employees, agents, contractors, and subcontractors, in connection with the performance of this Memorandum of Understanding ("MOU").

Nothing in this MOU shall be construed as creating a waiver of any governmental immunity, sovereign immunity, or other defenses available to either Party under applicable law. Each Party expressly retains all rights, privileges, immunities, and defenses provided by the **Constitution and laws of the State of Texas**.

To the extent authorized by law, each Party agrees to be responsible for any claims, damages, losses, or liabilities arising out of its own negligent acts or omissions in connection with the activities contemplated under this MOU. This provision shall be interpreted in a manner



consistent with applicable statutory limitations on liability and shall not be construed to expand liability beyond that permitted under Texas law.

### **NO PROPERTY INTEREST**

This MOU is intended to reflect a permissive, cooperative use arrangement between entities and shall not be construed to create, grant, convey, or imply any interest in real property, including but not limited to a leasehold interest, easement, license coupled with an interest, or any other possessory or ownership right.

The City's use of the Project Area shall at all times remain non-exclusive, limited in scope, and subordinate to the ownership rights and operational needs of Texas State Technical College ("TSTC"). All rights not expressly granted herein are reserved by TSTC.

This MOU shall not be recorded in the real property records and shall not be interpreted as a dedication of land for public use. The Parties acknowledge that this agreement is entered into pursuant to intergovernmental cooperation principles under applicable law, including the **Texas Government Code, Chapter 791 (Interlocal Cooperation Act)**, and does not constitute a conveyance of real property rights.

### **COMPLIANCE WITH LAWS AND REGULATIONS**

All activities performed pursuant to this MOU shall be conducted in full compliance with all applicable federal, state, and local laws, statutes, ordinances, rules, regulations, and codes, including but not limited to the **Texas Local Government Code**, applicable provisions of the **Texas Government Code (including Chapter 791 – Interlocal Cooperation Act)**, and all relevant building, electrical, zoning, and safety requirements.

All permits, approvals, inspections, and authorizations required by law for the performance of the work shall be obtained and maintained by the City or its contractors, as applicable.

### **MODIFICATION AND AMENDMENT**

This MOU may be amended, modified, or supplemented only by a written instrument executed by duly authorized representatives of **both Parties**. No oral statements, representations, or agreements shall have any force or effect to alter, amend, or modify the terms of this MOU.

Any such modification shall be consistent with applicable laws and shall reflect the continued mutual intent of the Parties to maintain a cooperative and non-interfering arrangement.

### **DISPUTE RESOLUTION**

In the event of any dispute arising under this MOU, the Parties agree to negotiate in good faith and, if unresolved within thirty (30) days of written notice, to submit the matter to non-binding mediation before pursuing any other remedy.



**SIGNATURES**

**CITY OF HARLINGEN**

The City of Harlingen enters this MOU pursuant to authority granted by the Harlingen City Commission by action taken on 05/06/2026, consistent with Tex. Gov't Code § 791.014.

118 E. Tyler

Harlingen, TX 78551

\_\_\_\_\_

*Authorized Representative*

\_\_\_\_\_

*Date*

**TEXAS STATE TECHNICAL COLLEGE**

1902 North Loop 499

Harlingen, TX 78550

\_\_\_\_\_

*Authorized Representative*

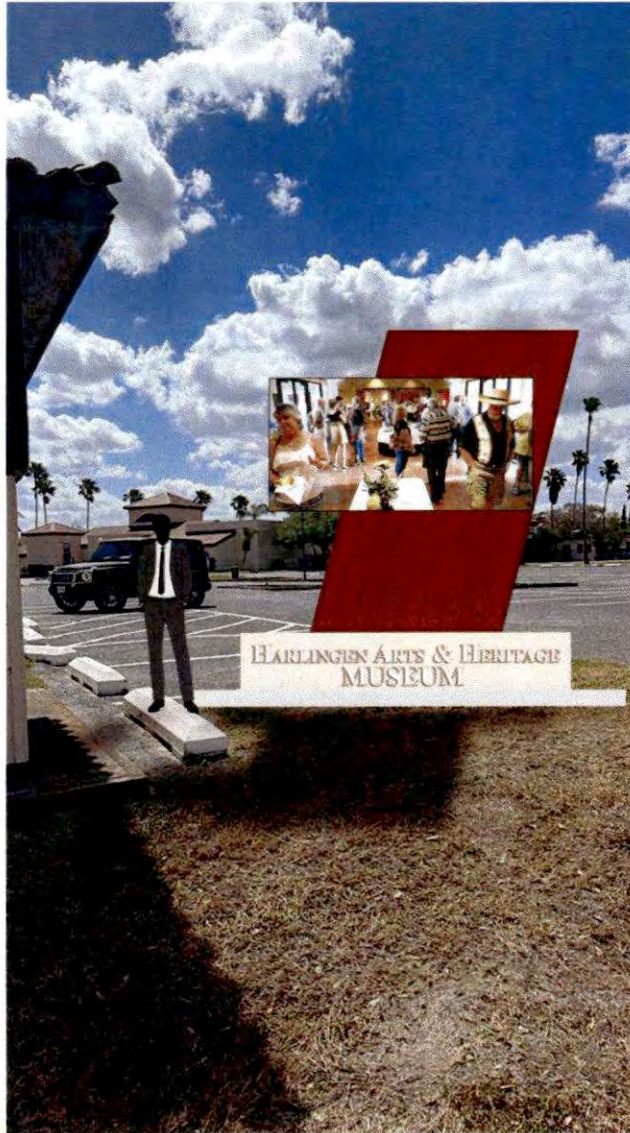
\_\_\_\_\_

*Date*

**EXHIBIT A – SIGN RENDERING**

Proposed upgraded Harlingen Arts & Heritage Museum signage with LED display:





**EXHIBIT B – SITE LOCATION MAP**

Overview of proposed sign location within TSTC property:





**EXHIBIT C – DETAILED LOCATION**


Close-up of proposed relocation area (minimal shift within parking lot):




**AGENDA ITEM  
EXECUTIVE SUMMARY**

7(i)

Meeting Date: **May 6, 2026**

<b>Agenda Item:</b>
Consideration and possible action to approve the City Manager Gabriel Gonzalez and the Chief of Police, Alfredo Alvear, on behalf of the City of Harlingen Police Department, Texas, to enter into a Memorandum of Understanding between Harlingen, Combes and Primera Police Departments and the Harlingen Consolidated Independent School District. Attachment ( <b>Police</b> ).
Prepared By (Print Name): Alfredo Alvear Title: Chief of Police Signature: 
<b>Brief Summary:</b>
The Harlingen Police Department requests approval for City Manager Gabriel Gonzalez and Police Chief Alfredo Alvear, on behalf of the City of Harlingen Police Department to enter into a Memorandum of Understanding with Combes, Primera and the Harlingen Consolidated Independent School District. The intent of the joint effort is to assist underprivileged and economically disadvantaged students while eliminating barriers to their successful education by participating in the Handle with Care Program.

<b>Funding (if applicable):</b>
Are funds specifically designated in the current budget for the full amount for this purpose? <input type="checkbox"/> Yes <input type="checkbox"/> No*
*If no, specify source of funding and amount requested:
Finance Director's approval: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

<b>Staff Recommendation:</b>
Staff recommends approval.
City Manager's approval:  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

<b>Comments:</b>

City Attorney's approval:  <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
---



**City of Harlingen  
Police Department  
1018 Fair Park Blvd.  
Harlingen, Texas 78550**



TO: Mr. Gabriel Gonzalez, City Manager  
FROM: Chief Alfredo Alvear *M*  
DATE: April 29, 2026  
RE: MOU – HCISD between HARLINGEN, COMBES \* PRIMERA POLICE DEPARTMENTS

---

Attached is the MOU between the Harlingen, Combes & Primera Police Departments and the Harlingen Consolidated Independent School District. This MOU is for 2026-2027 and 2027-2028 school years. This MOU allows for notification of the school district in the event a student has been involved in a critical incident and may need counseling. The City Attorney, Mark Sossi, has reviewed and approved this MOU. I would ask that you please sign since no changes have been made and it's a yearly renewal. If, however, you would like for me to submit this item on the consent agenda for the next City Commission meeting, please let me know.

Please contact me if you have any questions or would wish to discuss further.

Thank you!

**MEMORANDUM OF UNDERSTANDING**  
**BETWEEN THE**  
**HARLINGEN, COMBES, AND PRIMERA POLICE DEPARTMENTS,**  
**AND THE**  
**HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT**

This Memorandum of Understanding (the "Agreement") is entered into by and between the Harlingen Consolidated Independent School District ("HCISD" or the "District"), a political subdivision of the State of Texas, and Harlingen, Combes, and Primera Police Departments ("HPD", "CPD", and "PPD"). HCISD, HPD, CPD, PPD may be referred to collectively as the "Parties."

**1. Statement of Purpose**

- 1.1. HCISD is committed to assisting underprivileged and economically disadvantaged students while eliminating barriers to their successful education.
- 1.2. HCISD has students who are enrolled and are experiencing extraordinary events outside of the school day that may involve law enforcement and policing agencies.
- 1.3. In order to participate in the Handle with Care program HCISD will partner with the HPD, CPD, and PPD through a Memorandum of Understanding.
- 1.4. The best interests of the District's underprivileged, economically disadvantaged, and trauma affected students will be served by the mutual support of the District, HPD, CPD, and PPD as described herein.
- 1.5. The Handle with Care program entails HPD, CPD, and PPD officers sending a confidential notification to HCISD whose students may have experienced a traumatic event that required a police response in the community. The school's trained staff would then provide the appropriate support to the student at the school following the traumatic event.

**2. HCISD Obligations**

The District agrees to provide the following to HPD, CPD, and PPD, if the purposes identified above continue to be met and the appropriate controls continue to be implemented.

- 2.1. HCISD shall utilize current staff members and resources to operate and facilitate information distribution.

- 2.2. HCISD will be responsible for distributing HPD, CPD, and PPD notifications to HCISD campus principals and their point of contact.
- 2.3. HCISD will count:
  - 2.3.1. Total number of notifications district receives.
  - 2.3.2. Total number of counselor referrals related to the notification events.
- 2.4. HCISD will coordinate the delivery of the data to HPD, CPD, and PPD.
- 2.5. HCISD will maintain and control all supporting documentation relating to data collection, student lists, and any additional identifying student data.

### **3. Harlingen, Combes, and Primera Police Department**

HPD, CPD, and PPD agrees to provide the following to the District, provided that the purposes identified above continue to be met and the appropriate controls continue to be implemented.

- 3.1. HPD, CPD, and PPD shall serve as the point of contact for notifications delivered to HCISD.
- 3.2. HPD, CPD, and PPD will send HCISD notification emails to the Director of Guidance & Counseling with the following data:
  - 3.2.1. Student name
  - 3.2.2. Student date of birth (if possible)
  - 3.2.3. Student school name

### **4. Terms and Termination**

- 4.1. This Agreement shall become effective for the 2026-2027 and 2027 - 2028 school years.
- 4.2. HPD, CPD, PPD, and HCISD understand and mutually agree that this agreement may be terminated by any party upon giving thirty (30) days' written notice to the other parties. Notice is said to be given when the written notice is received by the other parties.

### **5. Assigning Interest**

- 5.1. No party shall transfer or assign any interest in this agreement without the prior written consent of the other parties.

## **6. Compliance**

- 6.1. HCISD, HPD, CPD, and PPD agree to comply with all federal and state laws regarding nondiscrimination in the execution of this agreement. In accordance therewith, HCISD, HPD, CPD, PPD shall ensure that no person is denied benefits hereunder based on race, color, national origin, religion, gender, age, handicap, or political affiliation.

## **7. Indemnity**

- 7.1. HCISD, HPD, CPD, PPD acknowledge that they are governmental entities, and that no party shall indemnify any other party. The parties agree, however, to notify the other parties if they are provided notice of a lawsuit or potential lawsuit related in any manner to this agreement between the parties.

## **8. Relationship of the Parties**

- 8.1. HCISD, HPD, CPD, and PPD agree and acknowledge that each entity is not an agent of any other entity and that each entity is responsible for its own acts, forbearance, negligence and deeds, and of its agents or employees in conjunction with the performance of work covered under this agreement. HCISD, HPD, CPD, and PPD agree that each entity shall be responsible for any liability or damages of its personnel.
- 8.2. This agreement is intended for the benefit of the parties hereto and their successors and permitted assigns only. There are no third-party beneficiaries.

## **9. Notices**

- 9.1. For purposes of this agreement, all official communications, and notices between the parties shall be deemed sufficient if in writing and emailed to the parties set forth below:

### **HCISD**

Harlingen Consolidated Independent School District  
Attn: Director of Guidance & Counseling  
407 N 77 Sunshine Strip  
Harlingen, TX 78550  
Phone: (956) 430-9520

### **Harlingen Police Department**

Harlingen Police Department  
Attn: Alfredo Alvear  
1018 Fair Park Blvd.  
Harlingen, TX 78550  
[aalvear@harlingentx.gov](mailto:aalvear@harlingentx.gov)  
Phone: (956) 216-5400

### **Combes Police Department**

Attn: Patrick Quill  
21626 Hand Rd.  
Harlingen, TX 78535  
[pquill@combespolice.com](mailto:pquill@combespolice.com)  
Phone: (956) 425-7131

### **Primera Police Department**

Attn: James Harris, III  
22893 Stuart Place Rd.  
Harlingen, TX 78552  
[jharris@primeratx.gov](mailto:jharris@primeratx.gov)  
(956) 423-9654

- 9.2. HPD, CPD, and PPD will provide HCISD all findings intended for publication or dissemination, based in-whole or in-part on data obtained under this agreement, inclusive of any form of publication or presentation, embargoed release, or submission for journal review.

## **10. Miscellaneous Terms**

- 10.1. Full Agreement. This agreement constitutes the final and entire agreement between the parties hereto and contains all the terms and conditions agreed upon. No other agreements, oral or otherwise, regarding the subject matter of this agreement shall be deemed to exist or to bind the parties hereto unless same be in writing, dated after the date hereof, and duly executed by the parties.
- 10.2. Authority. The signers of this agreement, by placing their respective signatures below, represent and warrant that they have full authority to execute this agreement on behalf of the respective party each represents.
- 10.3. Severability. In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. The parties further agree that in lieu of each clause or provision of this agreement that is invalid, illegal, or unenforceable, there be added as a part of the agreement a clause or provision as similar in terms to be invalid, illegal, or unenforceable clause or provision as may be possible, legal, valid, and enforceable.
- 10.4. Captions. The captions contained in this agreement are for convenience of reference only, and in no way limit or enlarge the terms or conditions of this agreement.
- 10.5. Law of State to Govern. The validity, enforceability, and interpretation of any provision of this agreement will be determined and governed by the substantive and procedural laws of the State of Texas. The parties further agree that any action or proceeding brought to enforce the terms and conditions of this agreement shall be maintained in Cameron County, Texas.

IN WITNESS OF WHICH THIS AGREEMENT HAS BEEN EXECUTED ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**Harlingen CISD**

**City of Harlingen, Texas**


\_\_\_\_\_  
Dr. Veronica Kortan  
Superintendent of Schools  
Harlingen CISD

\_\_\_\_\_  
Gabriel Gonzalez  
Harlingen City Manager

**Combes Police Department**

**Harlingen Police Department**

\_\_\_\_\_  
Chief Marcis Cantu  
Combes Police Department

  
\_\_\_\_\_  
Chief Alfredo Alvear  
Harlingen Police Department

**Primera Police Department**

\_\_\_\_\_  
Chief James Harris, III  
Primera Police Department

**AGENDA ITEM  
EXECUTIVE SUMMARY**

9(2)

Meeting Date: **May 6, 2026**

**Agenda Item:**

Public hearing for the voluntary annexation, and establishment of initial zoning of Light Industry ("LI") District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106. Applicant: JMP Holdings, LLC. 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

- March 23, 2026- Application for annexation and establishment of zoning submitted to the City. (**ATTACHMENT I-III**)
- April 10, 2026 – In accordance with State and local law, notice of required public hearings mailed to property owners within 200 feet of subject tract.
- April 11, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- April 24, 2026 – Posting of the public notice on the city's website.
- April 28, 2026 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- May 6, 2026 – Public hearing and consideration of annexation and rezoning by the City Commission via First Ordinance Reading.
- May 20, 2026 – Public hearing and consideration of annexation ordinance by the City Commission via Second and final reading.

Summary

- JMP Holdings, LLC have requested the voluntary annexation of 7.401 acres of land. The property has frontage and is contiguous to the City limits via FM 509.
- Pursuant to Section 43.106 of the Texas Local Government Code, the entire width of a county road fronting the subject property must also be included in the annexation request if the road is owned or maintained by county. According to County Engineer, Progress Road is not maintained or is owned by Cameron County, therefore, the subject road right-of-way is not included in the request as originally proposed.
- The property is a subdivided lot. There is an existing 14,400 square ft. warehouse on the property. The property has 645 feet of frontage on FM 509 and 415.29 feet of frontage on Progress Drive. (**ATTACHMENT III-VI**)

- Water and sewer services for this property are provided by the Harlingen Waterworks System.
- Upon annexation, the property will be zoned to Light Industry ("LI") District. The property owner is proposing an industrial warehouse on the property. **(ATTACHMENT VII)**
- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as industrial use. The requested initial zoning is consistent with the Future Land Use Plan. **(ATTACHMENT VIII)**
- To the present, staff has not received any calls in objection to the requested annexation and establishment of initial zoning.
- The subject annexation will require three public hearings and two readings of the ordinance. The above timeline delineates the annexation and rezoning process.
- In 2026 the city has annexed 35.754 acres of land thus far. In 2025 the city annexed a total of 585.37 acres. In 2024 the city annexed a total of 103.94 acres. In 2023, the city annexed 19.94 acres. In 2022, the city annexed 71.1 acres. In 2021, the city annexed 1.47 acres.

**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 of the annexation and initial zoning request.

City Manager's approval: *GH*  Yes  No  N/A

**Comments:**

City Attorney's approval: *[Signature]*  Yes  No  N/A

**PLANNING AND ZONING COMMISSION**  
**April 28, 2026**

**ACTION ITEMS/PUBLIC HEARINGS**

- 3) Public hearing and take action to consider a request for the voluntary annexation and establishment of initial zoning of Light Industry (“LI”) District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106. Applicant: JMP Holdings, LLC

Assistant Planning and Development Director Joel Olivo presented the request for voluntary annexation and establishment of initial zoning as follows:

- The Legal Notice Map of the Subject Property was used to present the item.
- The property has frontage and is contiguous to the City Limit via FM 509.
- The developer is proposing industrial use. As shown, the property is located on the west side of FM 509, north of 106.
- The Survey of the property was presented.
- Currently there is an industrial warehouse on the property. The developer is proposing an additional warehouse on the property.
- Mr. Olivo explained that per the Local Government Code, whenever a property fronts a county road, which in this case is Progress Drive, Staff is required to include the entire width of the road plus the remaining right-of-way on both sides, assuming that it is owned by the county and maintained by the county. However, per the county engineer, this road is not part of their county road inventory. It is not owned by the county so the right-of-way for Progress Drive is not included in the annexation request
- An Aerial View of the Subject Property was presented.
- Water and sewer services are provided by Harlingen Water Works since there is currently an existing fourteen thousand (14, 000) square foot warehouse on the property.
- A Street View of the property showing the existing fourteen thousand (14, 000) square foot warehouse was presented.
- The Future Land Use Map shows this [area] as industrial use and the developer has requested Light Industrial Use upon annexation and so it is consistent with the Future Land Use Plan.
- Staff is recommending approval of the request.
- Mr. Olivo made himself available to answer any questions on the item.

Chairman Consiglio stated that his main question or concern is regarding the road because the item reads “adjacent County Road right-of-way required to be annexed by Texas local government code” but then the County is simply saying that they don’t maintain it and so the code does not apply. The Chairman asked if Mr. Olivo was saying that the Code did not apply to them. Mr. Olivo stated that in this case, it doesn’t apply since the county does not own that road and they do not maintain it. Mr. Olivo shared that Staff did some research and found that there is a resolution that was passed back in 1986 that shows that the City is responsible for maintaining this road. The Chairman said that his main concern is that there is a responsible party for that road at some point. Mr. Olivo said yes. The Chairman confirmed that this would be the City of Harlingen. The Chairman confirmed that this won’t be an abandoned road. Mr. Olivo said no.

Cmr. Sanchez asked if it was inside the City Limits already. Mr. Olivo said it was not inside the City Limits but that a resolution was passed by City Commission in 1986 that the City would be maintaining that road.

Chairman Consiglio asked if [the City] was annexing that road. Mr. Olivo said no. The Chairman questioned that [the City] was "on the hook" to maintain it and therefore why we would not annex. Director Hernandez added that we could include it. The Chairman then asked if this was the whole road including the cul-de-sac or the little section. Mr. Olivo said it was the section that fronts the property. The Chairman acknowledged this response.

Cmr. Sanchez asked about the coloring of the map and City Limit. Mr. Olivo explained that the color was the Future Land Use. He said that the City Limit currently goes along the red areas and of course along [FM] 509. He further explained that there was another property to the east.

Cmr. Cruz-Velázquez asked if [the road] was not being annexed because [the applicant] didn't voluntarily request it or... Director Hernandez stated that they originally did not request the road and only wanted to annex the tracts. She explained that the Texas Local Government code requires or that there is a special provision for county roads. She said that originally Staff thought that because it was in county, it had to be annexed. She said that later on, they found out, after confirming with the county engineer that it was not in the inventory, that [the City] was not legally required to annex it. She further explained that if they did decide to annex, they would only be responsible for annexing whatever is fronting the existing two (2) tracts and not the whole road. Chairman Consiglio asked further clarifying questions. Director Hernandez stated that the applicant did not ask for the road but that it is required by state law. Attorney Mark Sossi confirmed that since [the applicant] does not own [the road], they don't have standing to ask for a voluntary annexation. He explained that the City's obligation falls from the statute and that the statute addresses county roads but [that in this case,] the county said it was not their road. He stated that there is a liability in annexing a road that has not been previously maintained by the county. He said that this is why the [Planning and Development] department was taking that position. He added that at some point the City and county will need to resolve who maintains this. Attorney Sossi said that as far as they know, it is a public road but that the [county's] position is that it is not in their inventory. Chairman Consiglio thanked Attorney Sossi for providing some clarity.

Chairman Consiglio stated that there was a Public Hearing for this item but asked if there were any other questions for Mr. Olivo first. Upon hearing none, he proceeded to the Public Hearing.

The Public Hearing was opened. The Chairman asked if anyone would like to speak on this item, to please approach the podium and state a name and address for the record. Upon seeing and hearing from none, the Public Hearing was closed.

Chairman Consiglio asked if there was a motion. Cmr. Peña indicated he so moved [to approve] the motion. Cmr. Cruz-Velázquez seconded the motion. The Chairman asked if there was any further discussion and upon hearing none, move the motion to a vote. The motion passed unanimously.

**AGENDA ITEM  
EXECUTIVE SUMMARY**

9(b)

Meeting Date: **May 6, 2026**

**Agenda Item:**

Public hearing for the voluntary annexation and establishment of initial zoning of Residential, Single Family ("R-1") District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangerville Road, together with a 0.16 acre tract out of Morris Road ( a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision. Applicant: Roberto Lopez. 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

- March 4, 2026 – Application for a voluntary annexation and initial zoning submitted to the city. **(ATTACHMENT I)**
- April 11, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- April 10, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- April 24, 2026 – In accordance with State and local law, notice of required public hearing posted on the city's website.
- April 28, 2026 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- May 6, 2026 – Public hearing and consideration of annexation and assignment of the initial zoning by the City Commission via First Ordinance Reading.
- May 20, 2026 – Consideration of annexation and assignment of the initial zoning ordinance by the City Commission via Second and final reading.

Summary

- Guzman and Muñoz Engineering, on behalf of Roberto and Maria Elvia Lopez, have requested the voluntary annexation of approximately 1.15 acres of land. The property has frontage and is contiguous to the city limits via Morris Road. **(ATTACHMENT III).**
- Upon annexation, the property will be zoned Residential, Single-Family ("R-1") District. The owner is proposing to develop a single-family residence on the property.
- Water and sewer services will be provided by the Harlingen Waterworks System.
- Properties to the north are zoned Residential, Single-Family, while properties to the south, east, and west are located in the County. Surrounding land uses

include single-family residential homes to the north and east, and vacant land in agricultural use to the south and west. **(ATTACHMENTS IV AND V).**

- The Future Land Use Plan component of the Harlingen Horizon – A City on the Rise, Comprehensive Plan designates this area as Low Density Residential **(ATTACHMENT VI).**
- Staff has not received any inquiries regarding the voluntary annexation or the initial establishment of Residential, Single-Family zoning. A total of nine (9) notices were mailed to surrounding property owners within a 200-foot radius.
- The proposed annexation will require three public hearings and two readings of the ordinance. The timeline outlines the annexation and rezoning process.
- In 2026, the city annexed 35.754 acres of land. In 2025, the city annexed 585.37 acres of land. In 2024, the city annexed a total of 103.94 acres; in 2023, 19.94 acres; in 2022, 71.10 acres; and in 2021, 1.47 acres.

**Funding (if applicable):**

Are funds specifically designated in the current budget for the full  Yes  No\* amount for this purpose?

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

Finance Director's approval:  Yes  No  N/A

**Staff Recommendation:**

Staff recommends approval of the voluntary annexation and initial zoning request.

**Comments:**

City Manager's approval: *GG*  Yes  No  N/A

City Attorney's approval *[Signature]*  Yes  No  N/A

**PLANNING AND ZONING COMMISSION**  
**April 28, 2026**

**ACTION ITEMS/PUBLIC HEARINGS**

- 4) Public hearing and take action to consider a request for the voluntary annexation and establishment of initial zoning of Residential, Single Family ("R-1") District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangeville Road, together with a 0.16 acre tract out of Morris Road ( a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision. Applicant: Roberto Lopez

City Planner Soledad Núñez presented the request for voluntary annexation and establishment of initial zoning as follows

- The Legal Notice Map for the Subject Property with the property highlighted was used to present the item.
- Guzman and Munoz Engineering are the requesters on behalf of Mr. and Mrs. Roberto and Maria Elvia Lopez.
- Upon annexation, the property will be zoned Single Family Residential (R1). The property owners plan to develop a single-family residence on the property.
- An Aerial View of the Subject Property was presented.
- Water and sewer services will be provided by Harlingen Water Works.
- A survey of the Subject Property was presented.
- Properties to the north are zoned Residential Single Family (R1). Properties to the south, east and west are located in Cameron County. Surrounding Land Uses include single family residential homes to the north and east and vacant land and agricultural use to the south and west.
- A Street View of the Subject Property from Morris Road was presented.
- The Future Land Use Map of the Harlingen Comprehensive Plan – Harlingen Horizon shows this area as low density residential so the request for initial zoning for Residential Single-Family (R1) is in line with the Future Land Use Plan.
- Staff did not receive any calls regarding the voluntary annexation or initial zoning. Staff mailed nine (9) notices.
- Staff is recommending approval of the voluntary annexation and initial zoning request.

Chairman Consiglio thanked Ms. Núñez and asked if there were any questions for City Staff. Upon hearing none, he indicated he would proceed into Public Hearing.

The Public Hearing for the annexation [and initial zoning] was opened. The Chairman asked if there was anybody that would like to speak on this item. Upon hearing and seeing none, the Public Hearing was closed.

Chairman Consiglio asked if there was a motion.

Cmr. Sanchez indicated he had a question. He asked if the annexation did include the right-of-way on Morris [Road]. Ms. Núñez said it did and explained that the City owns the northern part

of Morris [Road] and that they were annexing the southern half. There was some discussion about owning part of road and the only parts would be maintained. Ms. Núñez said that there were a couple roads like that and that this would be the case in some instances. She used the example of Garrett Road. She said the City entered into an agreement with County to pave the whole thing. Director Hernandez clarified that the City would also be annexing Louisiana Street.

Cmr. Cruz-Velázquez made the motion to approve. Cmr. Cantu 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**

10(2)

Meeting Date: **May 6, 2026**

**Agenda Item:**

Consideration and possible action to approve an ordinance on first reading for the voluntary annexation, and establishment of initial zoning of Light Industry ("LI") District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106. Applicant: JMP Holdings, LLC. 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

- March 23, 2026- Application for annexation and establishment of zoning submitted to the City. (**ATTACHMENT I-III**)
- April 10, 2026 – In accordance with State and local law, notice of required public hearings mailed to property owners within 200 feet of subject tract.
- April 11, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- April 24, 2026 – Posting of the public notice on the city's website.
- April 28, 2026 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- May 6, 2026 – Public hearing and consideration of annexation and rezoning by the City Commission via First Ordinance Reading.
- May 20, 2026 – Public hearing and consideration of annexation ordinance by the City Commission via Second and final reading.

Summary

- JMP Holdings, LLC have requested the voluntary annexation of 7.401 acres of land. The property has frontage and is contiguous to the City limits via FM 509.
- Pursuant to Section 43.106 of the Texas Local Government Code, the entire width of a county road fronting the subject property must also be included in the annexation request if the road is owned or maintained by county. According to County Engineer, Progress Road is not maintained or is owned by Cameron County, therefore, the subject road right-of-way is not included in the request as originally proposed.
- The property is a subdivided lot. There is an existing 14,400 square ft. warehouse on the property. The property has 645 feet of frontage on FM 509 and 415.29 feet of frontage on Progress Drive. (**ATTACHMENT III-VI**)

- Water and sewer services for this property are provided by the Harlingen Waterworks System.
- Upon annexation, the property will be zoned to Light Industry ("LI") District. The property owner is proposing an industrial warehouse on the property. **(ATTACHMENT VII)**
- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as industrial use. The requested initial zoning is consistent with the Future Land Use Plan. **(ATTACHMENT VIII)**
- To the present, staff has not received any calls in objection to the requested annexation and establishment of initial zoning.
- The subject annexation will require three public hearings and two readings of the ordinance. The above timeline delineates the annexation and rezoning process.
- In 2026 the city has annexed 35.754 acres of land thus far. In 2025 the city annexed a total of 585.37 acres. In 2024 the city annexed a total of 103.94 acres. In 2023, the city annexed 19.94 acres. In 2022, the city annexed 71.1 acres. In 2021, the city annexed 1.47 acres.

**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 of the annexation and initial zoning request.

City Manager's approval: *CLG*  Yes  No  N/A

**Comments:**

City Attorney's approval: *[Signature]*  Yes  No  N/A

Attachment I- Application

CITY OF HARLINGEN PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 109 FM 509, Harlingen, Texas 78550 Nearest Intersection Progress Road and FM 509
(Proposed) Subdivision Name HARLINGEN INDUSTRIAL PARK #2 Lot 5 Block 2
Existing Zoning Designation N/A located in County Future Land Use Plan Designation Light Industrial

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Cindy Hopkins, Owners Agent Phone 956-778-3255 FAX
Email Address (for project correspondence only): Cindy@CHopkinsRealEstate.com
Mailing Address 222 E Van Buren, #617 City Harlingen State TX Zip 78550
Property Owner JMP HOLDINGS, LLC Phone 815-405-9443 FAX
Email Address (for project correspondence only): JAY PETERSON <uvibird@aol.com>
Mailing Address 216 Centerview Dr Ste 140 City Brentwood State TN Zip US 37027-2726

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

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

PAID 3/24/26

Please provide a basic description of the proposed project: Property to be annexed into the City of Harlingen

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 [Signature] Date: March 23, 2026

Property Owner(s) Signature [Signature] Date: March 23, 2026

Accepted by: Date:

**Attachment II- Petition**

**JMP HOLDINGS LLC,  
216 Centerview Dr Ste 140,  
Brentwood, TN 37027**

**March 18, 2026**

**Ms. Ana Hernandez  
City of Harlingen Planning and Zoning Director  
502 E Tyler  
Harlingen, TX 78550**

BEING 2.40 ACRES OF LAND out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-B & 728-A&B, Map Records of Cameron County, Texas, said 2.40 Acre tract being more particularly described by metes and bounds as follows:

BEING 5.00 ACRES OF LAND out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-B & 728-A&B, Map Records of Cameron County, Texas, said 5.00 Acre tract being more particularly described by metes and bounds as follows:

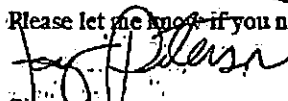
**Harlingen, Texas**

**RE: Annexation of two tracks. See above.**

**Ms. Hernandez:**

**We would like to voluntarily annex this property into the City of Harlingen as your earliest convenience.**

**Please let me know if you need anything else.**

  
**Sincerely,**

**Jay Peterson  
JMP HOLDINGS, LLC**



# Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559 (956)245-0988 TBPLS Firm No. 10194186

March 05, 2026

## METES AND BOUNDS 5.00 ACRES OF LAND

**BEING 5.00 ACRES OF LAND** out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-B & 728-A&B, Map Records of Cameron County, Texas, said 5.00 Acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at an iron rod found for the Northwest corner of Lot 5, being on the South right of way of Progress Drive (having 60 feet of right of way), for the Northwest corner and **POINT OF BEGINNING** of the tract herein described;

- 1) **THENCE** along the South right of way of Progress Drive and the North boundary of Lot 5, **NORTH 89 DEG. 30 MIN. 12 SEC. EAST** a distance of **280.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;
- 2) **THENCE** leaving the North boundary of Lot 5, **SOUTH 00 DEG. 29 MIN. 48 SEC. EAST** a distance of **255.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;
- 3) **THENCE NORTH 89 DEG. 30 MIN. 12 SEC. EAST** a distance of **415.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set on the West right of way of F.M. 509 (having 150 feet of right of way), for the Northeast corner of the tract herein described;
- 4) **THENCE** along the West right of way of F.M. 509, **SOUTH 00 DEG. 29 MIN. 48 SEC. EAST** a distance of **210.79 FEET** to an iron rod found for the Southeast corner of Lot 5, for the Southeast corner of the tract herein described;
- 5) **THENCE** along the South boundary of Lot 5, **SOUTH 89 DEG. 30 MIN. 12 SEC. WEST** a distance of **695.00 FEET** to a concrete monument found for the Southwest corner of Lot 5, for the Southwest corner of tract herein described;
- 6) **THENCE** along the West boundary of Lot 5, **NORTH 00 DEG. 29 MIN. 48 SEC. WEST** a distance of **465.79 FEET** to the **POINT OF BEGINNING**, Containing 5.00 Acres of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds description.

*C. Moore*

Cody Michael Moore, R.P.L.S.  
Registered Professional Land Surveyor No. 6370



*3/5/26*

Date

## Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559

(956)245-0988

TBPLS Firm No. 10194186

March 05, 2026

### METES AND BOUNDS 2.40 ACRES OF LAND

**BEING 2.40 ACRES OF LAND** out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-8 & 728-A&B, Map Records of Cameron County, Texas, said 2.40 Acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at the Northwest corner of Lot 5, being on the South right of way of Progress Drive (having 60 feet of right of way);

**THENCE** along the South right of way of Progress Drive and the North boundary of Lot 5, **NORTH 89 DEG. 30 MIN. 12 SEC. EAST** a distance of **280.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for the Northwest corner and **POINT OF BEGINNING** of the tract herein described;

1) **THENCE** continuing along the South right of way of Progress Drive and the North boundary of Lot 5, **NORTH 89 DEG. 30 MIN. 12 SEC. EAST** a distance of **365.00 FEET** to an iron rod found, for the Northeast corner of the tract herein described;

2) **THENCE SOUTH 45 DEG. 29 MIN. 48 SEC. EAST** a distance of **70.71 FEET** to an iron rod found on the West right of way of F.M. 509 (having 150 feet of right of way), for a corner of the tract herein described;

3) **THENCE** along the West right of way of F.M. 509, **SOUTH 00 DEG. 29 MIN. 48 SEC. EAST** a distance of **205.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for the Southeast corner of the tract herein described;

4) **THENCE** leaving the West right of way of F.M. 509, **SOUTH 89 DEG. 30 MIN. 12 SEC. WEST** a distance of **415.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for the Southwest corner of the tract herein described;

5) **THENCE NORTH 00 DEG. 29 MIN. 48 SEC. WEST** a distance of **255.00 FEET** to the **POINT OF BEGINNING**; Containing 2.40 Acres of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds description.



Cody Michael Moore, R.P.L.S.  
Registered Professional Land Surveyor No. 6370



3/5/26

Date

Attachment V- Street View



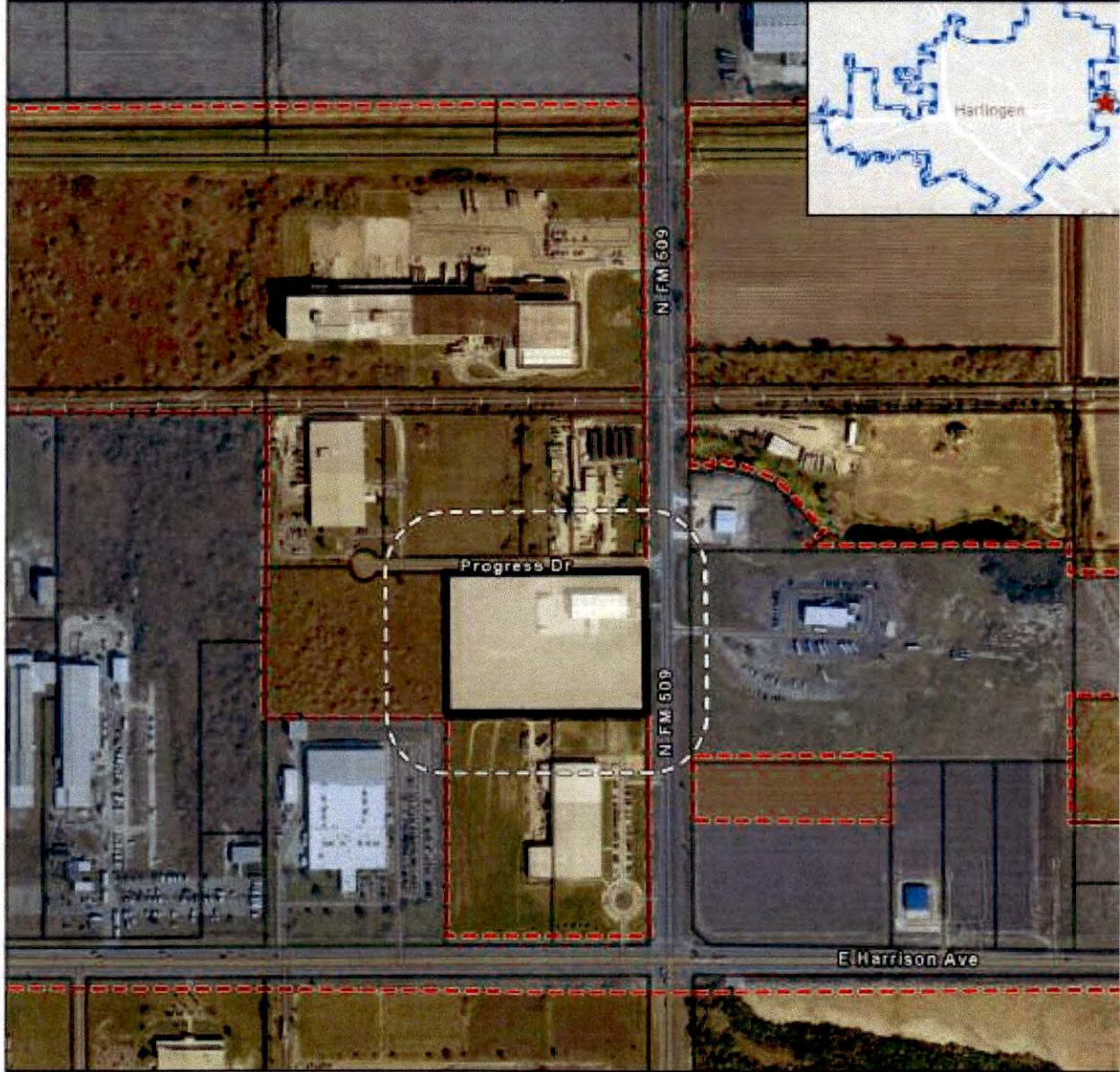
# Attachment VI- Aerial Map



## Harlingen, Texas Site Aerial Map

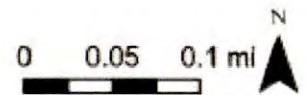
### Notice:

Request for the voluntary annexation and establishment of initial zoning of Light Industry (LI) District upon annexation for approximately 7.431 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106.  
Applicant: JWP Holdings, LLC



### Legend

- Subject Property: 109 FM 509
- 200 ft Buffer
- Property Parcels
- City Limits



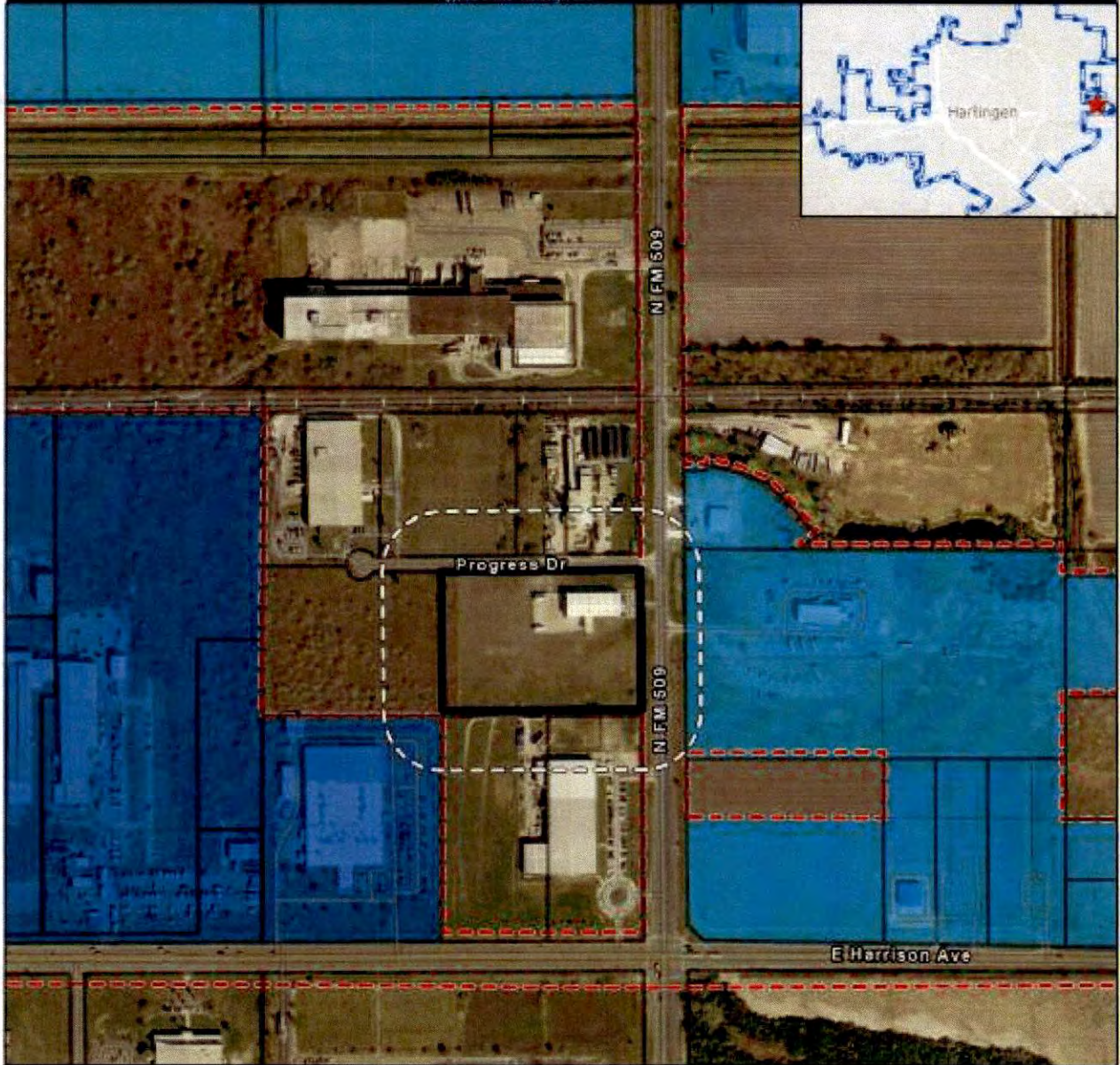
# Attachment VII- Zoning Map



Harlingen, Texas  
Site Zone Map

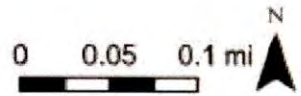
## Notice:

Request for the voluntary annexation and establishment of initial zoning of Light Industry (LI) District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106  
Applicant: JMP Holdings, LLC



## Legend

- |                              |                |
|------------------------------|----------------|
| Subject Property: 109 FM 509 | Zone           |
| 200 ft Buffer                | Heavy Industry |
| City Limits                  | Light Industry |
| Property Parcels             |                |



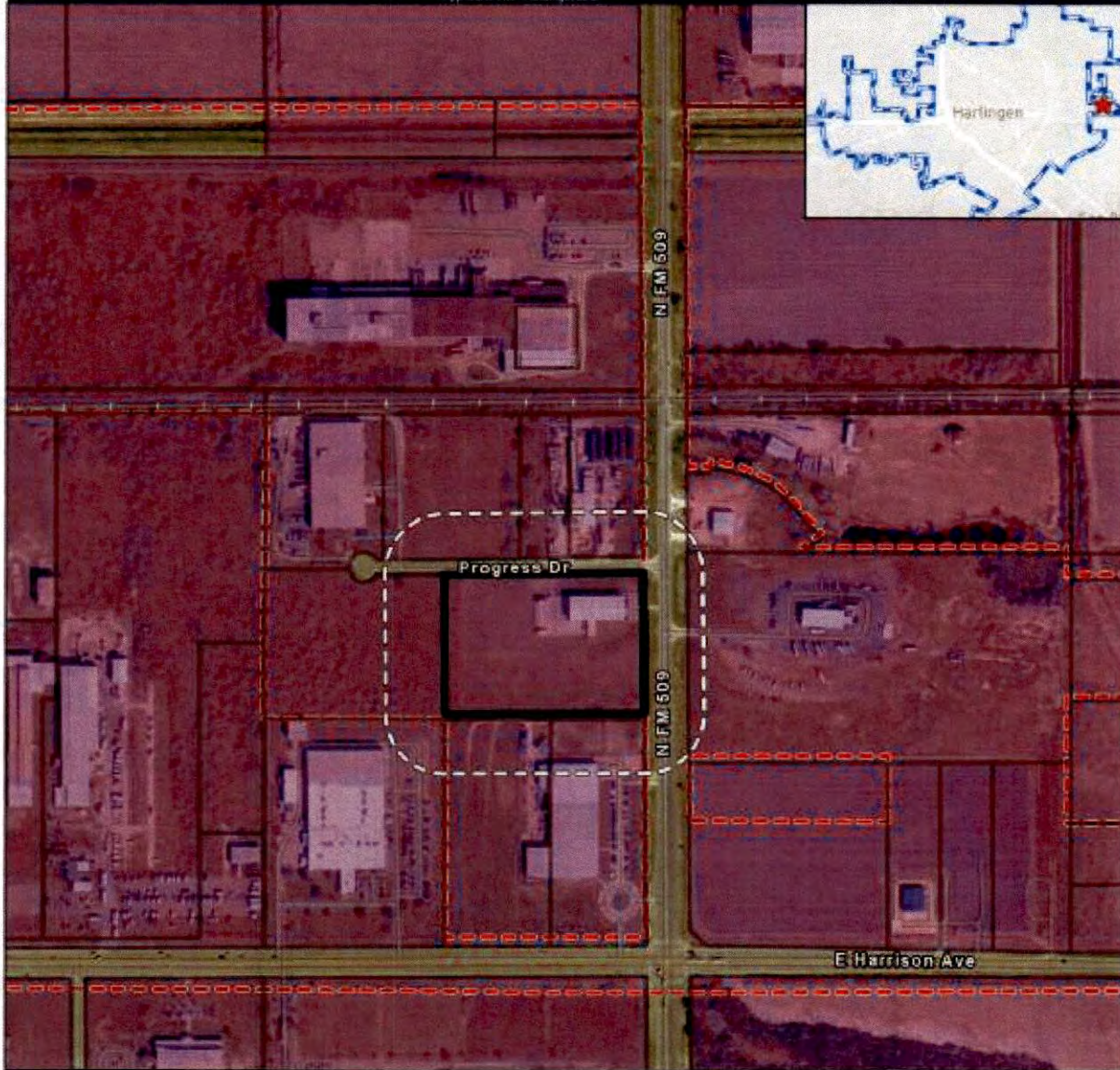
# Attachment VIII- Future Land Use Map



## Harlingen, Texas Site Future Land Use Map

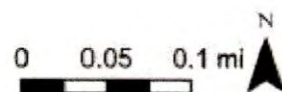
### Notice:

Request for the voluntary annexation and establishment of initial zoning of Light Industry (LI) District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106.  
Applicant: JWP Holdings, LLC



### Legend

- |                              |   |
|------------------------------|---|
| Subject Property: 109 FM 509 | Future Land Use Designation: Agricultural |
| 200 ft Buffer                | Future Land Use Designation: Industrial   |
| Property Parcels             |   |
| City Limits                  |   |



ORDINANCE NO. 26-\_\_\_\_\_

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HARLINGEN BY ANNEXING, FOR FULL PURPOSE, 7.401 ACRES, MORE OR LESS, OUT OF LOT 5, BLOCK 2, HARLINGEN INDUSTRIAL PARK NO. 2 SUBDIVISION, LOCATED AT 109 FM 509, CAMERON COUNTY, TEXAS TOGETHER WITH ANY ADJACENT COUNTY ROAD RIGHT-OF-WAY REQUIRED TO BE ANNEXED BY TEXAS LOCAL GOVERNMENT CODE SECTION 43.106, AND THE ESTABLISHMENT OF THE INITIAL ZONING OF LIGHT INDUSTRY ("LI") DISTRICT UPON ANNEXATION; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Harlingen, Texas (the "City") desires to annex approximately 7.401 acres of land out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision and to establish the initial zoning of Light Industry ("LI") District as shown in Exhibit "A", and

**WHEREAS**, pursuant to Chapter 43, Section 43.003, of the Texas Local Government Code, a home-rule municipality may extend the boundaries of the municipality and annex area adjacent to the municipality which are contained in the municipality's extra-territorial jurisdiction (ETJ); and

**WHEREAS**, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes municipalities to annex an area on the request of all property owners in an area; and

**WHEREAS**, in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, Section 43.0672, the City has negotiated and entered into a written agreement with the owner of the Property regarding the provision of services to the Property upon annexation, of which the applicable annexation services agreement and schedule is attached hereto and incorporated herein as Exhibit "B," and

**WHEREAS**, the City Commission provided public notice and held public hearings on April 28, May 6, and May 20, 2025, for all interested persons to attend and be heard in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, § 43.0673; and

**WHEREAS**, at such hearings all interested persons were heard concerning the advisability of annexing such tracts of land; and

**WHEREAS**, the City Commission of the City of Harlingen, finds that the inclusion of such additional area will be of benefit to the City of Harlingen; now therefore

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

- Section 1.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Commission and made a part hereof for all purposes as findings of fact.
- Section 2.** The Property, lying outside of, but adjacent to and adjoining the City and located within the City's ETJ, is hereby annexed into the City, and the boundaries of the City are extended to include the Property within the corporate limits of the City. From and after the date of this ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions, and regulations of the City.
- Section 3.** The City finds annexation of the Property to be in the public interest due the Property promoting economic growth of the City.
- Section 4.** The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the addition to the City's Corporate Limits and the City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Cameron County, Texas, and in the official records of the City.
- Section 5.** If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Commission that every section,

paragraph, subdivision, clause phrase, word, or provision hereof shall be given full force and effect for its purpose.

**Section 6.** This Ordinance will take effect upon its adoption by the City Commission in accordance with the provisions of Article V, Section 5 of the City Charter.

**APPROVED ON FIRST READING** on this \_\_\_\_ day of \_\_\_\_ 2026

**APPROVED, PASSED, AND ADOPTED ON SECOND AND FINAL READING** on this  
day of \_\_\_\_\_ 2026

**CITY OF HARLINGEN**

\_\_\_\_\_  
Norma Sepulveda, Mayor

**ATTEST:**

\_\_\_\_\_  
Mayra Herrera, City Secretary



EXHIBIT "A"

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559 (956)245-0988

TBPLS Firm No. 10194186

March 05, 2026

METES AND BOUNDS  
5.00 ACRES OF LAND

BEING 5.00 ACRES OF LAND out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-B & 728-A&B, Map Records of Cameron County, Texas, said 5.00 Acre tract being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found for the Northwest corner of Lot 5, being on the South right of way of Progress Drive (having 60 feet of right of way), for the Northwest corner and POINT OF BEGINNING of the tract herein described;

- 1) THENCE along the South right of way of Progress Drive and the North boundary of Lot 5, NORTH 89 DEG. 30 MIN. 12 SEC. EAST a distance of 280.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;
- 2) THENCE leaving the North boundary of Lot 5, SOUTH 00 DEG. 29 MIN. 48 SEC. EAST a distance of 255.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;
- 3) THENCE NORTH 89 DEG. 30 MIN. 12 SEC. EAST a distance of 415.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set on the West right of way of F.M. 509 (having 150 feet of right of way), for the Northeast corner of the tract herein described;
- 4) THENCE along the West right of way of F.M. 509, SOUTH 00 DEG. 29 MIN. 48 SEC. EAST a distance of 210.79 FEET to an iron rod found for the Southeast corner of Lot 5, for the Southeast corner of the tract herein described;
- 5) THENCE along the South boundary of Lot 5, SOUTH 89 DEG. 30 MIN. 12 SEC. WEST a distance of 695.00 FEET to a concrete monument found for the Southwest corner of Lot 5, for the Southwest corner of tract herein described;
- 6) THENCE along the West boundary of Lot 5, NORTH 00 DEG. 29 MIN. 48 SEC. WEST a distance of 465.79 FEET to the POINT OF BEGINNING. Containing 5.00 Acres of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds description.

*C. Moore*

Cody Michael Moore, R.P.L.S.  
Registered Professional Land Surveyor No. 6370



3/5/26

Date

EXHIBIT "A"

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559 (956)245-0988

TBPLS Firm No. 10194186

March 05, 2026

METES AND BOUNDS  
2.40 ACRES OF LAND

BEING 2.40 ACRES OF LAND out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-B & 728-A&B, Map Records of Cameron County, Texas, said 2.40 Acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 5, being on the South right of way of Progress Drive (having 60 feet of right of way);

THENCE along the South right of way of Progress Drive and the North boundary of Lot 5, NORTH 89 DEG. 30 MIN. 12 SEC. EAST a distance of 280.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for the Northwest corner and POINT OF BEGINNING of the tract herein described;

1) THENCE continuing along the South right of way of Progress Drive and the North boundary of Lot 5, NORTH 89 DEG. 30 MIN. 12 SEC. EAST a distance of 365.00 FEET to an iron rod found, for the Northeast corner of the tract herein described;

2) THENCE SOUTH 45 DEG. 29 MIN. 48 SEC. EAST a distance of 70.71 FEET to an iron rod found on the West right of way of F.M. 509 (having 150 feet of right of way), for a corner of the tract herein described;

3) THENCE along the West right of way of F.M. 509, SOUTH 00 DEG. 29 MIN. 48 SEC. EAST a distance of 205.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for the Southeast corner of the tract herein described;

4) THENCE leaving the West right of way of F.M. 509, SOUTH 89 DEG. 30 MIN. 12 SEC. WEST a distance of 415.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for the Southwest corner of the tract herein described;

5) THENCE NORTH 00 DEG. 29 MIN. 48 SEC. WEST a distance of 255.00 FEET to the POINT OF BEGINNING; Containing 2.40 Acres of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds description.

*Cody Moore*  
Cody Michael Moore, R.P.L.S.  
Registered Professional Land Surveyor No. 6370

3/5/26  
Date



## EXHIBIT "B"

### 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 4.50 acres of land out of Lot 5, Block 1, Harlingen Industrial Park Subdivision No. 4, Cameron County, Texas, 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. Services to be provided on the effective date of annexation unless otherwise specified.
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.

**SIGNED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF HARLINGEN

By: \_\_\_\_\_  
Gabriel Gonzalez, CPM, City Manager

PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED ABOVE

By: \_\_\_\_\_  
JMP Holdings, LLC

**AGENDA ITEM  
EXECUTIVE SUMMARY**

10(b)

Meeting Date: **May 6, 2026**

**Agenda Item:**

Consideration and possible action to approve an ordinance on first reading for the voluntary annexation and establishment of initial zoning of Residential, Single Family ("R-1") District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangerville Road, together with a 0.16 acre tract out of Morris Road ( a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision. Applicant: Roberto Lopez. 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

- March 4, 2026 – Application for a voluntary annexation and initial zoning submitted to the city. **(ATTACHMENT I)**
- April 11, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- April 10, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- April 24, 2026 – In accordance with State and local law, notice of required public hearing posted on the city's website.
- April 28, 2026 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- May 6, 2026 – Public hearing and consideration of annexation and assignment of the initial zoning by the City Commission via First Ordinance Reading.
- May 20, 2026 – Consideration of annexation and assignment of the initial zoning ordinance by the City Commission via Second and final reading.

Summary

- Guzman and Muñoz Engineering, on behalf of Roberto and Maria Elvia Lopez, have requested the voluntary annexation of approximately 1.15 acres of land. The property has frontage and is contiguous to the city limits via Morris Road. **(ATTACHMENT III).**
- Upon annexation, the property will be zoned Residential, Single-Family ("R-1") District. The owner is proposing to develop a single-family residence on the property.
- Water and sewer services will be provided by the Harlingen Waterworks System.
- Properties to the north are zoned Residential, Single-Family, while properties to the south, east, and west are located in the County. Surrounding land uses

include single-family residential homes to the north and east, and vacant land in agricultural use to the south and west. **(ATTACHMENTS IV AND V).**

- The Future Land Use Plan component of the Harlingen Horizon – A City on the Rise, Comprehensive Plan designates this area as Low Density Residential **(ATTACHMENT VI).**
- Staff has not received any inquiries regarding the voluntary annexation or the initial establishment of Residential, Single-Family zoning. A total of nine (9) notices were mailed to surrounding property owners within a 200-foot radius.
- The proposed annexation will require three public hearings and two readings of the ordinance. The timeline outlines the annexation and rezoning process.
- In 2026, the city annexed 35.754 acres of land. In 2025, the city annexed 585.37 acres of land. In 2024, the city annexed a total of 103.94 acres; in 2023, 19.94 acres; in 2022, 71.10 acres; and in 2021, 1.47 acres.

**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 voluntary annexation and initial zoning request.

**Comments:**

City Manager's approval: *GG*  Yes  No  N/A

City Attorney's approval: *[Signature]*  Yes  No  N/A

# Attachment I- Application

## CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

### PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 436937 Nearest Intersection Louisiana Street and Morris  
(Proposed) Subdivision Name Lopez V Subdivision Lot \_\_\_\_\_ Block 47  
Existing Zoning Designation Residential Future Land Use Plan Designation Residential

### OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Guzman and Munoz Engineering & Phone 956.565.4637 FAX \_\_\_\_\_

Email Address (for project correspondence only): jmunoz@gmes.biz

Mailing Address 2020 E. Expressway 83 City Mercedes State Texas Zip 78570

Property Owner Roberto Lopez and Maria Elvia Lopez Phone 956.535.3368 FAX \_\_\_\_\_

Email Address (for project correspondence only): roberto.lopez@robertolopezcpa.com

Mailing Address 1118 Whitewing Drive City Harlingen State Texas Zip 78550

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

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

Please provide a basic description of the proposed project: A 1.15 Acre tract of land, out of block Forty-Seven (47)

Lon C. Hill 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: \_\_\_\_\_

Property Owner(s) Signature: *R. Lopez* Date: 2-24-26

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**Attachment II – Petition Requesting Annexation**

**PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS**

TO THE MAYOR OF THE GOVERNING BODY OF Harlingen, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby [if applicable: waive the requirement to be offered a development agreement pursuant to Section 43.016, and] petition your honorable Body to extend the present city limits so as to include as part of the City of Harlingen, Texas, the following described territory, to wit:

(Here describe the territory covered by the petition)

We certify that the above described tract of land is contiguous and adjacent to the City of Harlingen, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: Roberto Lopez

Signed: Maria Elvia Lopez

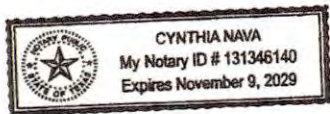
Signed: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF Cameron

BEFORE ME, the undersigned authority, on this day personally appeared Roberto Lopez, and Maria Elvia Lopez, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 2<sup>nd</sup> day of March, 2020.



Cynthia Nava  
Notary Public in and for  
Cameron County, Texas.

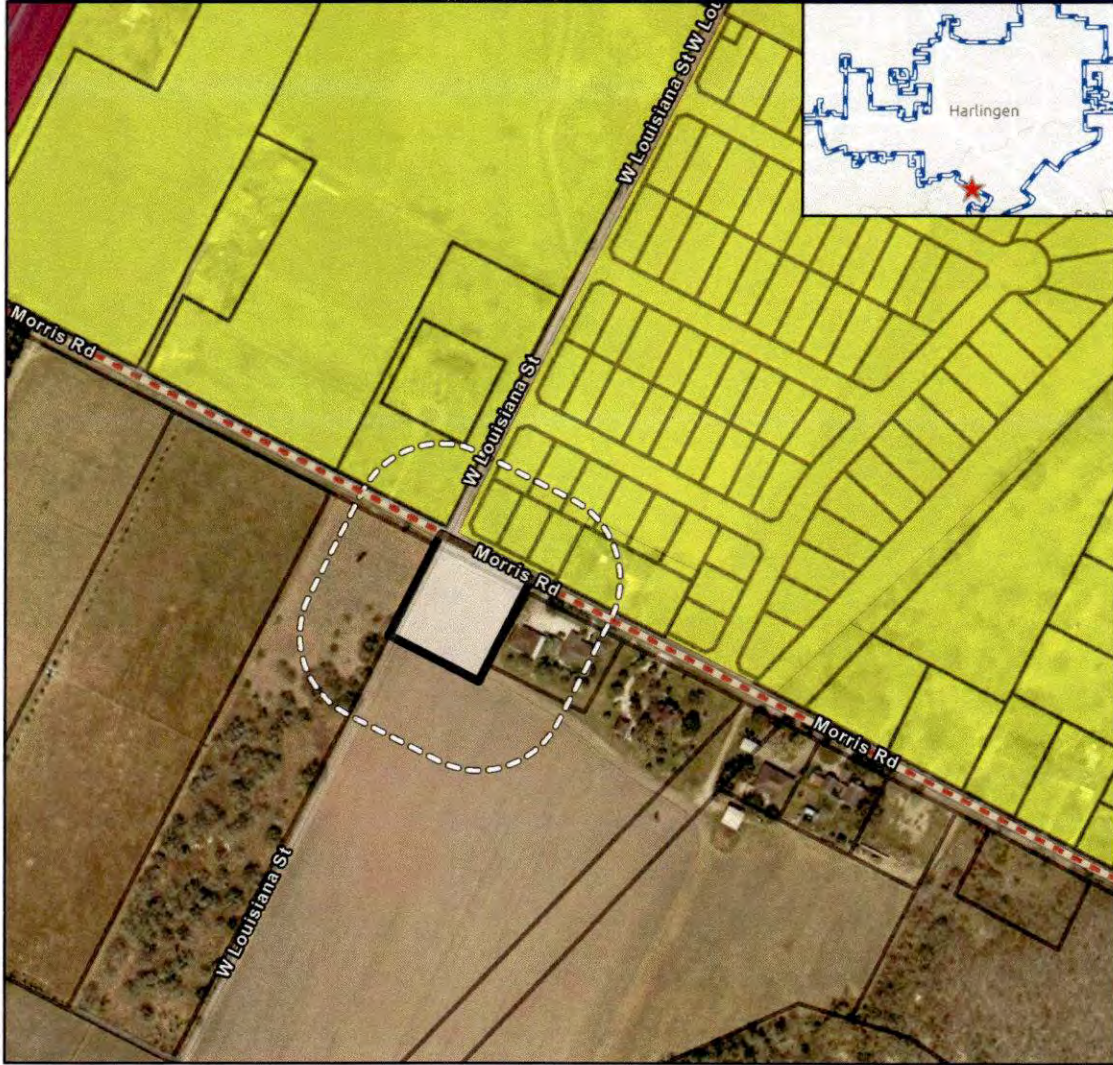
# Attachment III



Harlingen, Texas  
Site Zone Map

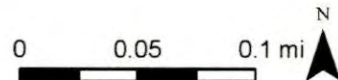
## Notice:

Request for the voluntary annexation and establishment of initial zoning of Residential, Single Family (R-1) District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangerville Road together with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision.  
Applicant: Roberto Lopez



## Legend

- |  |                            |
|--|----------------------------|
| Subject Property: 1.152 Acre   | <b>Zone</b>                |
| Tract of Land out of Block Forty-Seven (47), Lon C. Hill Subdivision | Residential, Single-Family |
| 200 ft Buffer  | Office                     |
| Property Parcels   |                            |
| City Limits  |                            |



**Attachment IV – Street View**

**View from Morris Road**



# Attachment V – Aerial View

## AERIAL







Harlingen, Texas  
Site Zone Map

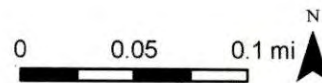
### Notice:

Request for the voluntary annexation and establishment of initial zoning of Residential Single Family (R-1) District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangerville Road, together with a 0.19 acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision.  
Applicant: Roberto Lopez



### Legend

- Subject Property: 1.152 Acre
-  Tract of Land out of Block Forty-Seven (47), Lon C. Hill Subdivision
-  200 ft Buffer
-  Property Parcels
-  City Limits



# Attachment VI – Future Land Use Map



**Harlingen, Texas**  
Site Future Land Use Map

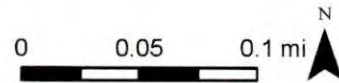
**Notice:**

Request for the voluntary annexation and establishment of initial zoning of Residential, Single Family ("R-1") District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C Hill Subdivision, located on the south side of Morris Road, approximately 2,630 feet east of Rangerville Road, together with a 0.16 acre tract out of Morris Road (a 50-foot right-of-way) out of Block 47, Lon C Hill Subdivision.  
Applicant: Roberto Lopez



**Legend**

- |  |                             |
|--|-----------------------------|
| Subject Property: 1.152 Acre   | Future Land Use Designation |
| Tract of Land out of Block Forty-Seven (47), Lon C. Hill Subdivision | Institutional               |
| 200 ft Buffer  | Lower Density Residential   |
| Property Parcels   |                             |
| City Limits  |                             |



## Attachment VII – Metes & Bounds Description



**GUZMAN & MUÑOZ**  
ENGINEERING AND SURVEYING, INC.

2020 East Expressway 83  
Mercedes, Texas 78570

PHONE: (956) 565-4637  
FAX: (956) 565-4636

### METES & BOUNDS DESCRIPTION 0.16 ACRE TRACT

Being a 0.16 Acre Tract out of Morris Road (a 60-Foot Right of Way), out of Block 47, Lon C. Hill Subdivision, Cameron County, Texas as recorded in Volume 2, Page 25, Map Records of Cameron County, Texas, said 0.16 Acre tract to be dedicated to the City of Harlingen and being more particularly described as follows:

**COMMENCING** at a cotton picker spindle set at the intersection of the centerlines of Morris Road (60-foot ROW) and Louisiana St (60-foot ROW), said intersection being the Northwest corner of said Block 47, Lon C. Hill Subdivision and the Northwest corner of said 0.16 acre tract and the **POINT OF BEGINNING**

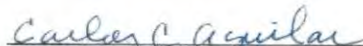
**THENCE**, S 63° 04' 19" E, along the centerline of Morris Road, a distance of 227.18 feet to a point for the Northeast corner of the herein described 0.16 acre tract;

**THENCE**, S 26° 57' 04" W, at a distance of 20.0 feet pass the Northeast corner of a 0.05 Acre strip of Right of Way dedicated to Cameron County as recorded in Volume 1004, Page 37, Deed Records of Cameron County, Texas, continuing for a total distance of 30.00 feet to a found 1/2 inch iron rod for the Southeast corner of the herein described 0.16 Acre tract, same being the Southeast corner of said 0.05 Acre strip, same being the Northeast corner of the Roberto & Maria Lopez tract as described in Document No. 2021-52361, Official Records of Cameron County, Texas;

**THENCE**, N 63° 01' 53" W, at a distance of 207.20 feet, pass the Southwest corner of said 0.05 acre strip, continuing for a total distance of 227.20 feet to a cotton picker spindle set for the Southwest corner of said 0.16 Acre tract, same being the Northwest corner of said Lopez tract;

**THENCE**, N 26° 58' 52" E, along the West boundary line of said Block 47, a distance of 30.00 feet to the **POINT of BEGINNING** and containing 0.16 Acre of land, more or less.

Basis of Bearings is Grid North, Texas State Plane Coordinate System, South Zone, (4205), NAD 83.

  
Carlos C. Aguilar, RPLS No. 4997 (TX)  
GUZMAN & MUNOZ Engineering  
& Surveying, Inc.  
TBPE&LS Firm Registration No. 10087700

04/02/26  
Date



## Attachment VII – Metes & Bounds Description



**GUZMAN & MUÑOZ**  
ENGINEERING AND SURVEYING, INC.

2020 East Expressway 83  
Mercedes, Texas 78570

PHONE: (956) 565-4637  
FAX: (956) 565-4636

### METES & BOUNDS DESCRIPTION Lot 1, Block 47, Lon C. Hill Subdivision Cameron County, Texas

Being a 1.152 Acre ( 1.00 Acre Net Acreage) Tract of Land out of Block Forty-Seven (47), Lon C. Hill Subdivision, Cameron County, Texas as recorded in Volume 2, Page 25, Map Records of Cameron County, Texas, said 1.152 Acre tract out of the 16.191 Acre tract deeded to Natividad Valencia and Beatrice Lopez Valencia as recorded in Volume 1269, Page 472, Official Records of Cameron County, Texas, said 1.152 Acre tract being more particularly described as follows:

COMMENCING at the centerline intersection of Morris Road (60-foot ROW) and West Louisiana Street (60-foot ROW), said intersection being the Northwest corner of Block 47, Lon C. Hill Subdivision, as shown on the map recorded in Volume 2, Page 25, Map Records of Cameron County, Texas; THENCE, along the centerline of West Louisiana Street, same being the West boundary line of Block 47, S 26° 58' 52" W, a distance of 30.0 feet to a found 1/2 inch iron rod for the Northwest corner of said 1.152 Acre (Gross Acreage) tract and the POINT OF BEGINNING of the herein described tract;

THENCE, S 63° 01' 59" E, at a distance of 30.0 feet, pass the East boundary of the West Louisiana Street ROW and the Northwest corner of said 1.00 Acre lot, continuing for a total distance of 227.20 feet to a point for the Northeast corner of the herein described lot;

THENCE, S 26° 57' 04" W, a distance of 220.83 to a point for the Southeast corner of said 1.00 Acre lot described herein;

THENCE, N 63° 02' 07" W, at a distance of 197.31 feet, pass the Southwest corner of said 1.00 acre lot and the East line of the West Louisiana Street ROW, continuing for a total distance of 227.31 for the Southwest corner of said 1.152 Acre tract and the centerline of West Louisiana Street;

THENCE, N 26° 58' 52" E, a distance of 220.84 feet to the POINT of BEGINNING and Containing 1.152 Acres (Gross Acreage) of land, more or less.

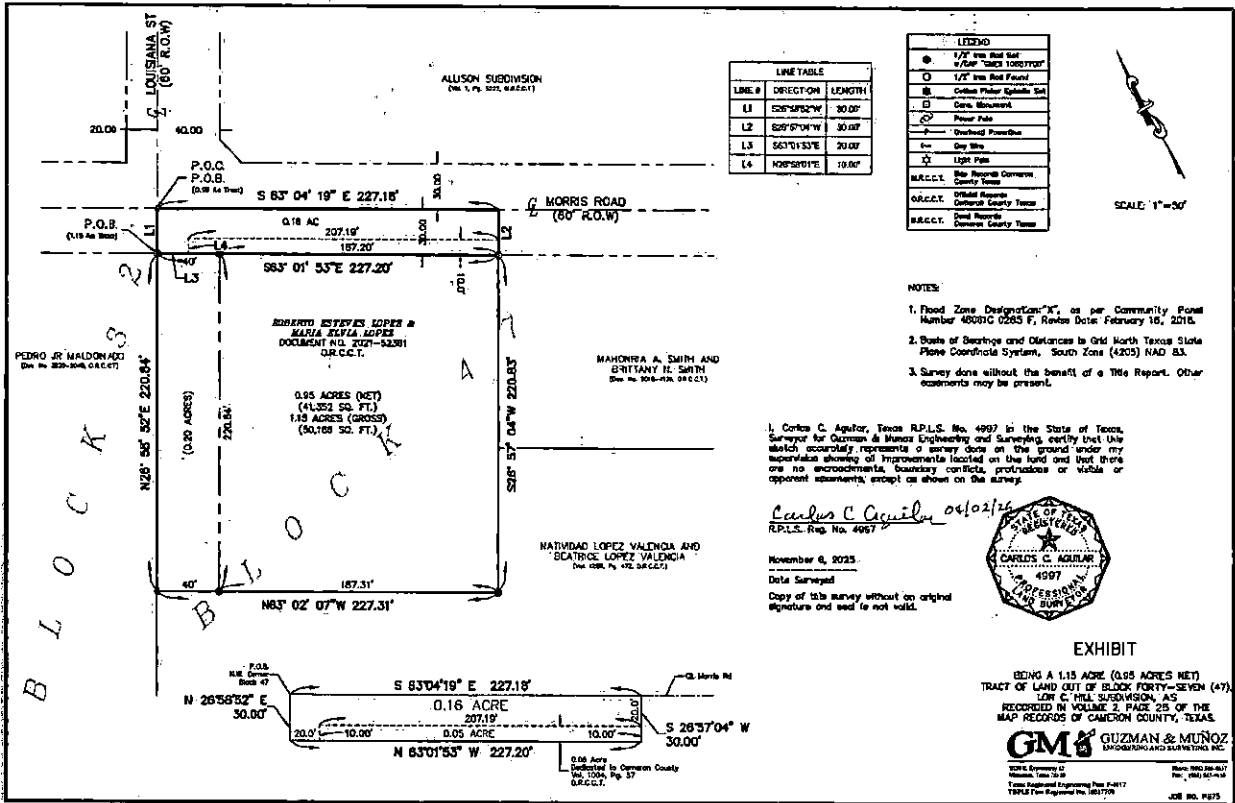
Basis of Bearings in Grid North, Texas State Plane Coordinate System, South Zone, (4205), NAD 83.

Carlos C. Aguilar  
Carlos C. Aguilar, RPLS No. 4997 (TX)  
GUZMAN & MUNOZ Engineering  
& Surveying, Inc.  
TBPE&LS Firm Registration No. 10087700

03/02/26  
Date



# Attachment VIII - Survey



LINE #	DIRECTION	LENGTH
L1	S 83° 04' 19" E	227.18'
L2	S 63° 01' 53" E	227.20'
L3	S 26° 57' 04" W	30.00'
L4	N 63° 02' 07" W	227.31'

LEGEND	
●	1/2" Iron Rod Set
○	1/2" Iron Rod Found
■	Corner Marker (Spikes Set)
□	Corner Marker
○	Power Pole
—	Overhead Powerline
—	City Line
☆	1/2" Iron Pin
—	Site Record Corner
—	Corner County Texas
—	Site Record
—	Corner County Texas

- NOTES:
1. Flood Zone Designation "X", as per Community Flood Number 4000C (2003 F. Review Date February 15, 2016).
  2. State of Bearings and Distances to Grid North Texas State Plane Coordinate System, South Zone (SPS) NAD 83.
  3. Survey done without the benefit of a Title Report. Other documents may be present.

I, Carlos C. Aguilar, Texas R.P.L.S. No. 4997 in the State of Texas, Surveyor for Guzman & Munoz Engineering and Surveying, certify that this sketch accurately represents a survey done on the ground under my supervision showing all improvements located on the land and that there are no encroachments, boundary conflicts, professions or vices or apparent easements, except as shown on the survey.

*Carlos C. Aguilar* 06/02/23  
R.P.L.S. Reg. No. 4997



November 6, 2023  
Date Surveyed  
Copy of this survey without an original signature and seal is not valid.

### EXHIBIT

BEING A 1.15 ACRE (665 ACRES NET) TRACT OF LAND OUT OF BLOCK FORTY-SEVEN (47), LOW C. HILL SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 215 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

**GM** GUZMAN & MUÑOZ ENGINEERING AND SURVEYING, INC.

2025 Expired in  
November, Texas 2025  
Texas Professional Engineering Fee: \$477  
TSPES Fee Expiration No. 1821709

Phone: 3610 866-607  
Fax: (844) 847-616  
© 1997  
JOB NO. 16175

ORDINANCE NO. 26-\_\_\_\_\_

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HARLINGEN BY ANNEXING, FOR FULL PURPOSE, A 1.15 ACRE TRACT OF LAND OUT OF BLOCK 47, LON C. HILL SUBDIVISION, LOCATED ON THE SOUTH SIDE OF MORRIS ROAD, APPROXIMATELY 2,630 FEET EAST OF RANGERVILLE ROAD, TOGETHER WITH A 0.16 ACRE TRACT OUT OF MORRIS ROAD (A 60-FOOT RIGHT-OF-WAY) OUT OF BLOCK 47, LON C. HILL SUBDIVISION; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Harlingen, Texas (the "City") desires to annex a 1.15-acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road, approximately 2,630 feet east of Rangerville Road together with a 0.16-acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision and to establish the initial zoning of Residential, Single-Family ("R-1") District as shown in Exhibits "A", and "B", and

**WHEREAS**, pursuant to Chapter 43, Section 43.003, of the Texas Local Government Code, a home-rule municipality may extend the boundaries of the municipality and annex area adjacent to the municipality which are contained in the municipality's extra-territorial jurisdiction (ETJ); and

**WHEREAS**, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes municipalities to annex an area on the request of all property owners in an area; and

**WHEREAS**, the City Commission provided public notice and held public hearings on April 28, 2026, May 6, 2026, and May 20, 2026, for all interested persons to attend and be

heard in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, § 43.0673; and

**WHEREAS**, at such hearings all interested persons were heard concerning the advisability of annexing such tracts of land; and

**WHEREAS**, the City Commission of the City of Harlingen, finds that the inclusion of such additional area will be of benefit to the City of Harlingen; now therefore

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

- Section 1.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Commission and made a part hereof for all purposes as findings of fact.
- Section 2.** The Property, lying outside of, but adjacent to and adjoining the City and located within the City's ETJ, is hereby annexed into the City, and the boundaries of the City are extended to include the Property within the corporate limits of the City. From and after the date of this ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions, and regulations of the City.
- Section 3.** The City finds annexation of the Property to be in the public interest due to the Property promoting economic growth of the City.
- Section 4.** The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the addition to the City's Corporate Limits and the City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Cameron County, Texas, and in the official records of the City.
- Section 5.** If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Commission that every section, paragraph, subdivision, clause phrase, word, or provision hereof shall be given full force and effect for its purpose.

**Section 6.** This Ordinance will take effect upon its adoption by the City Commission in accordance with the provisions of Article V, Section 5 of the City Charter.

**APPROVED ON FIRST READING** on this 6<sup>th</sup> day of May 2026.

**APPROVED, PASSED, AND ADOPTED ON SECOND AND FINAL READING** on this 20<sup>th</sup> day of May 2026.

**CITY OF HARLINGEN**

\_\_\_\_\_  
Norma Sepulveda, Mayor

**ATTEST:**

\_\_\_\_\_  
Mayra Herrera, City Secretary



Exhibit "B"



**GUZMAN & MUÑOZ**  
ENGINEERING AND SURVEYING, INC.

2020 East Expressway 83  
Mercedes, Texas 78570

PHONE: (956) 565-4637  
FAX: (956) 565-4636

METES & BOUNDS DESCRIPTION  
0.16 ACRE TRACT

Being a 0.16 Acre Tract out of Morris Road (a 60-Foot Right of Way), out of Block 47, Lon C. Hill Subdivision, Cameron County, Texas as recorded in Volume 2, Page 25, Map Records of Cameron County, Texas, said 0.16 Acre tract to be dedicated to the City of Harlingen and being more particularly described as follows:

**COMMENCING** at a cotton picker spindle set at the intersection of the centerlines of Morris Road (60-foot ROW) and Louisiana St (60-foot ROW), said intersection being the Northwest corner of said Block 47, Lon C. Hill Subdivision and the Northwest corner of said 0.16 acre tract and the **POINT OF BEGINNING**

**THENCE**, S 63° 04' 19" E, along the centerline of Morris Road, a distance of 227.18 feet to a point for the Northeast corner of the herein described 0.16 acre tract;

**THENCE**, S 26° 57' 04" W, at a distance of 20.0 feet pass the Northeast corner of a 0.05 Acre strip of Right of Way dedicated to Cameron County as recorded in Volume 1004, Page 37, Deed Records of Cameron County, Texas, continuing for a total distance of 30.00 feet to a found 1/2 inch iron rod for the Southeast corner of the herein described 0.16 Acre tract, same being the Southeast corner of said 0.05 Acre strip, same being the Northeast corner of the Roberto & Maria Lopez tract as described in Document No. 2021-52361, Official Records of Cameron County, Texas;

**THENCE**, N 63° 01' 53" W, at a distance of 207.20 feet, pass the Southwest corner of said 0.05 acre strip, continuing for a total distance of 227.20 feet to a cotton picker spindle set for the Southwest corner of said 0.16 Acre tract, same being the Northwest corner of said Lopez tract;

**THENCE**, N 26° 58' 52" E, along the West boundary line of said Block 47, a distance of 30.00 feet to the **POINT of BEGINNING** and containing 0.16 Acre of land, more or less.

Basis of Bearings is Grid North, Texas State Plane Coordinate System, South Zone, (4205), NAD 83.

Carlos C. Aguilar  
Carlos C. Aguilar, RPLS No. 4997 (TX)  
GUZMAN & MUNOZ Engineering  
& Surveying, Inc.  
TBPE&LS Firm Registration No. 10087700

04/02/26  
Date



## Exhibit "B"



**GUZMAN & MUÑOZ**  
ENGINEERING AND SURVEYING, INC.

2020 East Expressway 83  
Mercedes, Texas 78570

PHONE: (956) 565-4637  
FAX: (956) 565-4636

### METES & BOUNDS DESCRIPTION Lot 1, Block 47, Lon C. Hill Subdivision Cameron County, Texas

Being a 1.152 Acre ( 1.00 Acre Net Acreage) Tract of Land out of Block Forty-Seven (47), Lon C. Hill Subdivision, Cameron County, Texas as recorded in Volume 2, Page 25, Map Records of Cameron County, Texas, said 1.152 Acre tract out of the 16.191 Acre tract deeded to Natividad Valencia and Beatrice Lopez Valencia as recorded in Volume 1269, Page 472, Official Records of Cameron County, Texas, said 1.152 Acre tract being more particularly described as follows:

COMMENCING at the centerline intersection of Morris Road (60-foot ROW) and West Louisiana Street (60-foot ROW), said intersection being the Northwest corner of Block 47, Lon C. Hill Subdivision, as shown on the map recorded in Volume 2, Page 25, Map Records of Cameron County, Texas; THENCE, along the centerline of West Louisiana Street, same being the West boundary line of Block 47, S 26° 58' 52" W, a distance of 30.0 feet to a found 1/2 inch iron rod for the Northwest corner of said 1.152 Acre (Gross Acreage) tract and the POINT OF BEGINNING of the herein described tract;

THENCE, S 63° 01' 59" E, at a distance of 30.0 feet, pass the East boundary of the West Louisiana Street ROW and the Northwest corner of said 1.00 Acre lot, continuing for a total distance of 227.20 feet to a point for the Northeast corner of the herein described lot;

THENCE, S 26° 57' 04" W, a distance of 220.83 to a point for the Southeast corner of said 1.00 Acre lot described herein;

THENCE, N 63° 02' 07" W, at a distance of 197.31 feet, pass the Southwest corner of said 1.00 acre lot and the East line of the West Louisiana Street ROW, continuing for a total distance of 227.31 for the Southwest corner of said 1.152 Acre tract and the centerline of West Louisiana Street;

THENCE, N 26° 58' 52" E, a distance of 220.84 feet to the POINT of BEGINNING and Containing 1.152 Acres (Gross Acreage) of land, more or less.

Basis of Bearings in Grid North, Texas State Plane Coordinate System, South Zone, (4205), NAD 83.

*Carlos C. Aguilar*

Carlos C. Aguilar, RPLS No. 4997 (TX)  
GUZMAN & MUNOZ Engineering  
& Surveying, Inc.  
TBPE&LS Firm Registration No. 10087700

03/02/26  
Date



## Exhibit "C"

### 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 1.15 acres of land out of Block 47, Lon C. Hill Subdivision, with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way), out of Block 47, Lon C. Hill Subdivision, Cameron County, Texas, 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. Services to be provided on the effective date of annexation unless otherwise specified.
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.

**Exhibit "C"**

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.

**SIGNED** this \_\_\_ day of \_\_\_\_\_, 2026.

CITY OF HARLINGEN

By: \_\_\_\_\_  
Gabriel Gonzalez, CPM, City Manager

PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED ABOVE

By: \_\_\_\_\_  
Roberto Lopez

By: \_\_\_\_\_  
Maria Elvia Lopez

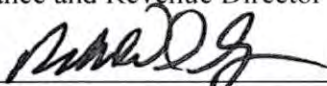
**AGENDA ITEM  
EXECUTIVE SUMMARY**

10(c)

Meeting Date: **May 6, 2026**

**Agenda Item:**

Consideration of possible action to authorize the filing of an application for financial assistance with the Texas Water Development Board for funding the construction of priority wastewater capital improvement projects.

Prepared By (Print Name): Ronald De La Garza, M.B.A.  
Title: Finance and Revenue Director  
Signature: 

**Brief Summary:**

In 2022, Harlingen Waterworks System completed a comprehensive master plan for water and wastewater capital improvement projects and submitted a preliminary application requesting funds for such projects through the Texas Water Development Board's (TWDB) Clean Water SRF program. HWWS has been invited to submit a formal financial application for funding a set of high priority wastewater projects. Because the funding would consist of a low-interest loan and possibly up to \$10 million in loan forgiveness, HWWS proposes to submit the application with the total amount requested being contingent on the amount of loan forgiveness ultimately made available by TWDB. The loan amount is estimated at \$70,715,000 dollars.

**Funding (if applicable):**

Are funds specifically designated in the current budget for the full amount  Yes  No\*  
for this purpose?

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

Finance Director's approval:  Yes  No  N/A

**Staff Recommendation:**

Staff recommends approving the resolution authorizing the issuance of the bonds.

City Manager's approval:   Yes  No  N/A

**Comments:**

City Attorney's approval:   Yes  No  N/A

## Application Filing and Authorized Representative Resolution

A RESOLUTION by the City Commission of the City of Harlingen requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE City Commission OF THE City of Harlingen:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$ 70,715,000 to provide for the costs of Wastewater Treatment Plant & Little Creek Interceptor System Capacity Improvements.

SECTION 2: That Roel 'Roy' Rodriguez, P.E. be and is hereby designated the authorized representative of the Harlingen Waterworks System for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the Harlingen Waterworks System before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Anne Burger Entrekin  
Hilltop Securities Inc.

Engineer: Gabriel E. Trevino Jr., P.E.  
Harlingen Waterworks System

Bond Counsel: Glenn Opel  
Bracewell, LLP

PASSED AND APPROVED, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST: \_\_\_\_\_

By: \_\_\_\_\_

(Seal)

### Application Resolution - Certificate of Secretary

THE STATE OF TEXAS §  
COUNTY OF CAMERON §  
APPLICANT HARLINGEN WATERWORKS SYSTEM §

I, the undersigned, Secretary of the City of Harlingen Texas,  
DO HEREBY CERTIFY as follows:

1. That on the 6th day of May, 2026, a regular/special meeting of the  
City Commission was held; the duly constituted members of the  
City Commission being as follows:

Norma Sepulveda (Mayor), Delia Cavazos-Gomez (Commissioner), Daniel N. Lopez (Commissioner), Michael Mazmar (Commissioner), Frank Morales (Commissioner), Rene Perez (Commissioner)

all of whom were present at the meeting, except the following:

Among other business considered at the meeting, the attached resolution entitled:

"A RESOLUTION by the City Commission of the City of Harlingen requesting  
financial participation from the Texas Water Development Board; authorizing the filing of an application  
for financial participation; and making certain findings in connection therewith."

was introduced and submitted to the City Commission for passage and adoption. After  
presentation and consideration of the resolution, and upon a motion made by \_\_\_\_\_ and  
seconded by \_\_\_\_\_, the resolution was passed and adopted by the  
City Commission by the following vote:

\_\_\_\_\_ voted "For" \_\_\_\_\_ voted "Against" \_\_\_\_\_ abstained

all as shown in the official minutes of the recording for this meeting.

2. That the attached resolution is a true and correct copy of the original on file in the official records  
of the City of Harlingen; the qualified and acting members of the City Commission on  
the date of this meeting are those persons shown above and, according to the records of my office, advance notice of  
the time, place, and purpose of meeting was given to each member of the City Commission; and that the  
meeting, and the deliberations of the public business described above, was open to the public and written notice of  
the meeting, including the subject of the resolution described above, was posted and given in advance of the meeting  
in compliance with the provisions of Chapter 551 of the Texas Government Code.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of  
the \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Secretary

(SEAL)

AGENDA ITEM  
EXECUTIVE SUMMARY

10(d)

Meeting Date: **May 6, 2026**

**Agenda Item:**  
Consideration and possible action to authorize the City Manager to award a construction contract for Bid No. 2026-08 Lozano Plaza. Attachment (**Engineering**).

Prepared By: Roberto Hernandez, PE, CFM, MS  
Title: City Engineer  
Signature: *Roberto Hernandez*

**Brief Summary:**

The Lozano Plaza Improvements Project includes construction of a new restroom facility and an outdoor amphitheater stage intended to enhance community gathering space and recreational amenities within Lozano Plaza. A significant portion of the project will be completed in-house by City staff, including concrete work, erection of the prefabricated structure, and installation of lighting, plumbing fixtures, sinks, and restroom components.

The bid solicitation was limited to specialized construction items that could not be performed by City staff. These items included electrical work, interior plumbing and utility service connections, brick veneer installation, and roof sheathing installation. Due to pre-bid quotations exceeding \$50,000, the City was required to publicly advertise the work and comply with applicable state procurement requirements.

Five bids were received and reviewed for completeness and responsiveness to the project specifications. Staff recommends awarding the contract to RGV Asphalt as the lowest responsive and responsible bidder. Approval of this item will authorize the City Manager to execute the construction contract and proceed with the Lozano Plaza Improvements Project.

**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:

General Fund

Finance Director's approval:  Yes  No  N/A

**Staff Recommendation:**

Staff recommends approval.

City Manager's approval: *GH*  Yes  No  N/A

**Comments:**

City Attorney's approval: *[Signature]*  Yes  No  N/A

Date: April 27 2026		Bid No. 2026-08 Lozano Plaza							
Bid Deadline: 2:00 P.M.									
Bid Opening at: 2:30PM		HUB (Y/N)	Respond (Y/N)	Bid Bond (Y/N)	Reference Form (Y/N)	CIQ Form (Y/N)	Addendum (Y/N)	Bid Amount	
1. AJ3 Construction LLC		NO	NO					1	
								2	
								3	
								A-1	
2. Araiza General Construction		NO	Yes	Yes	Yes	Yes	Yes	1	\$4,000.00
								2	\$37,151.70
								3	\$40,000.00
								A-1	N/A
3. DKC Construction Group		NO	NO					1	
								2	
								3	
								A-1	
4. Go Underground, LLC		NO	NO					1	
								2	
								3	
								A-1	
5. MC MTZ Contruction, LLC		NO	NO					1	
								2	
								3	
								A-1	
6. Phoenix Contractor Services, LLC		NO	Yes	Yes	Yes	Yes	Yes	1	\$25,865.01
								2	\$75,350.00
								3	\$16,440.00
								A-1	\$10,549.00
7. RC Contruction		NO	NO					1	
								2	
								3	
								A-1	
								1	\$16,000.00

8 RGV Asphalt, LLC	NO	Yes	Yes	Yes	Yes	Yes	2	\$7,900.00
							3	\$42,320.00
							A-1	\$11,500.00
9 Steller Horizon, Inc	NO	Yes	Yes	Yes	Yes	Yes	1	\$58,750.00
							2	\$34,250.00
							3	\$39,110.00
							A-1	\$38,706.00
10 TMC Works LLC	NO	Yes	Yes	Yes	Yes	Yes	1	\$18,000.00
							2	\$32,000.00
							3	\$55,000.00
							A-1	\$35,000.00
11 Ziwa Corporation	NO						1	
							2	
							3	
							A-1	
Companies contacted: 13 Registered Bidders:3 HUB certified: 0 Responded: 2 HUBs Responded: 0								

**AGENDA ITEM  
EXECUTIVE SUMMARY**

10(e)

Meeting Date: **May 6, 2026**

**Agenda Item:**

Consideration and possible action to authorize the City Manager to award RFQ No. 2026-01 for Professional Engineering Services for the Design and Environmental Permitting of the Arroyo Colorado Hike and Bike Trail Extension Project – Dixieland Reservoir. Attachment (**Engineering**).

Prepared By: Roberto Hernandez, PE, CFM, MS  
Title: City Engineer

Signature: *Roberto Hernandez*

**Brief Summary:**

The City of Harlingen solicited qualifications under RFQ No. 2026-01 for professional engineering services associated with the design and environmental permitting of the Arroyo Colorado Hike and Bike Trail Extension Project – Dixieland Reservoir. This project is partially funded through the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) and requires compliance with applicable TxDOT procurement and consultant selection procedures.

A total of seven Statements of Qualifications (SOQs) were received and evaluated by the selection committee based on the established RFQ criteria. Following review and scoring, the committee developed a final ranking of the responding firms. TxDOT concurrence has been received authorizing the City to proceed with negotiations with the highest-ranked firm.

Rankings	Firm	Total Points
1	Hanson Inc	377
2	Scheibe Consulting	374
3	Stantec	365.5
4	Ferris, Flinn & Medina, LLC	346.5
5	M2 Engineering	293.5
6	Guzman & Munoz	268.5
7	Gomez Mendez Saenz, Inc	233

The submitted RFQs and evaluation scoring sheets are attached for reference. Staff recommends authorization for the City Manager to negotiate and execute an agreement with the highest-ranked firm. In the event negotiations are unsuccessful, approval of this item will also authorize the City Manager to proceed with negotiations with the next highest-ranked firm in accordance with procurement requirements.

**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:

General Fund

Finance Director's approval:

Yes

No

N/A

**Staff Recommendation:**

Staff recommends approval.

City Manager's approval:

GG

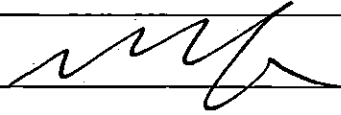
Yes

No

N/A

**Comments:**

City Attorney's approval:



Yes

No

N/A

**RFQ NO. 2026-01 PROFESSIONAL ENGINEERING SERVICES FOR THE DESIGN AND ENVIRONMENTAL PERMITTING FOR THE ARROYO COLORADO HIKE AND BIKE TRAIL EXTENSION PROJECT – DIXIELAND RESERVOIR**

Reviewer	Ferris, Flinn & Medina, LLC	Scheibe Consulting	Gomez Mendez Saenz, inc	Guzman & Munoz	M2 Engineering	Hanson inc	Stantec
Roberto Hernandez, PE, CFM	96	90	65	60	82	94	91
Nadia Lopez, PE	90	96	51	58	68	95	86
Isac Ramirez, PE, CFM	90.5	93	57	80.5	78.5	90	88.5
Ana Hernandez, AICP, CNU-A	70	95	60	70	65	98	100
<b>Total</b>	<b>346.5</b>	<b>374</b>	<b>233</b>	<b>268.5</b>	<b>293.5</b>	<b>377</b>	<b>365.5</b>

Rankings	Firm	Total Points
1	Hanson Inc	377
2	Scheibe Consulting	374
3	Stantec	365.5
4	Ferris, Flinn & Medina, LLC	346.5
5	M2 Engineering	293.5
6	Guzman & Munoz	268.5
7	Gomez Mendez Saenz, Inc	233

City of Harlingen  
Agenda Item Request Form

We hereby request the following item to be added to the May 06, 2026, City Commission Agenda:

**Consideration and possible action to authorize staff to commence the implementation of the "HARTS Initiative in 2027":**



Daniel N. Lopez, Mayor Pro-Tem/Comm. Dist. 2



Rene Perez, Commissioner, Dist. 5

**City of Harlingen**  
118 E. Tyler Ave.  
Harlingen, Texas 78550  
(956) 216-5000

**H.A.R.T.S INIATIVE**  
Harlingen Art Revolution & Technology Symposium

**OVERVIEW**

HARTS' aims to make art and technology easily accessible and readily digestible to the public in a fun, engaging, and inclusive way. As proposed, Harlingen would host an annual, weekend-long art and technology symposium centering on a series of speakers presenting on local, national, and international topics. Such presentations would focus on either how local movements are impacting their spaces or how global movements are impacting our locality.

By hosting knowledgeable speakers to present on a wide array of topics, HARTS intends to cast a wide net to capture the imaginations and passions of average citizens that may have previously had no interest or knowledge of Art and Technology. HARTS will culminate into an annual weekend-long event influenced by the selected "Artist of Honor" which would dictate the theme of that year's symposium.

**GOALS**

1. Present Art and Technology in a way that connects the abstract to citizens' everyday life by showing the correlations between the two—to show how "life imitates art";

2. Promote local art and technological attractions and bring them to the forefront of the collective consciousness (e.g., architecture: Casa de Sol & Lon C. Hill Building; historical: Iwo Jima Monument & Harlingen Arts and Heritage Museum; art: local murals & art installations; technology: local robotics manufacturer & airport testing cell);
3. Highlight artists' contributions to our everyday life and how many things we take for granted are derived from artists' imaginations;
4. Promote the development of modern renaissance citizens, and their engagement in the world around them;
5. Promote local historic preservation and cultural arts;
6. Promote tourism and hotel stays in Harlingen;
7. Promote local artists, businesses, and business creation and development; and
8. Advocate for the Arts and responsible and ethical technological growth and integration.

## **SPECIFICATIONS**

HARTS will have an annual symposium that celebrates art and technology. Its primary goal is to educate the average citizen how the two enhance their lives. The event would kick off on a designated Friday with a presentation on the Honoree and their contributions in their field. The presentation would focus on their impact on our lives and how it echoes through time. The next day would consist of seminars in four general areas of arts, crafts, skills, and technology (e.g., architecture with sub-topics such as introduction to architecture, past and future of architectural trends, emerging building technologies, building for 21st Century needs and ecological conditions; home brewing/distilling with a sub-topics of how to distill alcohol, brew beer, & make wine, rules & regulations around the industry; mass production).

## MILESTONES

### **Identify Local Partners & Stakeholders to Collaborate on HARTS**

The City will seek out partners such as art or technology non-profits, educational institutions, trade associations, and local businesses interested in collaborating on the creation, promotion, and growth of HARTS.

### **Inaugural Event at Harlingen Community Center**

Coming together with local stakeholders to host HARTS.

### **Creation of Harlingen Cultural Arts District**

Work to create a Texas Commission on the Arts Cultural District which will serve as a focal point for tourism and local creative activity. This designation will make the city eligible for grants ranging from \$3,000 to \$250,000.

# PROPOSED INAUGURAL AGENDA<sup>12</sup>

## **Friday**

HARTS Commencement – Harlingen Arts & Heritage Museum

**5:30pm – 6pm** Cocktails & Hors d’oeuvres

**6pm – 7pm** Introduction & Welcome  
Presentation on Honoree  
Keynote Speaker

**7pm – 7:30pm** Closing Remarks & Cocktails  
Promote Downtown Shopping

**7:30pm – 10pm** Harlingen Art Walk

## **Saturday**

HARTS Symposium & Tours – Harlingen Community Center<sup>3</sup>

	<b>SKILLS</b>	<b>CRAFTS</b>	<b>ARTS</b>	<b>TECHNOLOGY</b>
<b>9am to 9:45am</b>	How to become a better Story Telling	Intro to Brewing	Intro to Mid-Century Modern	Tech Trends
<b>10am to 10:45am</b>	Intro to Filmmaking	Intro to Winemaking	Architecture Trends	AI & You
<b>11am to 11:45am</b>	Natural Photography	Intro to Distilling	Designing Dream Home for 21 <sup>st</sup> Century	Are Robots Going to Steal Your Job?

<sup>1</sup> **This is only a proposal. Changes will happen.**

<sup>2</sup> We would have shuttles from a local sponsoring hotel to different locations and Downtown throughout this weekend. HOT Taxes can be used to fund the shuttle service.

<sup>3</sup> Community Center would host presentations in four separate breakout rooms.

				Future of Robotics
<b>Lunch Break</b>				
<b>2pm to 2:45pm</b>	Bird Watching	TABC Rules & Regs	Downtown Walking Tour	Space Exploration
<b>3pm to 3:45pm</b>	Interior Design	Alcohol Trends	Mid-Century Modern Bus Tour	Transportation of the Future: We Were Promised Flying Cars by Now!
<b>4pm to 4:45pm</b>	Indigenous Landscaping	Owning a Brewery, Winery, & Distillery	Conclusion of Bus Tour	Future Homes: When will we become the Jetsons?
<b>Dinner Break</b>				

**6pm – 9pm** Historical Happy Hour & Film History Exhibit at Harlingen Arts

**Sunday**

	<b>SKILLS</b>	<b>CRAFTS</b>	<b>ARTS</b>	<b>TECHNOLOGY</b>
<b>9am to 9:45am</b>				
<b>10am to 10:45am</b>				
<b>11:00am to 11:45am</b>				
<b>Lunch Event</b>	Award	& Historic	Preservation	Announcement

10(9)

### AGENDA ITEM EXECUTIVE SUMMARY

Meeting Date: **May 06, 2026**

#### Agenda Item:

Consideration and possible action to authorize the City Manager to waive the Building Permit Fee for the Veterans of Foreign Wars Post (VFW) located at 2006 N. Whalen Rd.

Prepared By (Print Name): Gabriel Gonzalez  
Title: City Manager

Signature: *Gabriel Gonzalez*

#### Brief Summary:

#### Funding (if applicable):

Are funds specifically designated in the current budget for the full amount  Yes  No\*  
for this purpose?

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

Finance Director's approval:  Yes  No  N/A

#### Staff Recommendation:

Staff recommends approval of the resolution.

City Manager's approval: *CG*  Yes  No  N/A

#### Comments:

City Attorney's approval:  Yes  No  N/A

## Mayra Herrera

---

**From:** Gabriel Gonzalez  
**Sent:** Wednesday, April 22, 2026 1:52 PM  
**To:** Mayra Herrera  
**Subject:** FW: Request to Waive Permit Fee - VFW Post 2410 Building

Can you include this e-mail as backup for the VFW request.

**From:** Olivia Lemus <olivia.lemus@nobletx.com>  
**Sent:** Wednesday, April 22, 2026 11:24 AM  
**To:** Gabriel Gonzalez <ggonzalez@harlingentx.gov>; Norma Sepulveda <nsepulveda@harlingentx.gov>  
**Cc:** Rene Capistran <rene.capistran@nobletx.com>; Christine Blouch <christine.blouch@nobletx.com>; Danielle Zayas <danielle.zayas@nobletx.com>  
**Subject:** Request to Waive Permit Fee - VFW Post 2410 Building

Dear Mr. Gonzalez,

Thank you to you and Mayor Sepulveda for the opportunity to collaborate on this monumental community project that will serve our veterans and the City of Harlingen.

We are excited to share that on May 11th, 2026, we will officially break ground on the new VFW Post #2410 facility in Harlingen.

This project represents what is possible when a community comes together with a shared purpose. We are deeply honored to announce that this \$2.5 million VFW facility will be built and donated at no cost to our local veterans.

In support of this effort, we respectfully request that the City of Harlingen waive the permit fee required to begin construction of the facility.

Thank you in advance for your continued partnership and support. We are grateful to work alongside the City in delivering this meaningful project for our veterans.

With appreciation,



**Olivia Lemus**  
Community Outreach Manager

4764 Research Drive,  
San Antonio, TX 78240

Cell: 956-215-0084

Office: 833-423-1410

Website: [www.nobletx.com](http://www.nobletx.com)

E-mail: [olivia.lemus@nobletx.com](mailto:olivia.lemus@nobletx.com)



**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **May 06, 2026**

**Agenda Item:**  
Consideration and possible action to approve the initiation of Collective Bargaining Negotiations between the City of Harlingen and the Harlingen Police Officers Law Enforcement Association (HPLOEA) and approve the Collective Bargaining Team representing the City.

Prepared By (Print Name): Gabriel Gonzalez  
Title: City Manager  
Signature: *Gabriel Gonzalez*

**Brief Summary:**

**Funding (if applicable):**  
Are funds specifically designated in the current budget for the full amount  Yes  No\*  
for this purpose?  
\*If no, specify source of funding and amount requested:  
Finance Director's approval:  Yes  No  N/A

**Staff Recommendation:**  
Staff recommends approval of the resolution.

City Manager's approval: *GLG*  Yes  No  N/A

**Comments:**

City Attorney's approval:  Yes  No  N/A

Date: 04/20/2026

**To:**

Gabriel Gonzalez  
City Manager  
City of Harlingen

**Subject:** Letter of Intent to Initiate Collective Bargaining Negotiations

Dear Mr. Gonzalez,

On behalf of the Harlingen Police Officers Law Enforcement Association (HPOLEA), this letter serves as formal notice of our intent to initiate negotiations with the City of Harlingen regarding a new or successor agreement governing the terms and conditions of employment for our members.

The Association respectfully requests to begin the collective bargaining process in good faith, with the goal of reaching a fair and equitable agreement that supports both the professional needs of our officers and the operational objectives of the City. Our intent is to collaborate constructively to address key issues including, but not limited to, compensation, benefits, working conditions, equipment, and officer wellness.

We believe that open communication and a cooperative approach will allow both parties to achieve outcomes that enhance public safety, improve officer morale, and maintain the high standards of service expected by the citizens of Harlingen.

At your convenience, we request the scheduling of an initial meeting to establish ground rules, timelines, and negotiation procedures. Please advise on available dates and the City's designated representatives for this process.

We look forward to working together in a professional and productive manner.

Respectfully,

**Jose Gabriel Gonzalez**  
President

Harlingen Police Officers Law Enforcement Association (HPOLEA)  
Phone: 956-367-3902

RECEIVED

APR 20 2026

City's Secretary Office  
City of Harlingen