

**CITY COMMISSION
AGENDA
REGULAR MEETING
SEPTEMBER 16, 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, SEPTEMBER 16, 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 and the City of Harlingen YouTube Page.

To submit public comments in reference to an agenda item or in the scope of the City Commission Jurisdiction, go to www.harlingentx.gov and click on "PUBLIC COMMENTS" and choose either "Citizen Communications or Public Hearings." For written comments, submit your comments to publiccomments@harlingentx.gov (limited to 400 words or less and will not be read out loud).

Each speaker will be allotted three (3) minutes to speak on Citizen Communications. For two (2) or more Public Hearings, you will be allotted five (5) minutes to address all items and time will be divided among the items.

[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 people, regardless of disability. If you require special assistance, or need interpretation assistance, please contact the City Secretary's Office at (956) 216-5001.

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

- 1) **Call Meeting to Order**
 - a) Invocation - Commissioner Rene Perez
 - b) Pledge of Allegiance
 - c) Welcome Citizens
- 2) **Conflict of Interest**

"Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time?" **(City Attorney)**.
- 3) **Announcements:** *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employee or community recognitions.*
 - a) Mayor's Announcements
 - b) City Manager's Announcements
 - c) City Commission Member Announcements
- 4) **Proclamation/Presentation of Awards:**
 - a) Harlingen Animal Shelter "Pet of the Week"
 - b) Presentation of Proclamation — Proclaiming the Month of September as "Suicide Prevention Month"
 - c) Presentation of Proclamation — Harlingen Medical Center—"Graduate Medical Education (GME) Program.
 - d) Mayor's Business of the Month - Edith's Kitchen
- 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:**
- 7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*
 - a) Consideration and possible action to approve a resolution authorizing the acceptance of a grant from the Office of the Governor for the Fiscal Year 2027 Operation Lone Star Grant Program. Attachment **(Special Projects)**
 - b) Consideration and possible action to approve a resolution authorizing the City Manager to accept a grant award from the Texas Veterans' Commission – Housing for Texas Heroes Grant Program. Attachment **(Special Projects)**.
 - c) Consideration and possible action to approve a resolution authorize the City Manager to accept a grant award from the Texas Veteran's Commission - General Assistance Grant Program - Financial Assistance. Attachment **(Special Projects)**.
 - d) Consideration and possible action authorizing the City Manager to accept a grant award from the Institute of Museum and Library Services Inspire Grants for Small Museums. Attachment **(Special Projects)**

- e) Consideration and possible action authorizing the City Manager to accept a grant award from the Bissell Pet Foundation's Duffield Pet Wellness Program and to enter into an MOU with the organization. Attachment (**Special Projects**)
 - f) Consideration and possible action to approve an ordinance on second and final reading amending the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision, located on the north-east corner of Breedlove Street and West Loop 499. Applicant: Elisa Vasquez c/o Terry Crocker (Tropical Texas Behavioral Health) Attachment. (**Planning & Development**).
 - g) Consideration and possible action to approve an ordinance on second and final reading to authorize the closing, vacating, abandonment, and to sell a 0.129 of an acre (approximately 5,612 square foot) tract out of a 20-foot alley, of the Benoist Addition, and being a portion of the north 10.00 feet of Lots 7-12, located between 901 W. Harrison Avenue and 914 W. Tyler Avenue, and to authorize the City Manager to execute all documents for the conveyance and release of alley right-of-way to Frost National Bank. Applicant: Frost National Bank, c/o Ross Wood. Attachment (**Planning & Development**).
 - h) Consideration and possible action to approve an ordinance on second and final reading amending Chapter 2 of the Code of Ordinances by adding Article IX "Coordination of meetings of the City Boards and Corporations" requiring the Harlingen Airport Board, the Utility Board of Trustees of the Harlingen WaterWorks System, the Harlingen Economic Development Corporation and the Harlingen Community Improvement Board to adopt annual regular meetings schedules that do not conflict with meetings of the City Commission or with one another. Attachment (**City Manager**)
 - i) Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen's budget for Fiscal Year 2026. Attachment (**Finance**)
 - j) Consideration and possible action to approve a resolution accepting the Development Corporation of Harlingen's final amendments to FY 2025-2026 Budget. Attachment (**HEDC**).
- 8) **Staff Reports and Other Discussion Items:** *Items in this section are not expected to require action by the City Commission and are generally for information only. However, any item listed in this section may become an action item at a future meeting with the request of the Mayor, or after the request of any two Staff Commission members, or the City Manager.*
- a) City Manager's Report
 - b) Staff Reports
 - c) Presentation by Schneider Electric
- 9) **Public Hearing:** *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 requesting release from the City of Harlingen Extraterritorial Jurisdiction (ETJ), consisting of the South 5.00 acres comprised of two tracts, Tract 1 being 3.51 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision; and Tract 2 being 1.49 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision, located on the west side of Thompson Road approximately 2,408 feet north of Ryan Road. Applicants: Todd Waller and Amanda Lopez. Attachment (**Planning & Development**).

- b) Public hearing on the proposed Tax Year 2026 property tax rate. **(Finance)**
 - c) Public hearing on the proposed City of Harlingen Annual Budget for Fiscal Year 2026-2027. **(Finance)**
- 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 second and final reading requesting release from the City of Harlingen Extraterritorial Jurisdiction (ETJ), consisting of the South 5.00 acres comprised of two tracts, Tract 1 being 3.51 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision; and Tract 2 being 1.49 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision, located on the west side of Thompson Road approximately 2,408 feet north of Ryan Road. Applicants: Todd Waller and Amanda Lopez. Attachment **(Planning & Development)**.
 - b) Consideration and possible action to approve an ordinance on second and final reading for the voluntary annexation and establishment of initial zoning as General Retail ("GR") District upon annexation for 3.597 acre tract of land, more or less, out of a called 36.66 acre tract of land, and a called 2.198 acre tract situated in Block 2, Harlingen Land and Water Company Subdivision "C", located on the south-west corner of Wilson Road and Chester Park Road. Applicant: Wilson Chester Retail Partners, Ltd. Attachment **(Planning & Development)** **(This item was tabled at the Regular City Commission Meeting of August 19, 2026).**
 - c) Consideration and possible action to approve on first reading an ordinance levying the Tax Year 2026 ad valorem tax rate for Maintenance and Operations (M&O) and Interest and Sinking (I&S) purposes for Fiscal Year 2026-2027, by record vote. Attachment **(Finance)**
 - d) Consideration and possible action to approve, by record vote, an ordinance on first reading adopting the City of Harlingen's budget for Fiscal Year 2027. Attachment **(Finance)**
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- e) Consideration and possible action to approve a request from Remi Garza, Cameron County Elections Department, to use the Harlingen Cultural Arts Center, located at 575 "76" Dr., as a voting site for the Early Voting and Election Day General Elections: Monday, October 19th through Friday, October 23rd from 9:00 a.m. to 7:00 p.m., Saturday, October 24th through Sunday, October 25th from 10:00 a.m. to 5:00 p.m., Monday, October 26th through Friday, October 30th from 8:00 a.m. to 8:00 p.m., for Early Voting and Tuesday, November 03, 2026, from 7:00 a.m. to 7:00 p.m. on Election Day. Attachment **(City Secretary)**.
 - f) Consideration and possible action to authorize the City Manager to enter into an agreement with Bissell Pet Foundation and to waive the vaccine fee of \$5.00 for the Duffield Pet Wellness Days Program. Attachment **(Health)**.
 - g) Consideration and possible action to approve a resolution to accept the Valley International Airport's Fiscal Year 2027 proposed operating and capital budget. Attachment **(Airport)**
 - h) Consideration and possible action to authorize the Harlingen Police Department to purchase (4) Nissan Rogue Sport Utility Vehicles, in lieu of (4) Chevrolet Colorado's due to extended build times utilizing budgeted funds from this fiscal year. Attachment **(Police)**
 - i) Consideration and possible action to approve a resolution accepting the Development Corporation of Harlingen's Proposed FY 2027 Budget. Attachment **(HEDC)**.
 - j) Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to grant \$128,000 to Texas State Technical College in Harlingen for FY 2026 and 27, to fund three (3) grant programs including the Goal Line Assistance Program,

CTE Signing Day Scholarships, and a new Nursing Tech Training Program. Attachment (**HEDC**).

- k) Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to grant \$50,000 to Valley Initiative for Development and Advancement (VIDA) for FY 2027 to benefit Harlingen residents. Attachment (**HEDC**).
- l) Consideration and possible action to authorize the City Manager to enter or to renew a contract between the City of Harlingen and the South Texas Emergency Care for the ambulance services. Attachment (**City Manager**)

- 11) **Board Appointments:** *Specifically, appointment or discussion and possible action to include appointment and/or removal of any position subject to appointment or removal by statute, ordinance, or bylaws:*

Airport (**1**)
Animal Shelter Advisory Committee (**4**)
Audit Committee (Terms expire in June) (**3**)
Civil Service Commission
Community Development Advisory Board (CDBG) (**1**)
Construction Board of Adjustments (**4**)
Convention & Visitors Bureau (**1**)
Development Corporation of Harlingen, Inc.(HEDC) (**1**)
Golf Course Advisory Board
Harlingen Community Improvement Board(4B) (**3**)
Harlingen Housing Authority Board (**5**)
Harlingen Finance Corporation (**6**)
Harlingen Teen and Young Adult Advisory Board (**2**)
Healthy Harlingen Advisory Board (**6**)
Historic Preservation Committee
Keep Harlingen Beautiful Board (**5**)
Library Advisory Board (**2**)
Mayor Wellness Council
Museum Advisory Board (**3**)
Parks Advisory Board
Planning & Zoning Advisory Board (**2**)
Senior Citizens Advisory Board (**4**)
Tax Increment Finance Board 1, 2 & 3 (**2**)
The Blind and Visually Impaired Advisory Committee (**6**)
Utility Board of Trustees
Veterans Advisory Board (**2**)
Zoning Board of Adjustment (**6**)

- 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) Deliberation regarding the potential purchase of real property pursuant to Texas Govt Code Section 551.072. (**Asst. City Manager Dr. Josh Ramirez**)

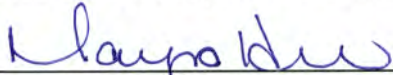
- 13) **Action on Executive Session Items:** *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*

- a) Consideration and possible action on item 12a as discussed in executive session.

14) **Adjournment**

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Harlingen City Commission is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the City's Internet Website and said Notice was posted on **THURSDAY, SEPTEMBER 10, 2026**, at or before 3:50 a.m./p.m. and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated this **10th** day of **SEPTEMBER, 2026**



Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(2)

Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and possible action to approve a resolution authorizing the acceptance of a grant from the Office of the Governor for the Fiscal Year 2027 Operation Lone Star Grant Program. Attachment (*Special Projects Department*).

Prepared By: **Ana Hernandez**, AICP, CNU-A
Planning and Development Director/
Special Projects Director

Brief Summary:

The Harlingen Police Department will use Operation Lone Star funding for personnel overtime, fringe benefits, three FLIR thermal monoculars (night-vision), and the purchase of Cellebrite software for criminal investigations. There are no matching funds required.

Breakdown of Funding:

Personnel Overtime: \$84,984.00
3 x FLIR Thermal Monoculars: \$6,895.32
Cellebrite Software: \$67,892.00

Total Award: \$159,771.32

The grant cycle is from 09/01/2026 – 08/31/2027.

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.

City Manager approval:

GG

Comments:

City Attorney's approval:

Man A

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE HARLINGEN CITY COMMISSION AUTHORIZING THE ACCEPTANCE OF A GRANT AWARD FROM THE OFFICE OF THE GOVERNOR REGARDING FY 2027 OPERATION LONE STAR GRANT PROGRAM

WHEREAS, the FY 2027 Operation Lone Star Grant Program's purpose is to enhance interagency border security operations supporting Operation Lone Star, including the facilitation of directed actions to deter and interdict criminal activity;

WHEREAS, the Harlingen City Commission finds it in the best interest of the residents of Harlingen, Texas, to accept a grant award of \$159,771.32 to fund personnel overtime and equipment for the Harlingen Police Department;

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

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

WHEREAS, the City Commission designates the Finance Director as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the Harlingen City Commission accepts the grant award of \$159,771.32 from the Office of the Governor for the FY 27 Operation Lone Star Grant Program.

CONSIDERED AND ADOPTED this 16th of September 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 551, as amended.

Grant Number: 5498702

Norma Sepulveda, Mayor

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 16, 2026**

Agenda Item:	
Consideration and possible action authorizing the City Manager to accept a grant award from the Texas Veterans' Commission – General Assistance Grant Program – Financial Assistance. Attachment (<i>Special Projects Department</i>)	
Prepared By:	<i>Ana Hernandez</i> , AICP, CNU-A Planning and Development Director/ Special Projects Director
Brief Summary:	
The Housing for Texas Heroes (H4TXH) Grant Program provides necessary home modifications, repairs, and weatherization for veterans and surviving spouses who live in Texas. The City of Harlingen has been awarded \$275,000.00 to provide housing assistance to eligible low-income households. Eligible services include home modification, home repair, and home weatherization projects. The maximum reimbursement per beneficiary household is \$35,000.00. There is no match for the grant. The grant cycle begins September 1st, 2026, and runs through August 31st, 2027.	
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:	<i>GG</i>
	Comments:
City Attorney's approval:	<i>Man Af</i>

RESOLUTION NO. 2026 - ____

A RESOLUTION TO THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT A GRANT AWARD FROM THE TEXAS VETERANS COMMISSION – HOUSING FOR TEXAS HEROES PROGRAM.

WHEREAS, the Texas Veterans' Commission provides grants to nonprofit organizations and local government programs that address the needs of Texas veterans and their families; and,

WHEREAS, the Housing for Texas Heroes Grant Program provides necessary home modifications, repairs, and weatherization for veterans and surviving spouses who live in Texas; and,

WHEREAS, the Harlingen City Commission finds it in the best interest of the residents of Harlingen, Texas, to accept a grant award of \$275,000 from the Texas Veterans' Commission to provide housing assistance to eligible low income households

NOW, THEREFORE, BE IT RESOLVED that the Harlingen City Commission approves the acceptance of \$275,000 from the Texas Veterans' Commission Fiscal Year 2027 Housing for Texas Heroes Program.

CONSIDERED and **ADOPTED** this 19th day of **September 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 551, as amended.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

7(c)

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and possible action authorizing the City Manager to accept a grant award from the Texas Veterans' Commission – General Assistance Grant Program – Financial Assistance. Attachment (*Special Projects Department*)

Prepared By: *Ana Hernandez*, AICP, CNU-A
Planning and Development Director/
Special Projects Director

Brief Summary:

The General Assistance (GA) Grant Program includes service categories collectively supporting veterans, dependents, and surviving spouses living in Texas. Tangible services paid for by this grant program must be in Texas. The City of Harlingen has been awarded \$200,000.00 to provide financial assistance to eligible beneficiaries who can demonstrate financial need in the following categories: mortgage, rent, utilities, and child/adult care categories.

There is no match for the grant. The grant cycle begins September 1st, 2026, and runs through August 31st, 2027.

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:

GG

Comments:

City Attorney's approval:

Ma [Signature]

RESOLUTION NO. 2025 - ____

A RESOLUTION TO THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT A GRANT AWARD FROM THE TEXAS VETERANS COMMISSION – GENERAL ASSISTANCE GRANT PROGRAM – FINANCIAL ASSISTANCE

WHEREAS, the Texas Veterans' Commission provides grants to nonprofit organizations and local government programs that address the needs of Texas veterans and their families; and,

WHEREAS, the General Assistance (GA) Grant Program includes service categories that collectively support veterans, dependents, and surviving spouses who live in Texas.

WHEREAS, the Harlingen City Commission finds it in the best interest of the residents of Harlingen, Texas, to accept a grant award of \$200,000 from the Texas Veterans' Commission to provide financial assistance to eligible beneficiaries who can demonstrate financial need.

NOW, THEREFORE, BE IT RESOLVED that the Harlingen City Commission approves the acceptance of \$200,000 from the Texas Veterans' Commission Fiscal Year 2027 General Assistance Grant Program.

CONSIDERED and **ADOPTED** this 16th day of **September 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 551, as amended.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary



AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **September 16, 2026**

Agenda Item:
Consideration and possible action authorizing the City Manager to accept a grant award from the Institute of Museum and Library Services Inspire Grants for Small Museums. Attachment (Special Projects Department)
Prepared By: <i>Ana Hernandez</i> , AICP, CNU-A Planning and Development Director/ Special Projects Director
Brief Summary:
The Inspire Grants for Small Museums is a grant program designed to assist small museums in project-based efforts to serve the community. The City of Harlingen has been awarded \$19,632.00 to implement a new collections management system and digitization initiative to improve access to its collections. The project aims to improve physical and intellectual control of the collection.
There is no match for the grant. The grant cycle begins September 1 st 2026, and runs through August 31st, 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: <i>GG</i> Comments:
City Attorney's approval: <i>Mar. A.</i>

RESOLUTION No. 2026 - ____

A RESOLUTION OF THE HARLINGEN CITY COMMISSION AUTHORIZING THE ACCEPTANCE OF A GRANT AWARD TO THE INSTITUTE OF MUSEUM AND LIBRARY SERVICES INSPIRE GRANTS FOR SMALL MUSEUMS PROGRAM

WHEREAS, the purpose of the Institute of Museum and Library Services has opened their grant program titled Inspire Grants for Small Museums; the purpose of the program is to build the capacity of small museums to provide services to their communities.

WHEREAS, the City of Harlingen finds it in the best interest of the citizens of Harlingen, Texas, to accept the award amount of \$19,632.00 to purchase and install cataloging software and digitization equipment to catalog and digitize collections; and

WHEREAS, the Harlingen City Commission agrees to provide any matching funds applicable for the said project as required by the Institute of Museum and Library Services Small Project requirements; no cost share is required for this category and,

WHEREAS, the City Commission authorizes the City Manager to apply for, accept, reject, alter, or terminate the grant on behalf of the City of Harlingen.

NOW, THEREFORE, BE IT RESOLVED that the Harlingen City Commission approves the acceptance of the grant award from the Institute of Museum and Library Services.

CONSIDERED AND ADOPTED this 16th day of September 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 551, as amended.

Norma Sepulveda, Mayor

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and possible action authorizing the City Manager to accept a grant award from the Bissell Pet Foundation's Duffield Pet Wellness Program and to enter into an MOU with the organization. Attachment. *(Special Projects Department)*

Prepared By: *Ana Hernandez*, AICP, CNU-A
Planning and Development Director/
Special Projects Director

Brief Summary:

The Bissell Pet Foundation exists to support animal welfare organizations and to provide resources to underserved communities. This includes helping to reduce the number of animals in shelters and rescues through pet adoption, spay/neuter programs, and access to veterinary care.

The Bissell Pet Foundation's Duffield Pet Wellness Program is a grant that does not offer grant funding but instead pays contracted veterinarians to address access to care barriers for Host Organizations where access to veterinary care is limited.

The City of Harlingen was awarded and as a Host Organization; it must enter into a Duffield Pet Wellness Days MOU as the final step to complete the onboarding process. The Harlingen Animal Shelter cannot charge the community for any pet wellness services provided by the Duffield Pet Wellness Days contracted veterinarian.

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:

GG

Comments:

City Attorney's approval:

MA

RESOLUTION NO. 2026 - ____

A RESOLUTION TO THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT A GRANT AWARD AND ENTER INTO AN MOU WITH THE BISSELL PET FOUNDATION'S DUFFIELD PET WELLNESS PROGRAM.

WHEREAS, the Bissell Pet Foundation exists to support animal welfare organizations and to provide resources to underserved communities. This includes helping to reduce the number of animals in shelters and rescues through pet adoption, spay/neuter programs, access to veterinary care, microchipping, and emergency support; and,

WHEREAS, the Duffield Pet Wellness Days Program aims to assist communities in reducing the gap of access to welfare by providing grant awards in the form of contracted veterinarians to awarded Host Organizations; and,

WHEREAS, the City of Harlingen was awarded Host Organization status with the Duffield Pet Wellness Days Program. The City of Harlingen will not charge the community for any pet wellness services provided by the Duffield Pet Wellness Days contracted veterinarian; and,

WHEREAS, the Harlingen City Commission finds it in the best interest of the residents of Harlingen, Texas, to enter into an MOU with the Duffield Pet Wellness Days program and to accept the Host Organization status to reduce access to care to pets in Harlingen, Texas.

NOW, THEREFORE, BE IT RESOLVED that the Harlingen City Commission authorizes the City Manager to accept the grant award and enter into an MOU as part of the final onboarding process.

CONSIDERED and ADOPTED this 19th day of **September 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 551, as amended.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

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Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and take action to approve an Ordinance on Second and Final Reading to consider a request to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision, located on the northeast corner of Breedlove Street and West Loop 499. Applicant: Elisa Vasquez c/o Terry Crocker (Tropical Texas Behavioral Health)

Prepared By: **Ana Hernandez, AICP, CNU-A**
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- **July 30, 2026** – Application for Special Use Permit ("SUP") submitted to the City. **(ATTACHMENT I)**
- **August 11, 2026** – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- **August 12, 2026** – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- **August 25, 2026** - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- **September 2, 2026** – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- **September 16, 2026** – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per the Code of Ordinances, a Community Residential Facility located in a General Retail ("GR") District requires approval of a Special Use Permit (SUP) by the City Commission.
- Elisa Vasquez, the applicant, is requesting an amendment to the previously approved Special Use Permit to allow the continued operation and expansion of a Community Residential Facility as part of the Tropical Texas Behavioral Health System. **(ATTACHMENTS II AND III)**
- The original Special Use Permit was approved by the City Commission on June 18, 2025.
- Based on the site plan and information submitted by the applicant, the facility is proposed to operate daily, with hours varying depending on the type of services being provided. Based on the applicable City regulations, 116 parking spaces are required for the proposed use. The current site plan indicates that 130 parking spaces are provided. **(ATTACHMENTS II-IV)**

- **Building A – La Villa of Hope:** Building A, also known as La Villa of Hope, is a 12,945-square-foot facility that provides comprehensive residential substance abuse services for adults, subject to available funding. The program is designed to assist individuals recovering from substance abuse in achieving self-sufficiency. Services include individual, group, and family counseling, as well as community-integrated services and support through organizations such as Alcoholics Anonymous and Narcotics Anonymous. Services are provided according to a structured daily schedule by a multidisciplinary team that includes Licensed Chemical Dependency Counselors (LCDCs) and Certified Medical staff.
- **Building B – Activity Center:** Building B is an activity center that includes an indoor sports court that may be used for meetings, recreational activities, and other gatherings. The facility will also include a small commercial kitchen to provide meals for residents of the site.
- **Building C – Adult Respite Center and Youth Diversion Program:** Building C will house two separate programs: the Adult Respite Center and the Youth Diversion Program.
 - **Adult Respite Center:** The Adult Respite Center will provide temporary residential services for individuals experiencing a behavioral health crisis who require short-term support in a home-like environment. The program also provides temporary relief for family caregivers, allowing them an opportunity to attend to their own well-being. The facility will include a total of six rooms, consisting of three male bedrooms, two female bedrooms, and one suite. The length of stay will vary depending on the individual's needs but is typically less than two weeks.
 - **Youth Diversion Program:** The Youth Diversion Program provides eligible youth with immediate access to mental health assessments, crisis support, and connections to ongoing treatment and supportive services. The program is intended for individuals who are not appropriate for placement in jail, an emergency room, or psychiatric hospitalization but require assistance connecting to appropriate behavioral health services. The program is designed to provide timely intervention and prevent further deterioration of the individual's condition. Youth participating in diversion services will remain at the facility for less than 24 hours.
- **Building D – Adult Diversion Facility:** Building D will house the Adult Diversion Facility. The program is intended to provide short-term intervention and assistance to eligible adults who are not appropriate for placement in jail, an emergency room, or psychiatric hospitalization but require assistance connecting to appropriate behavioral health services. Services include immediate mental health assessments, crisis support, and connections to ongoing treatment and supportive services. Individuals participating in the Adult Diversion Program will remain at the facility for less than 24 hours.
- **The Special Use Permit (SUP)** is being amended to include La Villa of Hope (Building A) and to allow four additional rooms within the respite/diversion facility.
- Surrounding properties are zoned General Retail ("GR") District to the south, east, and west, while the property to the north is located within the County. Surrounding land uses include multi-family dwellings to the north, a Dollar General to the east, vacant land to the west, and Tropical Texas Behavioral Health, the Kingdom Hall

of Jehovah's Witnesses, and Harlingen Fire Station No. 3 to the south.
(ATTACHMENTS V-VII)

- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, Health Department, and Police Department reviewed the SUP application. The departments reported no objection to the proposed request, subject to compliance with the Harlingen Code of Ordinances and all applicable requirements and procedures administered by each respective department. **(ATTACHMENTS VIII-XI)**
- The Future Land Use Component of the Harlingen-Horizon: A City on the Rise Comprehensive Plan designates this area as Mixed Use. The proposed facility is consistent with the Future Land Use Plan and is generally compatible with the existing development pattern in the surrounding area. A Tropical Texas Behavioral Health facility is also located across the Loop, further supporting the compatibility of the proposed use with the surrounding area.
- The applicant shall obtain and maintain all required State and City permits and licenses applicable to the proposed use.
- To date, the Planning & Zoning Department has not received any opposition to the requested Special Use Permit.

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

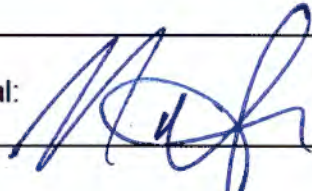
Staff Recommendation:

Staff recommends approval of the Special Use Permit (SUP) amendment subject to the following conditions:

1. The applicant shall comply with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Marshal's Office, Health Department, and Police Department.
2. The applicant shall provide and maintain the required parking in accordance with applicable City regulations.
3. The applicant shall obtain and maintain all required State and City permits.

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

Comments:

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

Attachment I – Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:

In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550

Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.



PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Tropical Texas Behavioral Health

Property Owner Phone: 956-289-7000

Property Owner Email: [REDACTED]

Property Owner Address: 1901 S 24th Ave, Edinburg TX 78539

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)

Applicant Name: Elisa Vasquez

Applicant Phone: 956-572-4980

Applicant Email: [REDACTED]

Applicant Address: 7206 Castle Gate, San Antonio, TX 78218

PROPERTY INFORMATION

Project Address: 101 W Loop 499, Harlingen TX 78552

Property/GEO ID: 97-3780-0550-0110-00 (If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): 6.546 acres out of the South 8.6170 acres, Block 55, David & Stephenson subdivision

Current Zoning: GR - to allow unmanned battery storage (If unknown, check our [Interactive Zoning Map](#) or have staff verify your zoning)

Proposed Zoning: GR -to allow for Community Residential Facility (If unknown, visit or call the Planning Division staff)

Current Land Use: GR - allow for Community Residential Facility

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):

There are a total of (4) buildings on this site. Building A will be an facility to assist people with addictions. This building will have a total of 8 male bedrooms and 5 female bedrooms.

Building B will be an activity center for indoor sports activities, large meeting, and a kitchen. Building C will be Adult Respite with a total of 6 bedrooms and Youth Diversion center. Building D will be an Adult Diversion.

Youths and Adults at the Diversion facilities can not stay longer than 24 hours.

Select Application Type (Select all that apply):

Land Use Changes

☐ Rezoning Request - \$250

☒ Special Use Permit - \$250

☐ Planned Development District - \$250

☐ Voluntary Annexation Request/Initial Zoning - \$0

☐ Comprehensive Plan Amendment Request - \$250

Zoning Board of Adjustment (ZBA)

☐ Zoning Variance Request (ZBA) - \$250

☐ Zoning Special Exception (ZBA) - \$250

☐ Administrative Appeal (ZBA) - \$125

Subdivision/Platting:

☐ Preliminary Construction Plans/Final Plat - \$150

☐ Replat - \$250

☐ Vacating Plat - \$50

☐ Subdivision Variance - \$25 (each)

Other Requests:

☐ License to Encroach - \$250

☐ Right-of-Way/Utility Easement Abandonment - \$0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:

A. Application Fee (Check or card only. No cash accepted)

B. Valid Photo ID

Attachment I – Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

- C. Warranty Deed
- D. Authorization Letter from Owner (if applicant is not the owner)
- E. Entity documents

Rezoning:

- A. Written statement describing the proposed use(s) of the subject property
- B. Survey/Survey Plat
- C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:

- A. Written statement describing the proposed use(s) of the subject property
- B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
- C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:

- A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
- B. Written statement describing the purpose of the request (For Administrative Appeals Only).
- C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:

- A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
- B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:

- A. Written statement describing the purpose of the request
- B. Survey
- C. Metes & Bounds description
- D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
- E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:

- A. Written petition by owner(s) requesting annexation
- B. Survey
- C. Metes & Bounds description

CERTIFICATION

- ☐ I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
- ☐ I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
- ☐ I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
- ☐ I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Property Owner Name & Signature:  Date: Jul 30, 2026

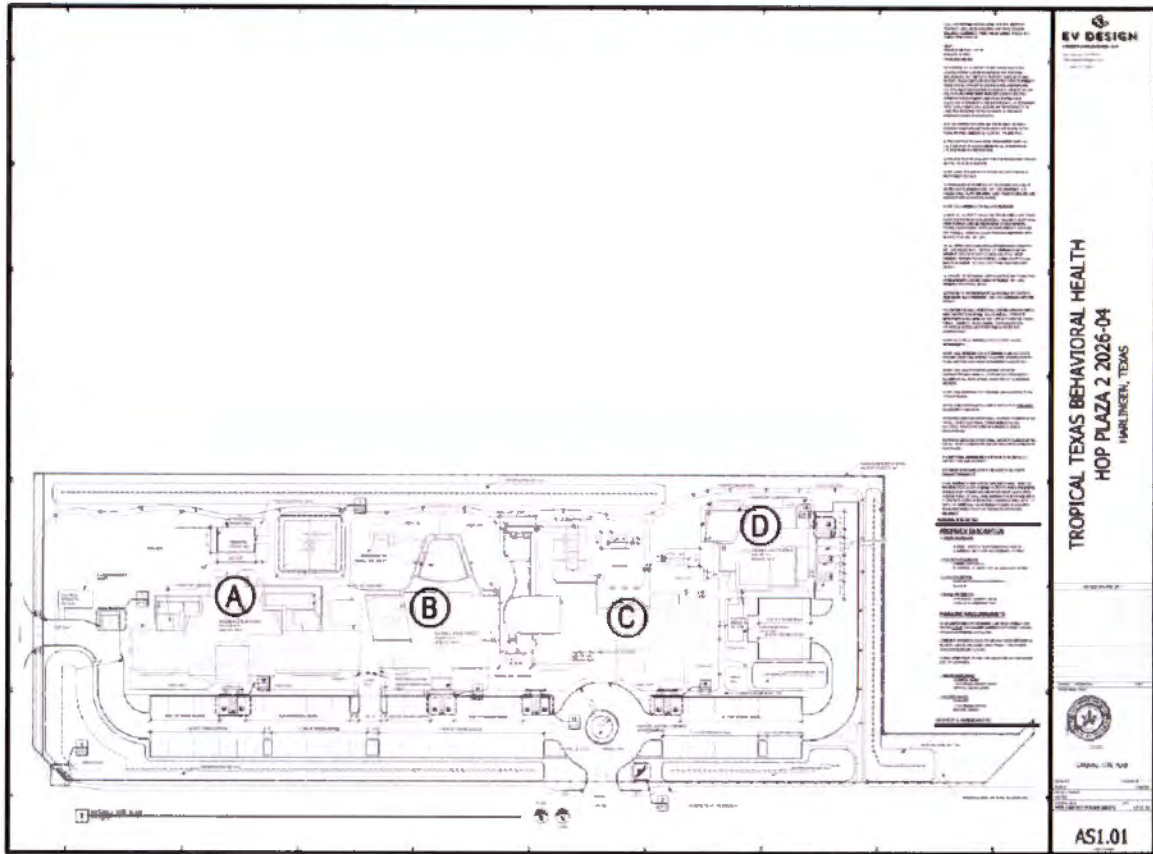
Authorized Representative Name & Signature: Elisa Vasquez  Date: 07.30.26

OFFICE USE ONLY:

Date Submitted: _____ Date Deemed Complete: _____ Application Fee Paid: \$ _____

Case #: _____ Receipt #: _____ Received By (initials): _____

Attachment II – Site Plan

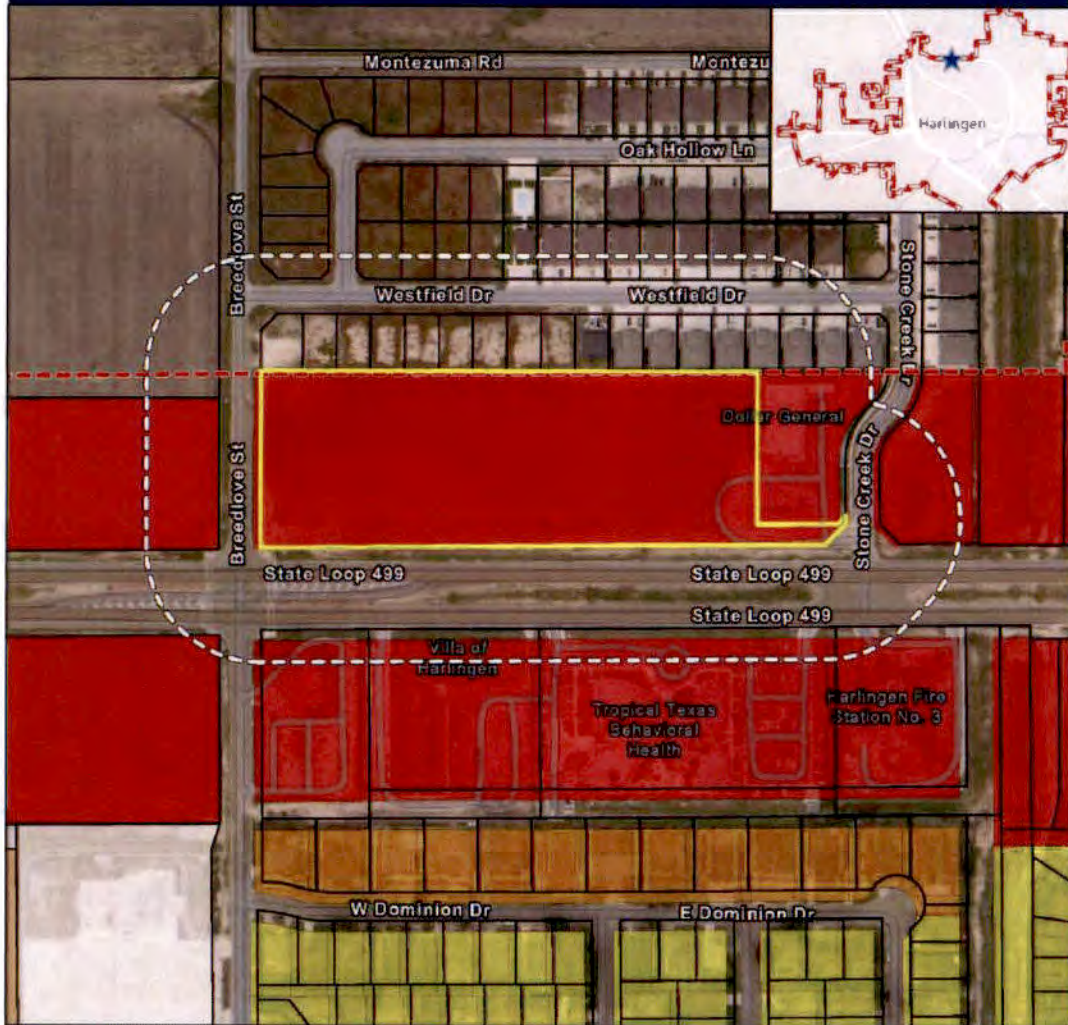


Attachment III – Zoning Map



Harlingen, Texas
Site Zone Map

Planning and Zoning Commission
SUP-2026-0015

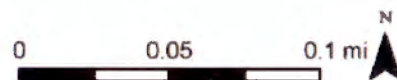


Legend

- Subject Property
- 200 ft Buffer
- Property Parcels
- City Limits

Zone

- General Retail
- Residential, Single-Family
- Residential, Triplex and Quadruplex
- Residential, Multi-Family
- Not-Designated



Attachment IV – Street View

Street view from West Loop 499



Street view from Breedlove Road



Attachment V – Aerial Map



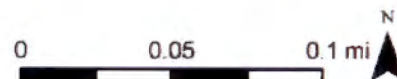
Harlingen, Texas
Site Aerial Map

Planning and Zoning Commission
SUP-2026-0015



Legend

- Subject Property
- 200 ft Buffer
- Property Parcels
- City Limits



Attachment VI – Fire Prevention Bureau



Specific Use Permit ("SUP") Routing Slip

Applicant: Elisa Vasquez c/o Terry Crocker (TTBH)

Phone No.: (210) 317-4308

Location: Northeast corner of Breedlove Street and Loop 499

Project Description: Request to amend the previously approved Special Use Permit ("SUP") to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David & Stephenson Subdivision, located on the northeast corner of Breedlove Street and North Loop 499.

Department: Fire Prevention Bureau

Approval: X YES NO

Comments: **Applicant will have to meet any code, regulation, ordinance, and standard required for a permit.**

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr.

Date: August 12, 2026

Attachment VII – Health Department



Specific Use Permit ("SUP") Routing Slip

Applicant: Elisa Vasquez c/o Terry Crocker (TTBH)

Phone No.: (210) 317-4308

Location: Northeast corner of Breedlove Street and Loop 499

Project Description: Request to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision, located on the northeast corner of Breedlove Street and North Loop 499.

Department: Health

Approval: ☒ YES ☐ NO

Same comments entered in Naviline on 7-21-2026 still apply at this time.



Signature

8-20-26____

Date

Attachment VIII – Building Inspections Division



Specific Use Permit ("SUP") Routing Slip

Applicant: Elisa Vasquez c/o Terry Crocker (TTBH)

Phone No.: (210) 317-4308

Location: Northeast corner of Breedlove Street and Loop 499

Project Description: Request to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision, located on the northeast corner of Breedlove Street and North Loop 499.

Department: Building Permits and Inspections Division

Approval: ☐ YES ☐ NO ☒ PENDING

Comments: If request is approved by the Planning Department, A Building Permit application and complete set of construction documents (Architectural and Engineering Plans) for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2024 International Building Code and Family of Codes. Windstorm Engineered plans are required with min. 140 mph wind speeds.

Raul Rodriguez

Signature

08/17/2025

Date

Attachment IX – Harlingen Police Department



Specific Use Permit ("SUP") Routing Slip

Applicant: Elisa Vasquez c/o Terry Crocker (TTBH)

Phone No.: (210) 317-4308

Location: Northeast corner of Breedlove Street and Loop 499

Project Description: Request to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision, located on the northeast corner of Breedlove Street and North Loop 499.

Department: Police

Approval: ☒ YES ☐ NO

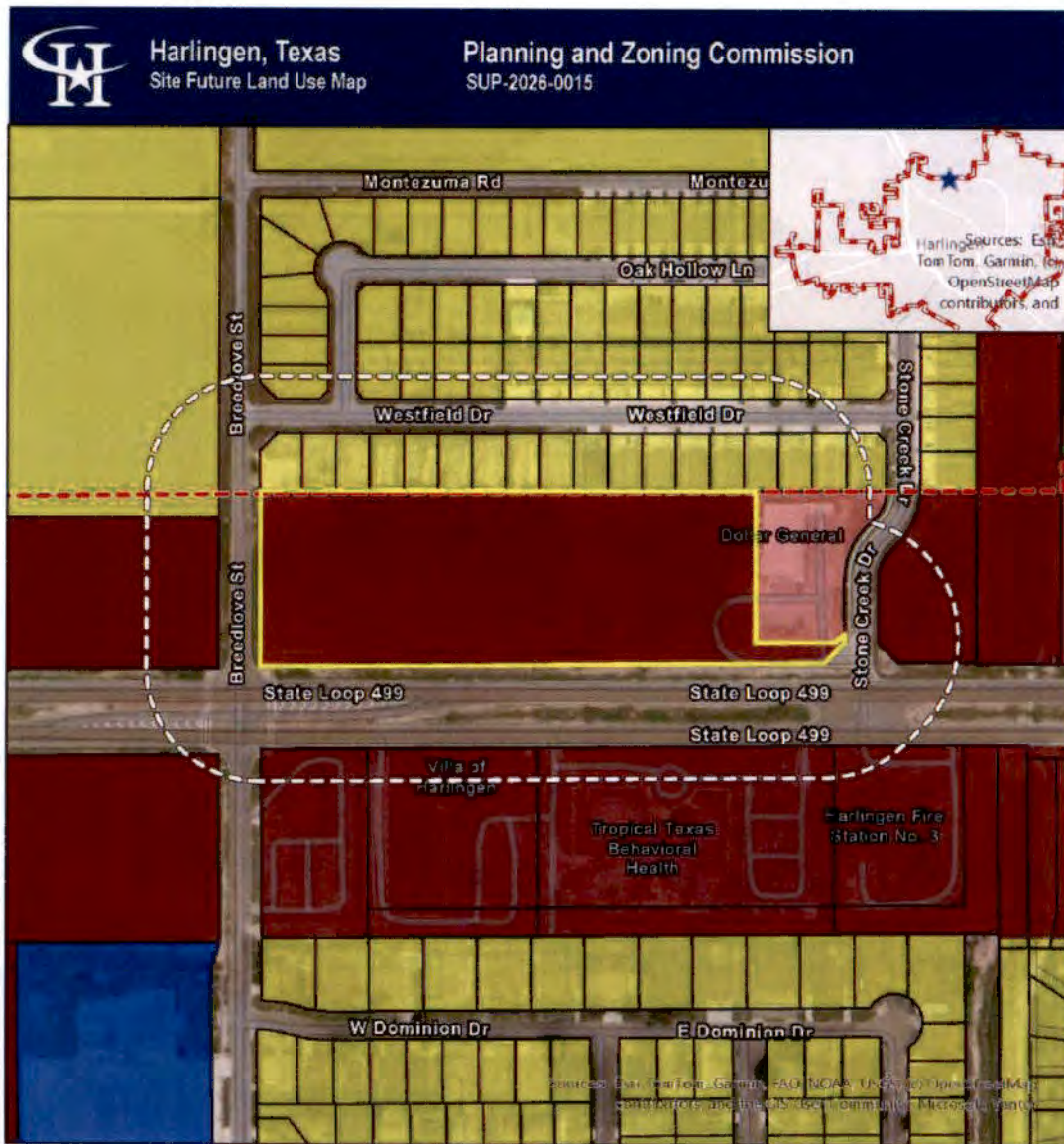
AA
Signature

8/21/26
Date

Attachment X – Applicant Rendering



Attachment XI – Future Land Use Map



Attachment XII – Previously Approved Special Use Permit Ordinance

ORDINANCE NO. 25-33

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO ALLOW A COMMUNITY RESIDENTIAL FACILITY IN A GENERAL RETAIL ("GR") DISTRICT ON A PROPERTY BEARING A LEGAL DESCRIPTION OF 5.9236 ACRES OF LAND OUT OF 8.1670 ACRES OUT OF BLOCK 55, DAVID & STEPHENSON SUBDIVISION, LOCATED AT THE SOUTHEAST CORNER OF BREEDLOVE STREET AND NORTH LOOP 499. APPLICANT: ALAN OZUNA

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Special Use Permit (SUP) to allow an unmanned battery storage facility in a General Retail ("GR") District allow a Community Residential Facility in a General Retail ("GR") District on a property bearing a legal description of 5.9236 acres out of 8.1670 acres out of Block 55, David & Stephenson Subdivision, located on the southeast corner of Breedlove Street and North Loop 499, as shown in Exhibit A, subject to:

1. Complying with the requirements administered by Planning and Zoning, Building Inspections and Fire Prevention Departments.
2. Providing and maintaining the required parking in accordance with City Regulations.
3. Only three rooms within the diversion/respite services facility would be allowed for overnight stay; and
4. The applicant must obtain and maintain the proper State and City permits.

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

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

FINALLY ENACTED this 18th day of June, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

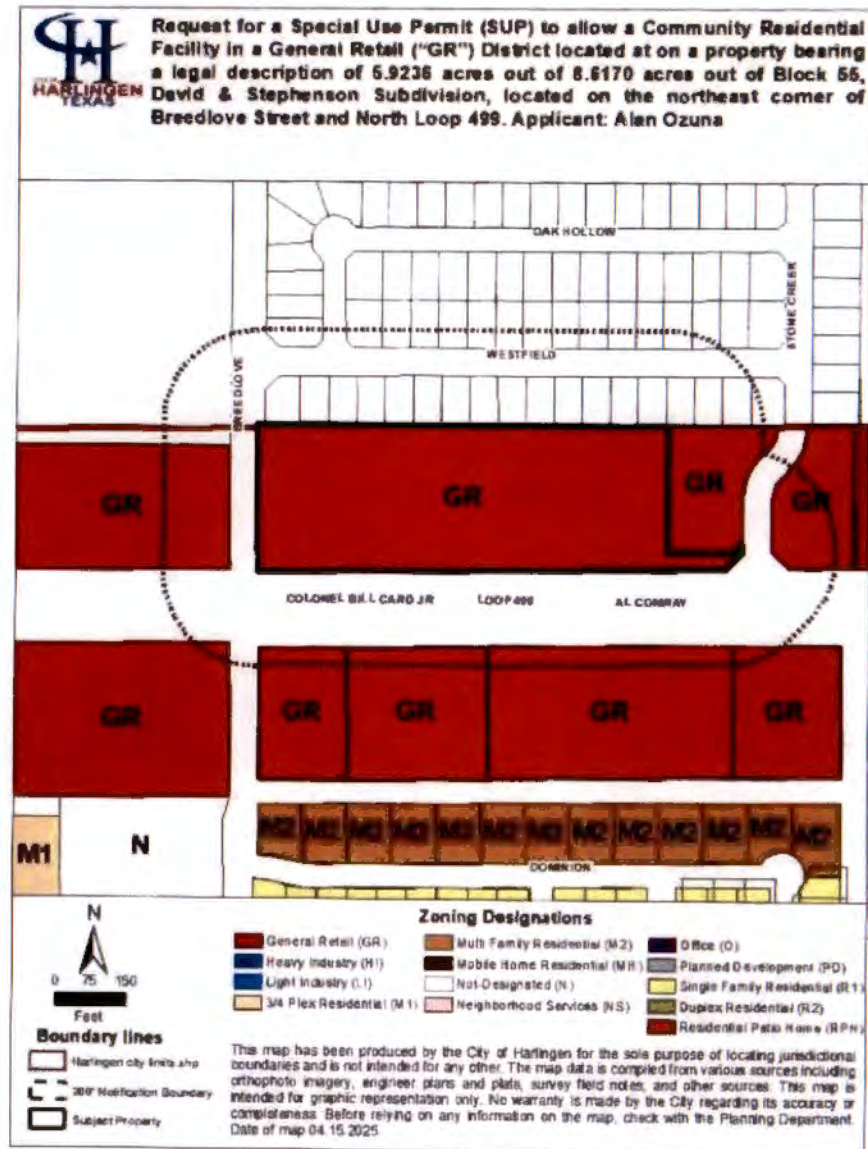

Norma Salceda, Mayor

ATTEST:


Mayra Herrera, City Secretary

Attachment XII – Previously Approved Special Use Permit Ordinance

Exhibit "A"



Attachment XII – Previously Approved Special Use Permit Ordinance

Exhibit "B"



ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: AMENDING THE PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP) TO TEXAS TROPICAL BEHAVIORAL HEALTH TO ALLOW A COMMUNITY RESIDENTIAL FACILITY IN A GENERAL REAIL ("GR") DISTRICT, LOCATED ON A PROPERTY BEARING A LEGAL DESCRIPTION OF 6.546 ACRES, MORE OR LES, BEING A PORTION OF A 13.674 -ACRE TRACT OF LAND OUT OF BLOCK 55, DAVID AND STEPHENSON SUBDIVISION, LOCATED ON THE NORTHEAST CORNER OF BREEDLOVE STREET AND WEST LOOP 499 PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) and Ordinance 2025-33 establishing the original Special Use Permit (SUP) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

To amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision.

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

particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

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

1. The applicant shall comply with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Marshal's Office, Health Department, and Police Department.
2. The applicant shall provide and maintain the required parking in accordance with applicable City regulations.
3. The applicant shall obtain and maintain all required State and City permits.

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

FINALLY ENACTED this ____ day of _____, 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, CHAPTER 551.

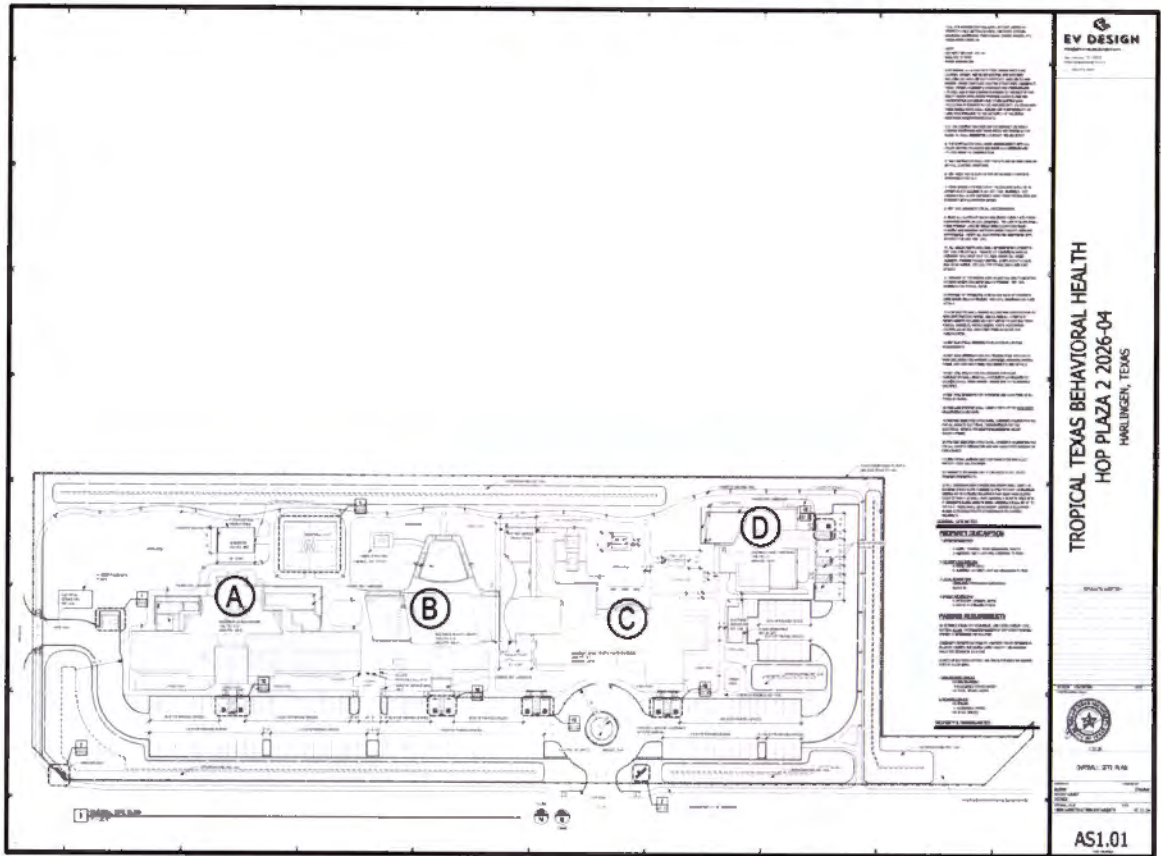
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

Exhibit "A"



79

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on Second and Final Reading to authorize the closing, vacating, abandonment, and to sell a 0.129 of an acre (approximately 5,612 square foot) tract out of a 20-foot alley, of the Benoist Addition, and being a portion of the north 10.00 feet of Lots 7-12, located between 901 W. Harrison Avenue and 914 W. Tyler Avenue, and to authorize the City Manager to execute all documents for the conveyance and release of alley right-of-way to Frost National Bank. Applicant: Frost National Bank, c/o Ross Wood

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

Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- June 16, 2026 – Letter requesting abandonment submitted to the City; application deemed incomplete pending submittal of the required letters from the utility companies and the appraisal report (**ATTACHMENT I**).
- June 26, 2026 - Memo of no objection submitted by the Engineering Department.
- July 28, 2026- Applicant submits the required letters from the utility companies; application deemed incomplete pending the appraisal report.
- August 9, 2026 – Appraisal report is submitted; application deemed complete.
- August 15, 2026 – In accordance with State and Local law, notice of public hearing for abandonment published in the Valley Morning Star.
- September 2, 2026 - Public hearing and consideration of requested abandonment via 1st Ordinance Reading scheduled before the City Commission.
- September 16, 2026 – Pending approval of 1st Ordinance Reading, consideration of approval of 2nd Ordinance Reading scheduled before the City Commission.

Summary

- The applicant is requesting the abandonment of an existing 20 ft. alley that is located between Tyler and Harrison Avenues and between "H" and "I" Streets. The purpose of the abandonment is to allow for a commercial bank to be developed on the subject property.
- The subject alley proposed for abandonment is 20 feet wide and 265 feet in length. The existing alley is currently occupied with a 6" water main, 8" sewer main, gas line, and electrical facilities. The applicant is proposing to replat the twelve existing lots into one larger lot, and relocate the existing facilities within a dedicated easement. The proposed replat is pending the approval of the abandonment (**ATTACHMENT II-V**).

- The requested alley abandonment has been reviewed and approved by the City Engineering Department and the Public Works Department (**ATTACHMENT VIII**). The appropriate utility companies have also reviewed and approved the requested abandonment with the condition that the existing facilities are relocated to the satisfaction of the utility companies within the required utility easement. (**ATTACHMENT VI-XV**).
- The market value of the subject right-of-way as determined by the appraisal is \$80,000 (**ATTACHMENT XVI**).
- To the present, the Planning and Zoning Department has not received any objection from surrounding property owners for the proposed request.

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 abandonment with the following conditions:

1. Relocating the existing facilities to the satisfaction of the respective utility companies;
2. Dedicating the required utility easement; and
3. Paying the appraised value of the property plus closing costs.

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

Comments:

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

Attachment I

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:

In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550

Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.



PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Frost Bank c/o Ross Wood

Property Owner Phone: (210) 220-5842

Property Owner Email: [REDACTED]

Property Owner Address: 111 W. Houston St., San Antonio, TX 78205

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)

Applicant Name: Brandon Breazeale

Applicant Phone: (210) 375-9000

Applicant Email: [REDACTED]

Applicant Address: 2000 NW Loop 410, San Antonio, TX 78213

PROPERTY INFORMATION

Project Address: 914 W Tyler Ave & 904 W Harrison Ave

Property/GEO ID: 15-7000-0020-0010-00

(If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): BENORST SUBDIVISION N10' OF 20' ALLEY ALLEY E&W LOTS 1-5 & W30' LOT 6 BLK 2

Current Zoning: Commercial

(If unknown, check our [Interactive Zoning Map](#) or have staff verify your zoning)

Proposed Zoning: Commercial

(If unknown, visit or call the Planning Division staff)

Current Land Use: Commercial

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):

Requesting abandonment of alleyway between listed addresses and replat to consolidate into one property to construct a commercial bank with drive-thru lanes

Select Application Type (Select all that apply):

Land Use Changes

- ☐ Rezoning Request - \$250
- ☐ Special Use Permit - \$250
- ☐ Planned Development District - \$250
- ☐ Voluntary Annexation Request/Initial Zoning - \$0
- ☐ Comprehensive Plan Amendment Request - \$250

Zoning Board of Adjustment (ZBA)

- ☐ Zoning Variance Request (ZBA) - \$250
- ☐ Zoning Special Exception (ZBA) - \$250
- ☐ Administrative Appeal (ZBA) - \$125

Subdivision/Platting:

- ☐ Preliminary Construction Plans/Final Plat - \$150
- ☒ Replat - \$250
- ☐ Vacating Plat - \$50
- ☐ Subdivision Variance - \$25 (each)

Other Requests:

- ☐ License to Encroach - \$250
- ☒ Right-of-Way/Utility Easement Abandonment - \$0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:

- A. Application Fee (Check or card only. No cash accepted)
- B. Valid Photo ID

Attachment I cont.

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

- C. Warranty Deed
- D. Authorization Letter from Owner (if applicant is not the owner)
- E. Entity documents

Rezoning:

- A. Written statement describing the proposed use(s) of the subject property
- B. Survey/Survey Plat
- C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:

- A. Written statement describing the proposed use(s) of the subject property
- B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
- C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:

- A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
- B. Written statement describing the purpose of the request (For Administrative Appeals Only).
- C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:

- A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
- B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:

- A. Written statement describing the purpose of the request
- B. Survey
- C. Metes & Bounds description
- D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
- E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:

- A. Written petition by owner(s) requesting annexation
- B. Survey
- C. Metes & Bounds description

CERTIFICATION

- ☒ I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
- ☒ I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
- ☒ I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
- ☒ I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Property Owner Name & Signature: Ross Wood Ross Wood Date: 06/16/2026

Authorized Representative Name & Signature: Brandon Breazeale Brandon Breazeale Date: 6/16/2026

OFFICE USE ONLY:

Date Submitted: _____ Date Deemed Complete: _____ Application Fee Paid: \$ _____
Case #: _____ Receipt #: _____ Received By (Initials): _____

PAPE-DAWSON

MEMO

TO: City of Harlingen Planning & Development Department
502 East Tyler Avenue,
Harlingen, Texas 78550

DATE: 5/29/2026

FROM: Brandon Breazeale, P.E.

PROJECT NO.: 14010-01

cc: Curtis Lee, P.E.

RE: Frost Financial Center - Harlingen

To Whom It May Concern:

This letter states the purpose of the request to abandon the public alleyway located between 904 West Harrison Avenue and 914 West Tyler Avenue in Harlingen, Texas and re-plot the parcels into one undivided lot.

The requested abandonment allows for the acquisition and consolidation of the alleyway with the adjoining properties at 904 West Harrison Avenue and 914 West Tyler Avenue, creating a single, unified parcel. The consolidated property is proposed to be developed as a commercial bank to provide financial services to the surrounding community.

The proposed commercial use complies with the existing zoning classification for the property. Should you have questions or require additional information, please do not hesitate to contact the Pape-Dawson offices.

Sincerely,
Pape-Dawson


Brandon Breazeale, P.E.
Project Manager

P:\14010\PA01\1_Admn\13_Correspondence\14010-01-Purpose of REQUEST LETTER\14010-01-PURPOSE OF REQUEST LETTER.DOCX

Attachment I cont.

June 9, 2026

City of Harlingen
Planning & Development Department
Planning Division
502 E. Tyler Ave.
Harlingen, Texas 78550

Attn: Planning & Development Department

Re: Frost Financial Center – Harlingen

This letter hereby authorizes Frost Bank (ATTN: Ross Wood) to act a signing agent for Hess and Turner, INC. for all documents pertaining to all submittals relating to the Frost Financial Center – Harlingen Development proposed within

A 0.969 OF AN ACRE, OR 42,205 SQUARE FEET MORE OR LESS, BEING LOTS 1 THROUGH 6, BLOCK 2, AND THE 20-FOOT ALLEY DEDICATED IN, BENOIST ADDITION, CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 60, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, CONVEYED TO HESS-TURNER INC., BY DEED RECORDED IN VOLUME 782, PAGE 94, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, TRACT II, CONVEYED TO HESS-TURNER INC., BY DEED RECORDED IN VOLUME 782, PAGE 94, OF SAID OFFICIAL PUBLIC RECORDS, IN THE CITY OF HARLINGEN, CAMERON COUNTY, TEXAS,

AND A 0.831 ACRE, OR 36,182 SQUARE FEET MORE OR LESS, BEING LOTS 8 THROUGH 12, BLOCK 2, BENOIST ADDITION, CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 60, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND THE WEST 30.00 FEET OF LOT 7, OF THE SAID BENOIST ADDITION, SAVE AND EXCEPT THE NORTH 10.00 FEET OF LOTS 7 THROUGH 12, OF SAID BENOIST ADDITION, FURTHER SAVE AND EXCEPT A 217.5 SQUARE FOOT TRACT, SAID TRACTS DESCRIBED TO HESS-TURNER

Attachment I cont.

INC., BY DEED RECORDED IN VOLUME 782, PAGE 94,
OF THE OFFICIAL PUBLIC RECORDS OF CAMERON
COUNTY, TEXAS.

Hess and Turner, Inc.

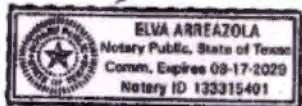
MELINDA S HESS
By: Melinda S Hess
Its: _____

State of Texas §
 §
County of Cameron §

Before me, the undersigned authority, a notary public for the
State of Texas, on this day personally appeared
Melinda S. Hess known to me to be the person
whose name is subscribed to the foregoing instrument and
acknowledge to me that he executed the same for the purpose
and consideration therein expressed.

Given under my hand and seal of office, this the 8th day
of June, 2026.

Elva Arreazola





PAPE-DAWSON

METES AND BOUNDS DESCRIPTION FOR ALLEY CLOSURE

A 0.129 of an acre, or 5,612 square feet more or less, tract out of a 20-foot alley, of the Benoist Addition, City of Harlingen, Cameron County, Texas, according to the map or plat thereof recorded in Volume 6, Page 50, of the Map Records of Cameron County, Texas, and being a portion of the north 10.00 feet of Lots 7 through 12, of said Benoist Addition, said tract described to Hess-Turner Inc., by deed recorded in Volume 782, Page 94, of the Official Public Records of Cameron County, Texas. Said 0.129 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a point on the east right-of-way line of South I Street, a 60-foot public right-of-way, at a southwest corner of called Tract II, as described in said Volume 782, Page 94, for the northwest corner of this tract;

THENCE: N 89°28'17" E, along and with a south line of said Tract II, a distance of 204.00 feet to a point, being the west corner of a called Tract III, described in said Volume 782, Page 94;

THENCE: S 79°13'15" E, continuing along the south line of said Tract III, a distance of 15.30 feet to a point;

THENCE: N 89°28'17" E, continuing along said south line, a distance of 61.00 feet to a point on the west right-of-way line of South H Street, a 60-foot wide public right-of-way, for the southeast corner of said Tract III;

THENCE: S 00°31'43" E, along and with said west right-of-way line, a distance of 20.00 feet to a point at the southeast corner of a Save and Except Tract, as described in said Volume 782, Page 94, same being a northeast corner of said Tract I;

THENCE: S 89°28'17" W, departing said west right-of-way line, along and with the south line of said Save and Except Tract, same being a north line of said Tract I, Lots 7-12, a common line, a distance of 65.00 feet to a point;

THENCE: N 79°13'07" W, continuing along said common line, a distance of 15.30 feet to a point;

THENCE: S 89°28'17" W, continuing along said common line, a distance of 200.00 feet to a point on the east right-of-way line of said South I Street;

THENCE: N 00°31'43" W, along and with the east right-of-way line of said South I Street, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.129 of an acre in the City of Harlingen, Cameron County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 14075-000 by Pape-Dawson.

PREPARED BY: Pape-Dawson
Texas Registered Survey Firm # 10028800

DATE: June 24, 2026

JOB NO. 14075-000

DOC. ID. N:\CIVIL\14075-000\Word\14075-000 FN 0.129AC.docx



Brian D. Lorentson

Attachment III



Attachment IV

View from the East on "H"
Street



form revised 04/29/09

Attachment VI

Joel Olivo

From: Roberto Hernandez
Sent: Friday, June 26, 2026 5:14 PM
To: Joel Olivo; Nadia Lopez
Subject: Re: Aley Abandonment

Hello Joel,

No opposition from the Engineering team in regards to the abandonment. My only condition is that the owner ensures all utilities are properly relocated. It appears a lot of this coordination has started.

Best regards,

Roberto Hernandez, PE, CFM, MS
City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5280



From: Joel Olivo <jolivo@harlingentx.gov>
Sent: Thursday, June 25, 2026 3:32 PM
To: Roberto Hernandez <rhernandez@harlingentx.gov>; Nadia Lopez <nlopez@harlingentx.gov>
Subject: Aley Abandonment

Good afternoon,

Attached is an application submitted by Pape-Dawson on behalf of Frost National Bank for the abandonment of a 20 ft alley located between 904 W. Harrison Avenue and 914 W. Tyler Avenue. Please review and advise on the request. Thanks.

Joel Olivo
Assistant Planning and Development Director
City of Harlingen

Attachment VII

Joel Olivo

From: Ruth Trevino
Sent: Tuesday, August 11, 2026 9:06 AM
To: Joel Olivo
Subject: RE: Alley Abandonment

Good morning Joel,

Public Works does not have any objections to the alley abandonment request.

Thank you,



Ruth Trevino

PUBLIC WORKS DIRECTOR



(956) 216 5328

rtrevino@harlingentx.gov

www.harlingentx.gov

404 54th St., Harlingen, TX 78550

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From: Joel Olivo <jolivo@harlingentx.gov>
Sent: Monday, August 10, 2026 11:14 AM
To: Ruth Trevino <rtrevino@harlingentx.gov>
Subject: FW: Alley Abandonment

Hi Ruth,

Please advise if you have any objections to the abandonment request. The applicant is proposing a Frost Bank on the property. Thanks.

Attachment VIII



May 21, 2026

FROST FINANCIAL CENTER
c/o Ryan Herbert
2000 Northwest Loop 410,
San Antonio, TX 78213

Re: Request for alley abandonment at 901 W. Harrison Ave., Harlingen, Texas & 914 W. Tyler Ave., Harlingen, Texas

To Whom It May Concern,

AEP Texas Inc (AEP) has reviewed your request to abandon a 20-foot alley Right-of-Way adjacent to Lots 1 through 12, Block 2, of the **BENOIST SUBDIVISION**, Cameron County, Texas.

We have electrical facilities within this portion of the alley at or around said Lot(s) of the **BENOIST SUBDIVISION**, Cameron County, Texas.

Therefore, AEP will agree to the abandonment of the alley as shown on **Exhibit "A"** contingent upon your agreement to pay for the costs associated with the relocation of all AEP equipment within said alleyway.

AEP Texas Inc. does not hereby abandon any other easements on the property it might have obtained through other means.

Please provide signature reflecting your agreement to this contingency.

Sincerely,
AEP TEXAS INC

Rubi Roden
Right-of-Way Agent
Rio Grande Valley District

Name: **Ross Wood**
Title: **Senior Vice President - Properties**

EXHIBIT "A"

[illegible]

Attachment VIX

Ryan Herbert

From: Daniel Villafranco <danielvillafranco@hidcc1.org>
Sent: Monday, June 22, 2026 3:59 PM
To: Ryan Herbert
Cc: Brandon Breazeale; Izzy Arroyo; Eli Coronado
Subject: RE: Frost Harlingen | Utility Clearance Request (Alley Abandonment) | Harlingen Irrigation District No. 1

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Herbert,
Please accept this message as a letter of no- objection for your request. The Harlingen Irrigation District does not have any interests in the proposed alley right of way abandonment between 901 West Harrison Ave. and 914 W Tyler Ave . Please let us know if you have any other questions or concerns.

Thanks,

Daniel Villafranco
Supervisor
Engineering and Mapping Department
Cell: 956-535-2689
danielvillafranco@hidcc1.org



Harlingen Irrigation District C.C. #1

From: Ryan Herbert <RHerbert@pape-dawson.com>
Sent: Monday, June 22, 2026 3:07 PM
To: Daniel Villafranco <danielvillafranco@hidcc1.org>
Cc: [REDACTED]; Izzy Arroyo <iArroyo@pape-dawson.com>
Subject: Frost Harlingen | Utility Clearance Request (Alley Abandonment) | Harlingen Irrigation District No. 1

Good afternoon,

I am working on behalf of Pape-Dawson Engineers for the Frost Bank project located at 901 W. Harrison Ave. and 914 W. Tyler Ave. in Harlingen, TX.

As part of the proposed development, we are pursuing abandonment of the public alley right-of-way located between these properties. We are currently coordinating with utility providers to confirm whether any existing facilities are present within the alley and to obtain formal clearance.

Attachment X

Ryan Herbert

From: East MVECHelpdesk - No Reply <eastmvechelpdesk@magicvalley.coop>
Sent: Tuesday, June 23, 2026 10:48 AM
To: Ryan Herbert
Subject: RE: Request New Service Application Form Submission from Magic Valley Website

Magic Valley Electric Cooperative (MVEC) would like to thank you for considering us as your electric provider. Unfortunately, MVEC does not provide service in your area. Please visit www.powertochoose.org for more information about electric retail providers in your area.

Servicio eléctrico

Magic Valley Electric Cooperative (MVEC) quiere agradecerle por considerarnos para ser su proveedor de servicio eléctrico. Desafortunadamente, MVEC no proporciona electricidad en su área. Por favor visite www.powertochoose.org para mayor información sobre los proveedores de electricidad en su área.

Thank you,
MVEC HelpDesk

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

=====

Applicant Information

=====

Name: Ryan Herbert

Form of Identification: Other

If Other Form of Identification: None - Looking for email saying address is outside of your service area for civil engineering development purposes: 914 W. Tyler Ave. The city of Harlingen is requiring this email. Please reach out for more information.

Attachment XI

Ryan Herbert

From: Veronica Larraga <veronica@ccdd5.org>
Sent: Wednesday, June 24, 2026 10:11 AM
To: Ryan Herbert
Cc: Brandon Breazeale; Izzy Arroyo; Rolando Vela
Subject: RE: Frost Harlingen | Utility Clearance Request (Alley Abandonment) | Cameron County Drainage District No. 5

Good morning Ryan,

Please note that the project location does not lie within the boundaries of Cameron County Drainage District # 5; therefore, no existing facilities for the District are present within the alley.

Thank you,
Veronica

Veronica Larraga Assistant General Manager

221 E. Van Buren Ave, Suite 4
Harlingen, Texas 79550

(956) 623-6411
www.ccdd5.org



From: Ryan Herbert <RHerbert@pape-dawson.com>
Sent: Monday, June 22, 2026 3:07 PM
To: Plats CCDD5 <plats@ccdd5.org>
Cc: [REDACTED]; Izzy Arroyo <iArroyo@pape-dawson.com>
Subject: Frost Harlingen | Utility Clearance Request (Alley Abandonment) | Cameron County Drainage District No. 5

Good afternoon,

I am working on behalf of Pape-Dawson Engineers for the Frost Bank project located at 901 W. Harrison Ave. and 914 W. Tyler Ave. in Harlingen, TX.

As part of the proposed development, we are pursuing abandonment of the public alley right-of-way located between these properties. We are currently coordinating with utility providers to confirm whether any existing facilities are present within the alley and to obtain formal clearance.

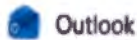
Please confirm:

1. Whether your organization has any existing facilities within the limits of the alley, and
2. If so, whether they can be abandoned, relocated, or require the reservation of an easement

Attachment XII

5/22/26, 4:15 PM

Inbox - Ryan Herbert - Outlook



FW: [EXTERNAL] FW: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

From: Ashley Lewis <ALewis@pape-dawson.com>
Date: Mon 5/18/2026 9:28 AM
To: Ryan Herbert <RHerbert@pape-dawson.com>

Felipe with Charter (spectrum)

Ashley Lewis | Civil Graduate

PAPE-DAWSON

O: 210.375.9000 | D: 210.864.3032 | E: ALewis@pape-dawson.com

From: Ashley Lewis
Sent: Monday, April 13, 2026 9:58 AM
To: 'Creado Jr., Felipe' <felipe.creado@charter.com>
Cc: [REDACTED]
Subject: RE: [EXTERNAL] FW: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

Thank you for your response.

From: Creado Jr., Felipe <felipe.creado@charter.com>
Sent: Monday, April 13, 2026 9:56 AM
To: Ashley Lewis <ALewis@pape-dawson.com>
Cc: [REDACTED]
Subject: RE: [EXTERNAL] FW: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

Charter Communications Inc. has no objection we are no longer in the easement.



Felipe Creado | Construction Coordinator III | 9565560605
1514 S. 77 Sunshine Strip #1 | Harlingen, Tx 78550

From: Ashley Lewis <ALewis@pape-dawson.com>
Sent: Thursday, April 9, 2026 11:03 AM
To: Creado Jr., Felipe <felipe.creado@charter.com>

<https://outlook.office.com/mail/inboxid/FAAALgAAAAAHYODEspmEc2byACqAC%2FEWgDAEpOpLIM80KEu81WhlJ4gAEqZcGTwAA?nativeVersion...> 1/2

Attachment XIII

5/22/26, 4:13 PM

Inbox - Ryan Herbert - Outlook

 Outlook

FW: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

From: Ashley Lewis <ALewis@pape-dawson.com>
Date: Mon 5/18/2026 9:28 AM
To: Ryan Herbert <RHerbert@pape-dawson.com>

Paul with AT&T, FYI there was a fire here and took the comms and overhead line down.

Ashley Lewis | Civil Graduate

PAPE-DAWSON

O: 210.375.5000 | D: 210.864.3032 | E: ALewis@pape-dawson.com

From: WESTON, PAUL <PW271W@att.com>
Sent: Thursday, April 9, 2026 11:04 AM
To: Ashley Lewis <ALewis@pape-dawson.com>
Cc: [REDACTED] <[REDACTED]> WESTON, PAUL <PW271W@att.com>
Subject: RE: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

Ashley,

The aerial cable that you are referring to should no longer be there. The aerial cable that was existing came from the West alley way of South I street, crossing South I street and straight into the building of the addresses giving. That building was destroyed by a fire and our cables were removed shortly after that took place. If you have any further questions, please feel free to contact me.

Thank you,

Paul Weston
SR SPECIALIST NETWORK ENGINEER
956-200-0052
PW271W@ATT.COM

From: Ashley Lewis <ALewis@pape-dawson.com>
Sent: Thursday, April 9, 2026 10:35 AM
To: WESTON, PAUL <PW271W@att.com>
Cc: [REDACTED]
Subject: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

Thanks for taking my call Paul,

See the attached site plan and availability letter & map as discussed.
We are requesting an email from AT&T stating there is no objection to the relocation or abandonment of the existing comm assuming that our future design will meet your regulations.

<https://outlook.office.com/mail/inbox/id/AAALgAAAAAHYQDEapmEc2byACoAC%2FEWYGAZpCpLk90KEk51VWkly4gAEqZsGRQAA?nativeVersion...> 1/2

Attachment XIV

Joel Olivo

From: Gabriel E. Trevino <getrevino@hwws.com>
Sent: Tuesday, July 28, 2026 8:49 PM
To: Joel Olivo
Cc: Ana Hernandez
Subject: RE: Alley Abandonment

Good Evening Joel,

We were finally able to determine that the proposed sewer line adjustment that Pape-Dawson will do will work. On the condition that all existing utilities are adjusted as reflected on the final construction plans to be used, then HWWS has no objections.

Sincerely,

Gabriel E. Treviño Jr., P.E., M.ASCE
Utility Engineer
Office: 956-430-8110
Email: getrevino@hwws.com



HARLINGEN
WATERWORKS
SYSTEM

From: Joel Olivo <jolivo@harlingentx.gov>
Sent: Friday, June 26, 2026 2:39 PM
To: Gabriel E. Trevino <getrevino@hwws.com>
Cc: Ana Hernandez <ahernandez@harlingentx.gov>
Subject: Alley Abandonment

Hi Gabriel,

The Planning Department received a request from Pape-Dawson on behalf of Frost Nation Bank for the abandonment of the alley located between 901 W. Harrison and 914 W. Tyler. Please advise if HWWS has no objection to the requested abandonment or if the attached emails from HWWS confirms no objection. Thanks.

Joel Olivo
Assistant Planning and Development Director
City of Harlingen

Attachment XV

Ryan Herbert

From: Casares, Rene C. <Rene.Casares@onegas.com>
Sent: Thursday, June 11, 2026 9:17 AM
To: Ryan Herbert
Cc: Elizondo, Bernardo; Izzy Arroyo; Brandon Breazeale
Subject: RE: 901 W HARRISON AVE, HARLINGEN, TX 78550
Attachments: 260526-Conceptual Gas Design_TGS Comments.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Ryan,

Attached is the relocation route we are designing for this site. It is a shorter design than your original proposal, but we do cross the proposed water line.

Our preference is to have the new utility easement recorded via separate instrument so that we can reference the document # on the letter of no objection. We can have you an estimate for the relocation by the end of next week to go to contract. For scheduling purposes, what construction timeline do you need us to meet for this relocation?

Thanks,

Rene C. Casares, P.E.

Engineering Manager – Rio Grande Valley
P: 556-444-3907, C: 956-357-2331
rene.casares@onegas.com



**Texas
Gas Service.**

A Division of ONE Gas

5902 E. Grimes Rd., Harlingen, TX 78560 | texasgasservice.com



CONFIDENTIALITY NOTICE:

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please reply and delete this message and any attachments.

From: Elizondo, Bernardo <Bernardo.Elizondo@onegas.com>
Sent: Thursday, June 11, 2026 1:22 AM
To: Casares, Rene C. <Rene.Casares@onegas.com>
Subject: FW: 901 W HARRISON AVE, HARLINGEN, TX 78550

Could you check on this proposed relocation of an existing gas line, in Harlingen

Thank You

Attachment XVI



SCROGGIN APPRAISAL SERVICES

1105 Vine Avenue, McAllen, TX 78501 (956) 668-7478

RESTRICTED APPRAISAL REPORT

Client (Intended User)- Mr. Joel Olivo
Assistant Planning & Development Director
City of Harlingen
502 E Tyler Ave
Harlingen, TX 78550

Date of Report- August 9, 2026

Effective Date of Appraisal- August 8, 2026

Intended Use- Internal Evaluation

Subject Address- North of Tyler Avenue,- Between H St & I St, Harlingen, Texas

Legal Description- SEE SURVEY

Property Interest Appraised- Fee Simple Interest

Purpose of the Appraisal- To opine a market value estimate of the subject property

Owner- City of Harlingen

Subject Property Description

Property Type- Land/Alley

Existing Use- Abandoned

Site Size- 5,612 Square Feet

Site Improvements- Asphalt Paving

Zoning- General Retail

Utilities- Electricity, Water, Sewer, Gas

Flood Zone- Appears to lie in Flood Zone C. Flood Certification advised.

Market Value Opinion- **\$80,000**

Attachment XVI

Highest and Best Use

As Improved-

N/A

As Vacant-

Assemblage with adjoining tracts and subsequent Office/Retail Development

Marketing Time-

Under 3 Months

Exposure Time-

Under 3 Months

Property Tax ID-

N/A

2025 Mkt. Assmt-

N/A

Sales History-

Per Cameron County Deed Records there are no prior sales of the subject in the past three years. No active listing of the subject is found on RGV MLS.

Scope of Work-

For each appraisal, appraiser review, and appraisal consulting assignment, an appraiser must:

- A. Identify the problem to be solved.
- B. Determine and perform the scope of work necessary to develop credible assignment results.
- C. Disclose the scope of work in the report.

Problem Identification

The client (and any other intended users) for this appraisal report is stated earlier in this report, engaged the appraiser to provide an opinion of market value for the subject of this report. No other user of this report is authorized by the appraiser. The intended use of this appraisal is for internal evaluation. The uses that this appraisal is not authorized to be used for including, but are not limited to, determining insurable value, estate planning, real estate tax assessment protest, divorce, partnership dissolutions, marketing.

Definition of Market Value

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale; the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- A. Buyer and seller are typically motivated
- B. Both parties are well informed or well advised, and each acting in what he considers his best interest.
- C. A reasonable time is allowed for exposure in the open market
- D. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- E. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition of market value used in this appraisal report is consistent with such definition appearing in a previous version of USPAP, and more precisely, the actual source is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institution Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990 and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift

Attachment XVI

Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994.

This is the same definition that appears under Regulation "Y", Section 225.62 (g) of Title XI of FIRREA.

Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42, Definitions (g).

Determination of Scope of Work

The effective date of the appraiser's opinions and conclusions is stated earlier in this report. The subject of this assignment and its relevant characteristics and assignment conditions (extraordinary assumptions, hypothetical conditions, or other conditions that affect the scope of work) are expressed herein. There are no unusual property or assignment conditions that would affect the scope of work of this assignment. The subject property is an abandoned alley. The sales comparison approach is used in estimating the market value of the fee simple estate of the subject property. The cost approach and income approach are not applicable in this appraisal.

Disclosure of Scope of Work Undertaken

The appraiser has determined that a credible opinion of value can be rendered utilizing the sales comparison approach only. The appraiser has identified the characteristics of the subject property that are relevant to the type and definition of value and intended use of the appraisal. This has been accomplished by examining appraisal district records, the subdivision plat map, applicable zoning maps and regulations, and a search of deed records. The appraiser has made a physical inspection of the subject property. The appraiser has researched appraisal district records as well as on-line deed records in search of any prior sales of the subject in the past 3 years and reported such findings. The appraiser has made the necessary research to determine the highest and best use of the subject property. This research includes, but is not necessarily limited to, zoning regulations, economic trends, supply and demand analysis. In development of the sales comparison approach, the appraiser has researched comparable land sales and listings. This research includes a thorough search of the Multiple Listing Service, Loopnet, CompStak and other public and private data sources for active listings and closed sales within a reasonable time frame in the subject area.

Environmental Statement

An environmental assessment of the subject property is beyond the scope of this report. Any reference to environmental issues indicates our research into the environmental aspects affecting the market and is not to be construed as an opinion regarding specific issues concerning the subject property unless otherwise noted in this report. If there are any environmental concerns whatsoever, the client is urged to retain an expert in that field.

No indications of adverse environmental conditions were observed by the appraiser at the property inspection.

Attachment XVI

Comparable Land Sales Adjustment Grid

Land Sale Number	Subject	Land Sale 1	Land Sale 2	Land Sale 3
Address	North of Tyler Avenue	201 W Tyler Avenue	1101 S F Street	115 E Madison Avenue
City	Hearings	Hearings	Hearings	Hearings
State	Texas	Texas	Texas	Texas
Highest & Best Use	Assemblage/Commercial	Commercial	Commercial	Commercial
Square Feet	5,612	7,000	7,700	7,000
Acres	0.13	0.16	0.18	0.16
Shape	Rectangular	Rectangular	Rectangular	Rectangular
Cash Equiv. Sale Price		\$110,000	\$109,000	\$62,500
Sale Date		July-25	September-25	April-26
Sale Price/SF		\$15.71	\$14.16	\$8.93
Time/Mkt. Adjustment		\$16.71	\$14.16	\$8.93
Time Adj. Price/SF		\$16.71	\$14.16	\$8.93
ADJUSTMENTS				
Flood Zone		\$0.00	\$0.00	\$0.00
Zoning		\$0.00	\$0.00	\$0.00
Available Utilities		\$0.00	\$0.00	\$0.00
Location		\$0.00	\$0.00	\$0.00
Size		\$0.00	\$0.00	\$0.00
Shape		\$0.00	\$0.00	\$0.00
Highest & Best Use		\$0.00	\$0.00	\$0.00
Net Percent Adjustment		0%	0%	50%
Net Adjustment per SF		\$0.00	\$0.00	\$4.46
Adjusted Sale Price/SF		\$15.71	\$14.16	\$13.39

Land Value Conclusion

5,612 Square Feet @ \$14.25/SF-	\$79,971
Rounded-	\$80,000

ORDINANCE NO. 26-_____

AN ORDINANCE TO AUTHORIZE THE CLOSING, VACATING, ABANDONMENT AND TO SELL A 0.129 OF AN ACRE (APPROXIMATELY 5,612 FOOT) TRACT OUT OF A 20-FOOT ALLEY, OF THE BENOIST ADDITION, AND BEING A PORTION OF THE NORTH 10.00 FEET OF LOTS 7-12, LOCATED BETWEEN 901 W. HARRISON AVENUE AND 914 W. TYLER AVENUE, AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL DOCUMENTS FOR THE CONVEYANCE AND RELEASE OF ALLEY RIGHT-OF-WAY TO FROST NATIONAL BANK SUBJECT TO: (1) RELOCATING THE EXISTING FACILITIES TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES; (2) DEDICATING THE REQUIRED UTILITY EASEMENT; AND (3) PAYING APPRAISED VALUE OF THE PROPERTY PLUS CLOSING COSTS;

WHEREAS, the 0.0129 of an acre (approximately 5,612 foot) tract of land being a 20-foot wide alley right-of-way, of the Benoist Addition, and being a portion of the north 10.00 feet of Lots 7-12, Cameron County, Texas; and

WHEREAS, a request has been made by Frost National Bank, which is the landowner abutting this right-of-way; for said right-of-way to be abandoned; and

BE IT ORDAINED BY THE CITY OF HARLINGEN

SECTION I: That the 0.129 of an acre (approximately 5,612 foot) tract out of a 20-foot alley, of the Benoist Addition, and being a portion of the north 10.00 feet of Lots 7-12, City of Harlingen, Cameron County, Texas according to the map or plat thereof recorded in Volume 782, Page 94, of the Map Records of Cameron County, Texas is hereby closed, abandoned and vacated, attached hereto as Exhibits "A" and "B".

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

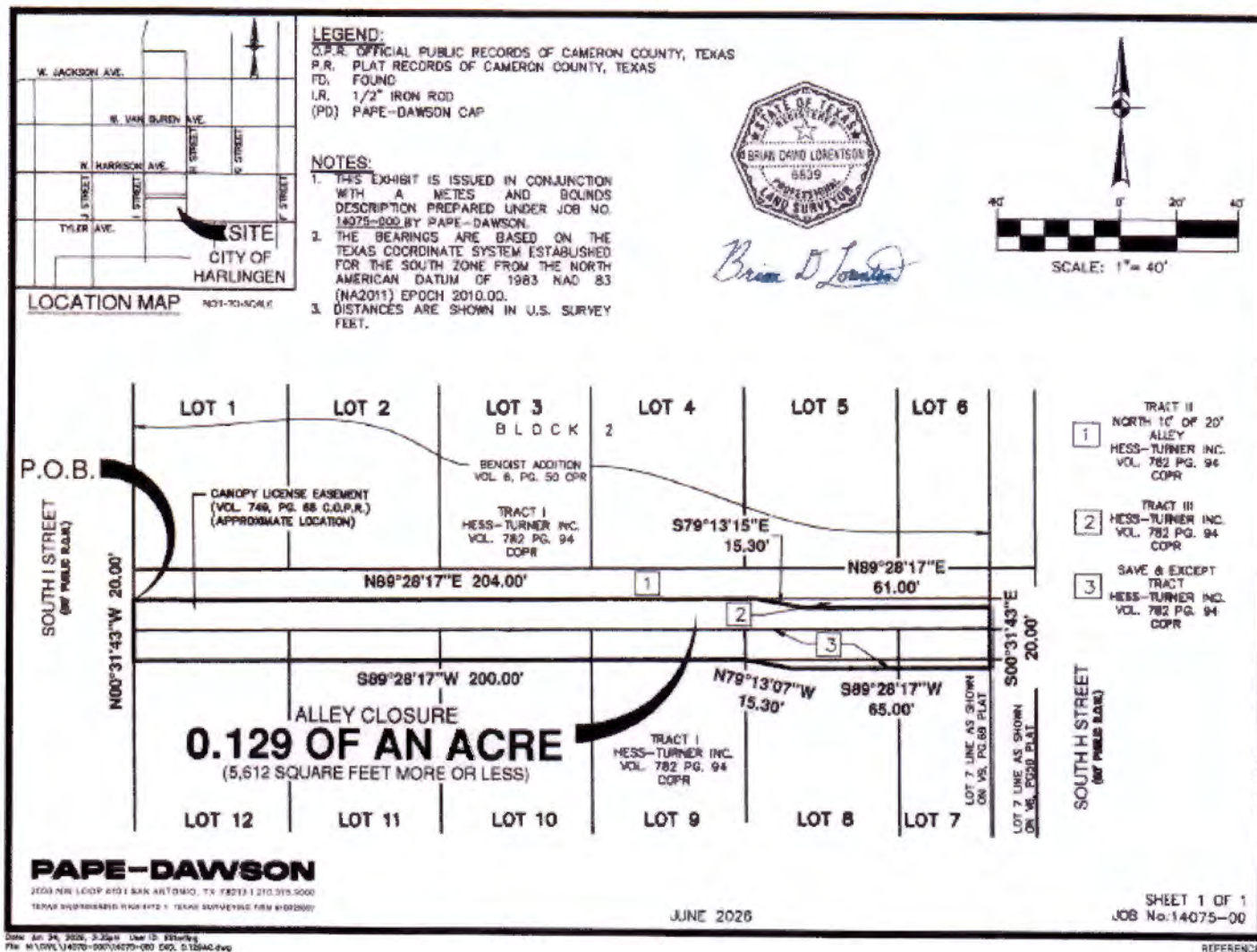
FINALLY ENACTED this _____ day of September, 2026 at a regular meeting of the Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary



PAPE-DAWSON

METES AND BOUNDS DESCRIPTION FOR ALLEY CLOSURE

A 0.129 of an acre, or 5,612 square feet more or less, tract out of a 20-foot alley, of the Benoist Addition, City of Harlingen, Cameron County, Texas, according to the map or plat thereof recorded in Volume 6, Page 50, of the Map Records of Cameron County, Texas, and being a portion of the north 10.00 feet of Lots 7 through 12, of said Benoist Addition, said tract described to Hess-Turner Inc., by deed recorded in Volume 782, Page 94, of the Official Public Records of Cameron County, Texas. Said 0.129 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a point on the east right-of-way line of South I Street, a 60-foot public right-of-way, at a southwest corner of called Tract II, as described in said Volume 782, Page 94, for the northwest corner of this tract;

THENCE: N 89°28'17" E, along and with a south line of said Tract II, a distance of 204.00 feet to a point, being the west corner of a called Tract III, described in said Volume 782, Page 94;

THENCE: S 79°13'15" E, continuing along the south line of said Tract III, a distance of 15.30 feet to a point;

THENCE: N 89°28'17" E, continuing along said south line, a distance of 61.00 feet to a point on the west right-of-way line of South H Street, a 60-foot wide public right-of-way, for the southeast corner of said Tract III;

THENCE: S 00°31'43" E, along and with said west right-of-way line, a distance of 20.00 feet to a point at the southeast corner of a Save and Except Tract, as described in said Volume 782, Page 94, same being a northeast corner of said Tract 1;

THENCE: S 89°28'17" W, departing said west right-of-way line, along and with the south line of said Save and Except Tract, same being a north line of said Tract 1, Lots 7-12, a common line, a distance of 65.00 feet to a point;

THENCE: N 79°13'07" W, continuing along said common line, a distance of 15.30 feet to a point;

THENCE: S 89°28'17" W, continuing along said common line, a distance of 200.00 feet to a point on the east right-of-way line of said South I Street;

THENCE: N 00°31'43" W, along and with the east right-of-way line of said South I Street, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.129 of an acre in the City of Harlingen, Cameron County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 14075-000 by Pape-Dawson.

PREPARED BY: Pape-Dawson
Texas Registered Survey Firm # 10028800

DATE: June 24, 2026

JOB NO. 14075-000

DOC. ID. N:\CIVIL\14075-000\Word\14075-000 FN 0.129AC.docx



Brian D. Lonsdale

7h

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on second and final reading amending Chapter 2 of the Code of Ordinances by adding Article IX "Coordination of meetings of the City Boards and Corporations" requiring the Harlingen Airport Board, the Utility Board of Trustees of the Harlingen Waterworks System, the Harlingen Economic Development Corporation and the Harlingen Community Improvement Board to adopt annual regular meetings schedules that do not conflict with meetings of the City Commission or with one another. Attachment (**City Manager**)

Prepared By: Gabriel Gonzalez
City Manager

Signature:

Brief Summary:

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:

GG

Comments:

City Attorney's approval:

MA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS, AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES BY ADDING ARTICLE IX. "COORDINATION OF MEETINGS OF CITY BOARDS AND CORPORATIONS"; REQUIRING THE HARLINGEN AIRPORT BOARD, THE UTILITY BOARD OF TRUSTEES OF THE HARLINGEN WATERWORKS SYSTEM, THE HARLINGEN ECONOMIC DEVELOPMENT CORPORATION, AND THE HARLINGEN COMMUNITY IMPROVEMENT BOARD TO ADOPT ANNUAL REGULAR MEETING SCHEDULES THAT DO NOT CONFLICT WITH MEETINGS OF THE CITY COMMISSION OR WITH ONE ANOTHER; PRESCRIBING PROCEDURES FOR SPECIAL AND EMERGENCY MEETINGS; ESTABLISHING A MASTER MEETING CALENDAR; DIRECTING CONFORMING BYLAW AMENDMENTS; AND PROVIDING FOR SAVINGS, SEVERABILITY, CUMULATIVE EFFECT, AND AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen is a home-rule municipality with the full power of local self-government, subject only to limits imposed by the Constitution and the general laws of this State. *Tex. Const.* art. XI, § 5; *Tex. Loc. Gov't Code* § 51.072; *Dall. Merch.'s & Concessionaire's Ass'n v. City of Dallas*, 852 S.W.2d 489, 490–91 (Tex. 1993);

WHEREAS, the Harlingen Airport Board manages, operates, and controls Valley International Airport under authority delegated by the Harlingen City Charter, Article IX, Municipal Airport and by Chapter 8, Article II] of this Code, and a delegating instrument must prescribe the powers and duties of the board to which airport authority is delegated. *Tex. Transp. Code* § 22.017(a);

WHEREAS, the Utility Board of Trustees holds managing control of the Harlingen WaterWorks System under Article X. of the City Charter, and its trustees are appointed by the City Commission;

WHEREAS, the Mayor and the City Manager sit ex officio on Harlingen Airport Board and the City Commission sits ex officio on the Utility Board of Trustees so that a meeting of either body scheduled in conflict with a meeting of the City Commission or of the other body makes it impossible for those officers to occupy seats the Charter itself created, and defeats the Charter's own design;

WHEREAS, members of the City Commission also attend meetings of Covered Entities on which they hold no seat, in order to remain informed of the business of the City's airport, utility, and development corporations and to coordinate that business with the work of the City Commission, and conflicting meeting times defeat that attendance as well;

WHEREAS, the Harlingen Economic Development Corporation is a Type A corporation and the Harlingen Community Improvement Board is a Type B corporation, each created by the City as its authorizing municipality; the City approves all programs and expenditures of each corporation and is entitled to its books and records at all times, *Tex. Loc. Gov't Code* § 501.073; each director is appointed by the City Commission and may be removed at any time without cause, *id.* §§ 504.051(b), 505.051(c); each corporation is a governmental body for purposes of the Open Meetings Act, *id.* § 501.072; and each must conduct its board meetings within the City's boundaries, *id.* §§ 504.054(a), 505.055(a);

WHEREAS each of these bodies is subject to Chapter 551 of the Texas Government Code and must give notice of every meeting for at least 72 hours before the meeting convenes, *Tex. Gov't Code* §§ 551.002, .041, .043;

WHEREAS, these bodies govern the City's airport, its water and wastewater utility, and its economic development corporations, and their business regularly requires the attendance or participation of the Mayor, members of the City Commission, the City Manager, City staff, and the same segment of the interested public;

WHEREAS meetings scheduled in conflict with one another and with meetings of the City Commission impair that attendance, fragment public participation, and unnecessarily burden the City's administrative staff; and

WHEREAS, the City Commission finds that coordinating regular meeting dates and times serves the public interest in open, accessible, and efficiently administered government, and that this Article should not prevent anybody from convening a special or emergency meeting when its business requires;

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

SECTION 1. FINDINGS

The recitals above are found to be true and are adopted as findings of the City Commission.

SECTION 2. CODIFICATION

Chapter 2, Administration of the Code of Ordinances of the City of Harlingen is amended by adding Article IX, Coordination of Meetings of City Boards and Corporations

ARTICLE IX.

. COORDINATION OF MEETINGS OF CITY BOARDS AND CORPORATIONS

Sec. 2. ____ .---Purpose.

This Article coordinates the meeting schedules of the City Commission and the Covered Entities so that officials, staff, and the public can attend and participate in each. This Article governs *when* meetings are scheduled. It does not govern what a Covered Entity may consider or decide.

Sec. 18D-____. Definitions.

In this Article:

City Secretary means the City Secretary of the City of Harlingen or that officer's designee.

Common Member means a person who holds a seat — whether voting, non-voting, or ex officio — on the City Commission and on a Covered Entity, or on two or more Covered Entities. The Mayor and the City Manager are Common Members.

Conflict means, as between two meetings:

- (1) that both are scheduled on the same calendar day and the scheduled convening time of one falls within the period beginning two hours before and ending two hours after the scheduled convening time of the other; or
- (2) that both are scheduled to be in session at the same time.

[Optional, if the Commission wants a bright line: "Conflict" also means that a meeting of a Covered Entity is scheduled on the same calendar day as a regular meeting of the City Commission.]

Covered Entity means each of the following:

- (1) the Harlingen Airport Board;
- (2) the Utility Board of Trustees of the Harlingen WaterWorks System;
- (3) the Economic Development Corporation of Harlingen (Type A); and
- (4) the Harlingen Community Improvement Board (Type B).

The term includes any committee or subcommittee of a Covered Entity that is itself subject to Chapter 551 of the Texas Government Code.

Emergency Meeting means a meeting or agenda item noticed under *Tex. Gov't Code* § 551.045.

Master Meeting Calendar means the calendar maintained under Sec. 2-____ of this Article.

Meeting has the meaning assigned by *Tex. Gov't Code* § 551.001(4).

Regular Meeting means a meeting held on a date and at a time fixed by an Annual Schedule adopted under this Article.

Special Meeting means any meeting other than a Regular Meeting or an Emergency Meeting.

Sec. 2-____. City Commission schedule; anchor date.

On or before _____ of each year, the City Commission shall adopt and file with the City Secretary its schedule of regular meeting dates and times for the following fiscal year. That schedule controls, and every Annual Schedule adopted under this Article must be built around it.

Sec. 2-____. Annual Schedule required.

(a) On or before _____ of each year, each Covered Entity shall adopt an Annual Schedule fixing the date, time, and place of each of its Regular Meetings for the fiscal year beginning that fiscal year.

(b) An Annual Schedule must provide for at least the number of regular meetings required by the Charter, by state law, or by the Covered Entity's bylaws, and in no event fewer than one each calendar quarter.

(c) An Annual Schedule may not create a Conflict with a regular meeting of the City Commission or with a Regular Meeting of another Covered Entity.

(d) An Annual Schedule may not under any circumstance create a Conflict with a meeting of a body on which a Common Member sits. The conflict-resolution procedure of Sec. 2-____ does not authorize such a Conflict.

(e) Each Covered Entity shall file its adopted Annual Schedule with the City Secretary within five business days after adoption.

Sec. 2-____. Master Meeting Calendar; conflict resolution.

(a) The City Secretary shall maintain a Master Meeting Calendar showing the regular meetings of the City Commission and the Regular Meetings of every Covered Entity, and shall publish it on the City's website.

(b) Before adopting an Annual Schedule, a Covered Entity shall consult the Master Meeting Calendar and shall request the City Secretary to confirm in writing that the proposed dates and times create no Conflict.

(c) If two proposed Annual Schedules would Conflict, the schedule first filed with the City Secretary has priority. The Covered Entities shall confer and attempt to resolve the Conflict within ten business days. If they do not, the City Manager shall assign a non-conflicting date and time to the later-filing Covered Entity, and that assignment governs until the Covered Entity adopts a conforming schedule.

(d) If a Covered Entity fails to adopt and file an Annual Schedule by September 1, its Regular Meetings for the following fiscal year are set as follows until it adopts a conforming schedule:

Covered Entity	Default date	Default time
Harlingen Airport Board	_____	_____
Utility Board of Trustees	_____	_____
Economic Development Corporation of Harlingen	_____	_____
Harlingen Community Improvement Board	_____	_____

Sec. 2-____. Amendment, cancellation, and rescheduling.

(a) A Covered Entity may amend its Annual Schedule at any time by action taken in an open meeting, subject to subsection (c) of Sec. 2-____ (no Conflict) and to notice to the City Secretary within two business days.

(b) A Covered Entity may cancel a Regular Meeting. Notice of cancellation shall be given to the City Secretary as soon as practicable.

(c) A Regular Meeting moved to a date or time other than the one fixed by the Annual Schedule is treated as a Special Meeting for purposes of this Article.

Sec. 2-____. Special Meetings.

(a) A Covered Entity may call a Special Meeting whenever its business requires. Nothing in this Article limits that authority.

(b) In setting a Special Meeting, the Covered Entity shall use best efforts to select a date and time that creates no Conflict. Before notice is posted, the presiding officer or the entity's chief

executive shall consult the Master Meeting Calendar and shall request the City Secretary to identify available dates.

(c) A Special Meeting may be set at a date and time that creates a Conflict only if no reasonably available non-conflicting date and time would allow the business to be conducted when it must be conducted. In that event, the presiding officer or the entity's chief executive shall file with the City Secretary, before or contemporaneously with the posting of notice, a brief written statement identifying the Conflict and the reason a non-conflicting date was not available.

(d) If a Special Meeting would Conflict with a meeting of a body on which a Common Member sits, the Covered Entity shall give actual notice to each affected Common Member before notice of the Special Meeting is posted, and shall accommodate that member's availability so far as the business to be conducted permits. Subsection (c) does not excuse a failure to give that notice.

(e) The statements and notices required by subsections (c) and (d) are not a condition of the validity of the meeting or of any action taken at it.

Sec. 2-____. Emergency Meetings.

This Article does not apply to an Emergency Meeting or to an emergency addition to an agenda under *Tex. Gov't Code* § 551.045. The Covered Entity shall notify the City Secretary of an Emergency Meeting at the time notice is posted.

Sec. 2-____. Attendance by officials who are not members.

(a) Members of the City Commission and members of each Covered Entity may attend the meetings of the other bodies subject to this Article. Schedules adopted under this Article shall be set so as to permit that attendance.

(b) Attendance under this section does not authorize a quorum of any body to deliberate business within that body's jurisdiction while attending the meeting of another body. If a quorum of a body will attend a meeting of another body and deliberate business within the attending body's jurisdiction, the attending body shall post notice of its own meeting under Chapter 551 of the Texas Government Code. *Tex. Gov't Code* §§ 551.001(4), .041.

Sec. 2-____. Corporations; conforming bylaws.

(a) Within 60 days after the effective date of this Article, the Economic Development Corporation of Harlingen and the Harlingen Community Improvement Board shall each amend their bylaws to conform to this Article and shall file the amended bylaws with the City Secretary.

(b) The City Commission does not approve any program or expenditure of either corporation that is inconsistent with this Article. *Tex. Loc. Gov't Code* § 501.073(a).

Sec. 2-____. Effect of noncompliance.

(a) A failure to comply with this Article does not invalidate a meeting, does not affect the validity of any action taken at a meeting, and does not create a cause of action against the City, a Covered Entity, or any officer, director, trustee, or employee.

(b) The City Secretary shall report each failure to comply to the City Commission at its next regular meeting. The City Commission may consider a member's record of compliance in exercising its powers of appointment and removal.

Sec. 2-____. Construction; savings.

(a) This Article is cumulative of all other ordinances of the City and does not repeal any prior ordinance except to the extent of an irreconcilable conflict.

(b) This Article yields to the City Charter, to the general laws of this State, and to federal law. If any application of this Article would conflict with the Charter or with state or federal law, that application is void and the remainder of the Article stands.

(c) Nothing in this Article shortens, extends, or otherwise modifies any notice requirement of Chapter 551 of the Texas Government Code.

SECTION 3. SEVERABILITY

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect any other provision or application that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

SECTION 4. OPEN MEETINGS

The City Commission finds that this meeting was open to the public and that public notice of the time, place, and subject matter of this meeting and of the deliberations conducted here was given as required by Chapter 551 of the Texas Government Code.

SECTION 5. EFFECTIVE DATE

This Ordinance takes effect immediately upon passage and publication as required by law, except that Sec. 2-____ (Annual Schedule required) first applies to the fiscal year beginning October 1, ____.

PASSED AND APPROVED on this the ____ day of _____, 20____.

CITY OF HARLINGEN, TEXAS

By: _____

Norma Sepulveda, Mayor *[confirm]*

ATTEST:

City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

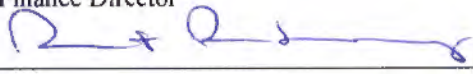
Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen's budget for Fiscal Year 2026.

Prepared By (Print Name): **Robert Rodriguez**

Title: **Finance Director**

Signature: 

Brief Summary:

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

General Fund –

Revenues increased by **\$ 511,302**

- **\$ 511,302 Department Requests**
 - Actuals exceeded by various revenue accounts total \$ 202,749
 - TML Provided check#135410 for the damages to Unit CE1001. These funds need to be moved to the Internal Services account to proceed with the repairs. \$ 15,721
 - To record capital outlay for Planning and Development Department contributed by MVW. \$ 31,545
 - Budget allocated to record Capital Outlay and Other Financing Source in accordance with GASB Standard 96 Subscription-Based Information Technology Arrangements (SBITA's) for PD's Motorola "Silver Package" and "Astro Mobile" 3-Year Subscriptions. (Note: not a real additional expense; revenue and expense offset) \$ 261,287

Expenses increased by **\$ 1,206,755**

- **\$ 1,206,755 Department Requests**
 - Media & Communications - Employee was moved from CVB to Communications & Media on 11/19/26. Amendment reflects the personnel budget changes \$ 64,197
 - Administration – Bank Fees Exceeded projection \$30,884
 - Administration – Cover the November 4, 2025, City of Harlingen General Elections Cost. \$67,444
 - Information Technologies - Purchase iPad pro 13 inch with pencil and keyboard for City Mayor \$ 2,401
 - Police - New In Blue software invoice was budgeted in this account. IT diverted funds from this account PO#099663 and PO#099662. Requesting funding to pay for our Ticket Writing Software that was allocated in this account. \$ 35,750
 - Police - Increasing for T-Mobile Cell phone data plans as rates have increased and additional plans were added for the increased hiring of personnel from the COPS grant. \$ 34,784
 - Police - Over budget projection due to water leak. \$ 5,475
 - Police - LexisNexis Online Reporting System Annual License falls under the scope of the IT Budget. IT paid the 2025 invoice in FY 2026 and states that they do not have the funds to cover the invoice for FY 2026. \$13,861
 - Police - Past several months due to global events, fuel prices have increased approximately 60% additional funding requested due to the fuel volatility. \$ 56,068
 - Police Services - T-Mobile cell phone communications subscription rate increased by provider. \$2,223
 - Police Services - Budget Allocation to record Capital Outlay and Other Financing Source in accordance with GASB Standard 96 Subscription-Based Information Technology Arrangements (SBITA's) for PD's Motorola "Silver Package" and "Astro Mobile" 3-Year Subscriptions. (Note: not real additional expense; revenue and expense offset) \$ 261,287
 - Fire – Overtime resulting from cap put on ARFF OT \$ 280,000
 - Fire – Due to unforeseen breakdowns of units \$50,700

- Street Maintenance - Maintenance and servicing of St Maint. Division vehicles and equipment. \$25,000
- Street Maintenance - Allocated expenditures associated with the Lozano Plaza Project \$9,556
- Street Cleaning - Required to provide sufficient funding for the Street Cleaning Division Overtime \$8,000
- Street Cleaning - Required to provide sufficient funding for the Street Cleaning Division Payroll \$20,600
- Street Paving - Provide sufficient funding for overtime \$38,000
- Street Paving - Provide sufficient funding for the fuel account. \$14,000
- Street Drainage - Provide sufficient funding for overtime \$21,000
- Street Drainage - Provide sufficient funding for the fuel account \$22,000
- Parks-Purchase of land - Van Buren - Lot 9 Block 61, Original Townsite of the City of Harlingen, Cameron County, Texas \$44,813
- Parks - Requested to fund the development of the Vestal Dog Park. The city will contribute \$30,000 toward the project, while the Harlingen Rotary Club will contribute \$25,000 to complete the project through a public-private partnership. \$ 30,000
- Code Compliance - TML provided check#135410 for the damages to Unit CE1001. These funds need to be moved to the Internal Services account to proceed with the repairs. \$ 15,721
- Code Compliance - To record capital outlay for Planning and Development Department contributed by MVW. \$ 31,545
- Animal Shelter – Chemical & Medical supplies actuals exceeded projection \$11,000
- Animal Shelter - Payment for PO#094756 was supposed to be done in FY 2025 and was recorded in FY 2026. The correction was done by Journal Entry. Budget Amendment #1 reflected the full remaining PO balance, need to remove the amount encumbered in FY 2025. (\$ -72,370)
- Replacement of A/C units at Fire Station No. 2, No. & No. 8 as requested by CM \$59,800
- Transfers - Approved budget for the Historic Resource Survey was not spent in FY 2025 but is being spent in FY 2026 \$ 8,000
- Transfers – to cover the All American City Award Expenses \$15,016

Hotel/Motel Fund – Restricted Fund –

Revenue Increased by \$ 37,000

- \$ 37,000 Department Requests
- Revenue actuals exceeded projection \$37,000

Harlingen Downtown Fund – Restricted Fund –

Revenue Increased by \$ 45,993

- \$ 45,993 Department Requests
- To record capital outlay for Downtown Improvement District contributed by MVW \$ 45,993

Expenses increased by \$ 46,979

- \$ 46,979 Department Requests
- In November a \$100 car allowance increase was approved. \$ 986
- To record capital outlay for Downtown Improvement District contributed by MVW \$45,993

Free Trade Bridge Fund – Restricted Fund –

Revenue Increased by \$ 155,500

- \$ 155,500 Department Requests
- Revenue actuals exceeded projection \$155,500

Expenses Increased by \$ 99,298

- \$ 99,298 Department Requests
- Local matches for RGV Metro Express for FY 2024 and FY 2025 were not invoiced until FY 2026. \$ 99,298

Harlingen Convention & Visitors Bureau Fund –

Expenses Decrease by (\$ -64,197)

- (\$ -64,197) Department Requests
- Employee was moved from CVB to Communications & Media on 11/19/26. Amendment reflects the personnel budget changes (\$-64,197)

Grant Award Fund – Restricted Fund –

Revenues Increased by **\$ 505,575**

- \$ 505,575 Grant revenue
 - Police – Allocated funds award by grant to purchase equipment FY 25-26 \$ 25,000
 - Federal Pass Thru-TxDOT Loop 499 Sidewalk funds received \$22,570
 - Federal Pass Thru - Budget to adjust the donation portion for assets purchased through the Donation of Federal Surplus Personal Property Program (CFDA 39.003). \$ 316,989
 - EDC Contribution for the All American City Award \$35,000
 - HCIB Contribution for the All American City Award \$75,000
 - DID - National Trust Historic Preservation - Approved budget for the Historic Resource Survey was not spent in FY 2025 but is being spent in FY 2026 \$ 16,000
 - General Fund Contribution for the All American City Awards \$15,016

Expenses Increased by **\$ 503,005**

- \$ 503,005 Awards and Grants
 - DID - Approved budget for the Historic Resource Survey was not spent in FY 2025 but is being spent in FY 2026 \$16,000
 - All American City Award Expenses \$125,016
 - Police - Allocated funds award by grant to purchase equipment FY 25-26 \$25,000
 - Budget to adjust the donation portion for assets purchased through the Donation of Federal Surplus Personal Property Program (CFDA 39.003) \$316,989
 - Requested to supplement the Hgn Rotary Club's donation for improvements at the Hgn Soccer Complex due to the updated pricing from the original estimates. \$20,000

Subdivision Park Fees Fund – Restricted Fund –

Revenues Increased by **\$ 34,150**

- \$ 34,150 Grant revenue
 - Revenue actuals exceeded projection \$ 34,150

Federal Forfeitures Fund – Restricted Fund –

Revenues Increased by **\$ 13,000**

- \$ 13,000 Grant revenue
 - Revenue actuals exceeded projection \$ 13,000

Sponsorships Fund – Restricted Fund –

Revenue Increased by **\$ 6,507**

- \$ 6,507 Department Requests
 - Revenue actuals exceeded projection \$6,507

Expenses Increased by **\$ 32,903**

- \$ 32,903 Department Requests
 - State of the City Address expense actuals exceeded projection \$32,903

Debt Services Fund – Restricted Fund –

Revenues Increased by **\$ 16,000**

- \$ 16,000 Grant revenue
 - Revenue actuals exceeded projection \$ 16,000

Infrastructure Fund –

Expenses increase by **\$ 372,943**

- \$ 372,943 Department Requests
 - Expenditure actuals exceeded projection \$372,943

Municipal Auditorium Fund –

Expenses increase by **\$ 84,920**

- \$ 84,920 Department Requests

- Provide sufficient funding for the utilities \$17,000
- Provide sufficient funding for the building improvements \$67,920

Sanitation Fund – Restricted Fund –

Revenue Increased by \$ 73,964

- \$ 73,964 Department Requests
- Revenue actuals exceeded projection \$73,964

Expenses Increased by \$ 202,342

- \$ 202,342 Department Requests
 - Provide sufficient funding for overtime \$30,000
 - Provide sufficient funding for loss on sale/fixed asset \$14,966
 - Provide sufficient funding for equipment \$18,000
 - To record expense and related liability for the recalculated Landfill Post Closure annual monitoring costs expected to be paid for the remainder of the post closure term. Note: this expense will be recorded through a journal entry to comply with GASB 18 and GASB 100, not an actual expenditure to the city in FY26. \$139,376

Harlingen Arts and Heritage Museum Fund –

Expenses increase by \$ 19,092

- \$ 19,092 Department Requests
 - As of November 2025, a contract labor/part-time position was converted to full time, and the Museum Coordinator position was changed to Museum Manager. Additional funding is needed to cover these personnel changes. \$12,689
 - Funding is needed to cover the building's required insurance costs. \$6,403

Tony Butler Golf Course Fund – Restricted Fund –

Revenue Increased by \$ 75,379

- \$ 75,379 Department Requests
- Revenue actuals exceeded projection \$75,379

Expenses Increased by \$ 148,723

- \$ 148,723 Department Requests
 - Budget for Bank Fees, Insurance & Debt Service Interest \$125,723
 - Salaries for part time positions added \$15,000
 - Expenditure actuals exceeded projection \$8,000

Motor Vehicle/Warehouse Fund –

Expenses increase by \$ 340,000

- \$ 340,000 Department Requests
 - Amendment necessary due to increase in cost for warehoused inventory fuel and materials for miscellaneous stock items, including an increase in City units, vehicles and equipment \$40,000
 - Amendment necessary due to increase in cost for warehoused inventory fuel and materials for miscellaneous stock items, including an increase in City units, vehicles and equipment \$300,000

Health Insurance Fund – Restricted Fund –

Revenue Increased by \$ 90,000

- \$ 90,000 Department Requests
- Revenue actuals exceeded projection \$90,000

Total – Revenues increased by \$ 1,564,370 - Expenditures increased by \$2,992,763

Funding (if applicable):

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

☐ Yes ☐ No*

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

Finance Director's approval:

☒ Yes

☐ No

☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:

GG

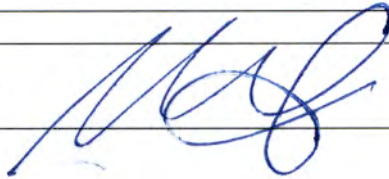
☒ Yes

☐ No

☐ N/A

Comments:

City Attorney's approval:



☒ Yes

☐ No

☐ N/A

End (Page 6 of 6)

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**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **Wednesday, September 16, 2026**

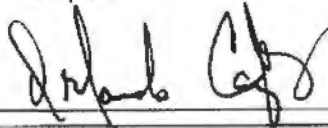
Agenda Item:

Consider and take action to approve the Development Corporation of Harlingen's final amendments to fiscal year 2025-2026 budget.

Prepared By: Orlando Campos

Title: CEO

Signature:



Brief Summary:

On August 25, 2026 the Board of the Development Corporation of Harlingen approved final amendments to the FY 2026 Budget found in the attached. The amended budget reports revenues of \$9,683,108 and total expenditures of \$8,198,050.

Funding (if applicable):

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

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

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the amended budget for the Development Corporation of Harlingen for Fiscal Year 2026.

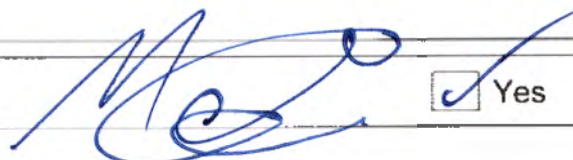
City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

RESOLUTION NO. R2026-_____

STATE OF TEXAS

COUNTY OF CAMERON

WHEREAS, the Development Corporation of Harlingen, Inc. has submitted its final proposed budget amendments for fiscal year October 1, 2025 through September 30, 2026; and

WHEREAS, the Elective Commission of the City of Harlingen, Texas has reviewed the budget amendments submitted by the Development Corporation of Harlingen, Inc. for its 2025-26 fiscal year; and

WHEREAS, the budget amendments for the Development Corporation of Harlingen, Inc. as submitted shows total projected revenues of **Nine-Million Six-Hundred Eighty-Three Thousand, One-Hundred-Eight** dollars (9,683,108) and total authorized expenditures of **Eight-Million One Hundred Ninety-Eight Thousand Fifty dollars** (8,198,050) as shown on the attached Exhibit "A", now therefore,

BE IT RESOLVED BY THE CITY OF HARLINGEN:

That the budget amendments of the Development Corporation of Harlingen, Inc., as recited hereinabove for the fiscal year commencing October 1, 2025 and ending September 30, 2026, showing total projected revenues of **Nine-Million Six-Hundred Eighty-Three Thousand, One-Hundred-Eight** dollars (9,683,108) and total authorized expenditures of **Eight-Million One Hundred Ninety-Eight Thousand Fifty dollars** (8,198,050) is hereby adopted and approved.

CONSIDERED AND ADOPTED THIS 16th day of September 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, as amended.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

Attest:

Amanda C. Elizondo, City Secretary

Harlingen Economic Development Corporation
FY 25-26 Amended Budget

Account No.

				FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
Revenues						
Taxes						
Sales Tax	191-0000-302-02-00	\$	6,829,695	\$	6,878,272	\$ 48,577
EDC/BPS Sales Tax (.00375 of BPS Sales)	191-0000-302-80-00	\$	71,258	\$	78,251	\$ 6,993
380 Proj. Reimb/BPS Developer - Add'l Retail Fac -EDC	191-0000-302-85-01	\$	139,048	\$	141,492	\$ 2,444
Taxes	191-0000-331-81-01	\$	7,040,001	\$	7,098,015	\$ 58,014
Charges for Services						
BPS Rent	191-0000-331-80-00	\$	649,483	\$	682,377	\$ 32,894
ACCT/Parking Lot	191-0000-331-90-00	\$	28,572	\$	28,572	\$ -
Charges for Services		\$	678,055	\$	710,949	\$ 32,894
Intergovernmental						
380 Proj.Reimb/BPS Developer-Add'l Retail Fac-City	191-0000-359-01-01	\$	148,291	\$	150,898	\$ 2,607
Roosevelt EDA Grant	191-0000-359-01-02	\$	1,207,934	\$	732,607	\$ (475,327)
Intergovernmental		\$	1,356,225	\$	883,505	\$ (472,720)
Interest						
TexPool	191-0000-361-06-00	\$	586,157	\$	617,438	\$ 31,281
NOW	191-0000-361-11-00	\$	12,000	\$	12,186	\$ 186
Interest		\$	598,157	\$	629,624	\$ 31,467
Miscellaneous						
Miscellaneous	191-0000-389-99-00	\$	129,210	\$	54,891	\$ (74,319)
Marketing VIA	191-0000-389-99-03	\$	100,000	\$	100,000	\$ -
Miscellaneous		\$	229,210	\$	154,891	\$ (74,319)
Other Financing Sources						
Transfer from General Fund	191-0000-391-01-00	\$	186,989	\$	206,124	\$ 19,134
Other Financing Sources		\$	186,989	\$	206,124	\$ 19,134
TOTAL REVENUES				\$	10,088,638	\$ 9,683,108
						\$ (405,529)

Harlingen Economic Development Corporation
FY 25-26 Amended Budget

		FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
Expenditures				
Administration				
Personnel Services - Payroll				
Salaries - Full time	191-8501-441-10-01	\$ 625,760	\$ 610,866	\$ (14,894)
Car Allowance	191-8501-141-10-08	\$ 31,200	\$ 30,733	\$ (467)
Personnel Services - Payroll		\$ 656,960	\$ 641,599	\$ (15,361)
Personnel Services - Benefits				
City FICA	191-8501-441-11-01	\$ 40,301	\$ 36,191	\$ (4,110)
City Medicare	191-8501-441-11-02	\$ 9,425	\$ 9,082	\$ (344)
City Retirement/TMRS	191-8501-441-11-11	\$ 62,532	\$ 58,498	\$ (4,034)
City Health Insurance	191-8501-441-11-21	\$ 57,642	\$ 53,940	\$ (3,702)
City Life Insurance	191-8501-441-11-22	\$ 273	\$ 219	\$ (54)
Worker's Compensation	191-8501-441-11-31	\$ 1,235	\$ 951	\$ (284)
Personnel Services - Benefits		\$ 171,409	\$ 156,882	\$ (12,527)
Supplies - General				
Services & Charges - General				
Communications	191-8501-441-30-02	\$ 30,000	\$ 50,204	\$ 20,204
Website Development/Maintenance	191-8501-441-30-11	\$ 1,500	\$ 2,255	\$ 755
Equipment Rental/Lease	191-8501-441-30-21	\$ 3,500	\$ 3,252	\$ (248)
Office Rental	191-8501-441-30-23	\$ 1	\$ 1	\$ -
Professional Development - Dues, Memberships,	191-8501-441-30-30	\$ 55,000	\$ 54,830	\$ (170)
Professional Development - Educational courses	191-8501-441-30-31	\$ 2,250	\$ 2,250	\$ -
Insurance	191-8501-441-30-40	\$ 27,000	\$ 27,818	\$ 818
Contract Labor	191-8501-441-30-60	\$ 5,000	\$ -	\$ (5,000)
Services & Charges - General		\$ 124,251	\$ 140,609	\$ 16,358

Harlingen Economic Development Corporation
FY 25-26 Amended Budget

Expenditures

		FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
Services & Charges Maintenance				
Maintenance - Other	191-8501-441-31-50	\$ 10,800	\$ 9,615	\$ (1,185)
Services & Charges Maintenance		\$ 10,800	\$ 9,615	\$ (1,185)
Services & Charges - Miscellaneous				
Marketing - Miscellaneous	191-8501-441-39-99	\$ 10,000	\$ 8,138	\$ (1,862)
Services & Charges - Miscellaneous		\$ 10,000	\$ 8,138	\$ (1,862)
Administration - Billboards				
Advertising / Billboards	191-8501-441-60-15	\$ 50,000	\$ 36,547	\$ (13,453)
Administration - Billboards		\$ 50,000	\$ 36,547	\$ (13,453)
Administration - Operations				
Consultants - Austin	191-8501-441-61-01	\$ 204,000	\$ 204,000	\$ -
Economic Development Studies	191-8501-441-61-03	\$ 260,000	\$ 60,135	\$ (199,865)
City Reimbursement	191-8501-441-61-05	\$ 68,000	\$ 68,000	\$ (0)
Office	191-8501-441-61-07	\$ 12,000	\$ 11,911	\$ (89)
Professional	191-8501-441-61-08	\$ 100,000	\$ 87,494	\$ (12,506)
Audit Fees	191-8501-441-61-09	\$ 10,000	\$ 10,000	\$ -
Professional Dev - Travel & Training	191-8501-441-61-10	\$ 45,000	\$ 22,944	\$ (22,056)
Meeting/Event Hosting	191-8501-441-61-18	\$ 25,000	\$ 41,305	\$ 16,305
Administration - Operations		\$ 724,000	\$ 505,789	\$ (218,211)
Total Administration		\$ 1,747,420	\$ 1,501,180	\$ (246,240)

Harlingen Economic Development Corporation
FY 25-26 Amended Budget

Marketing
 Services & Charges - Miscellaneous
 Marketing Misc.- Prospect Hosting
 Services & Charges - Miscellaneous
 Marketing
 Direct Mail
 Travel
 Advertising
 Marketing

191-8502-441-39-99

191-8502-441-62-07
191-8502-441-62-10
191-8502-441-62-18

FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
\$ 30,000	\$ 31,840	\$ 1,840
\$ 30,000	\$ 31,840	\$ 1,840
\$ 200	\$ 281	\$ 81
\$ 115,000	\$ 124,438	\$ 9,438
\$ 275,000	\$ 222,407	\$ (52,593)
\$ 390,200	\$ 347,126	\$ (43,074)

Business Incentives Other
 Direct Business Incentives

FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
\$ 862,000	\$ 473,397	\$ (388,603)

Harlingen Economic Development Corporation
FY 25-26 Amended Budget

		FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
Development Corp. Other				
Other				
TSTC Goal Line/VIDA/Other Institutions	191-8515-441-68-13	\$ 250,000	\$ 199,000	\$ (51,000)
UTRGV - Entrepreneurship Training	191-8515-441-68-29	\$ 40,000	\$ 40,000	\$ -
WFS Cameron	191-8515-441-68-31	\$ 10,000	\$ 10,000	\$ -
Job Training Initiatives (TMAC AIM)	191-8515-441-68-40	\$ 10,000	\$ 4,200	\$ (5,800)
Harlingen Industrial Park Improvements	191-8515-441-68-51	\$ 50,000	\$ 10,000	\$ (40,000)
Grand Entrance at Roosevelt	191-8515-441-68-52	\$ 3,718,000	\$ 907,657	\$ (2,810,343)
The Park at Roosevelt EDA	191-8515-441-68-50	\$ 1,370,916	\$ 798,300	\$ (572,616)
The Park at Roosevelt Improvements Soft Costs(nc	191-8515-441-68-53	\$ 100,000	\$ 101,566	\$ 1,566
Project Organic	191-8515-441-68-54	\$ 600,000	\$ 155,735	\$ (444,265)
BRE & Workforce Events, SBC, Startup	191-8515-441-68-55	\$ 13,000	\$ 12,621	\$ (379)
Project EYE	191-8515-441-68-56	\$ -	\$ 888,034	\$ 888,034
Other		\$ 6,161,916	\$ 3,127,113	\$ (3,034,803)
Services & Charges Misc.				
Property Taxes	191-8515-442-39-99	\$ 305,000	\$ 309,341	\$ 4,341
Services & Charges Misc.		\$ 305,000	\$ 309,341	\$ 4,341

Harlingen Economic Development Corporation
FY 25-26 Amended Budget

		FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
Debt Services				
Other Financing Uses				
Debt Service - Principal	191-9901-951-90-01	\$ -	\$ 1,735,000	\$ 1,735,000
BPS Bonds	191-9901-951-90-02	\$ 533,167	\$ 533,167	\$ -
Paying Agent Fees	191-9901-951-90-05	\$ 1,000	\$ 1,150	\$ 150
Bass Pro Dev. 83/77	191-9901-951-90-20	\$ 139,048	\$ 138,736	\$ (312)
Other Financing Uses		\$ 673,215	\$ 2,408,053	\$ 1,734,838
TOTAL EXPENDITURES		\$ 10,169,751	\$ 8,198,050	\$ (1,971,701)
EXCESS REVENUES OVER EXPENDITURES		\$ (81,113.34)	\$ 1,485,058	\$ 1,566,172

Cash Flow Analysis (Estimated)

Beginning Cash Balance		\$ 14,999,890	\$ 14,999,890
+ Revenues		\$ 10,088,638	\$ 9,683,108
- Expenditures		\$ 10,169,751	\$ 8,198,050
Ending Cash Balance		\$ 14,918,777	\$ 16,484,949
Reserve Account		\$ 2,000,000	
Other Funds (Land)		\$ 1,832,094	
Total All Funds		\$ 18,750,871	\$ 20,317,043

**AGENDA ITEM
EXECUTIVE SUMMARY**

9(2)

Meeting Date: **September 16, 2026**

Agenda Item:

Public hearing for the request to release from the City of Harlingen Extraterritorial Jurisdiction (ETJ), consisting of a the South 5.00 acres comprised of two tracts, Tract 1 being 3.51 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision; and Tract 2 being 1.49 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision, located on the west side of Thompson Road approximately 2,408 feet north of Ryan Road. Applicants: Todd Waller and Amanda Lopez

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

Title: Planning and Development Director/Special Projects
Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- August 20, 2026 – Application for the release from the ETJ submitted to the City. Application deemed incomplete pending submittal of survey and metes and bounds description. **(ATTACHMENT I and II)**.
- August 24, 2026- Survey and metes and bounds description submitted. Application deemed complete.
- September 16, 2026 – Public hearing and consideration of requested release from the ETJ via 1st ordinance reading scheduled before the City Commission.
- October 7, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Pursuant to Section 42.101-105, of the Texas Local Government Code, a resident of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality in accordance with this subchapter for the area to be released from the extraterritorial jurisdiction. The owner or owners of the majority in value of an area consisting of one or more parcels of land in a municipality's extraterritorial jurisdiction may file a petition with the municipality in accordance with this subchapter for the area to be released from the extraterritorial jurisdiction.
- Todd Waller and Amanda Lopez, the property owners are requesting for the subject properties to be removed from the City Extraterritorial Jurisdiction (ETJ).
- There is an existing residential structure on Tract 1 and Tract 2 is currently vacant. It is located within the City 3.5 mile ETJ. The two tracts have a combined frontage of 267.43 feet on Thompson Road a depth of 814.70 feet at its longest point. The developer is proposing to subdivide the property through the County.
(ATTACHMENT II-VI)

- The subject release from the City ETJ will require one public hearing and two ordinance readings of the ordinance. The above timeline delineates the release from the ETJ process.

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.

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

Comments:

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

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AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: September 16, 2026

Agenda Item:

Public hearing on the proposed Tax Year 2026 property tax rate.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature:



Brief Summary:

The City Commission will conduct a public hearing on the proposed Tax Year 2026 property tax rate of \$0.531060 per \$100 valuation. The proposed tax rate exceeds the no-new-revenue tax rate of \$0.505656 per \$100, but does not exceed the voter-approval tax rate of \$0.568333.

On September 2, 2026, the City Commission conducted a record vote proposing the tax rate and scheduled the required public hearing. Notice of the public hearing was subsequently published as required, identifying how each member of the City Commission voted on the proposal.

The purpose of this public hearing is to provide taxpayers and other interested people with an opportunity to express their views regarding the proposed tax rate prior to its adoption by the City Commission. The proposed tax rate of \$0.531060 per \$100 valuation has been incorporated into the City's proposed Fiscal Year 2026-2027 Annual Budget.

No action will be taken under this public hearing agenda item. Adoption of the Fiscal Year 2026-2027 Annual Budget and the Tax Year 2026 property tax rate will be considered under separate agenda items and are subject to the City's required ordinance adoption process.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? N/A – Public Hearing

☐ Yes ☐ No*

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

Finance Director's approval:

☒ Yes ☐ No ☐ N/A

Staff Recommendation:

Conduct the public hearing and receive comments regarding the proposed Tax Year 2026 property tax rate. No action is required under this agenda item.

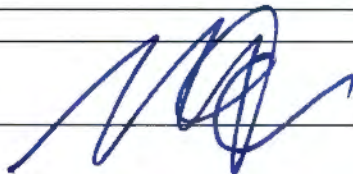
City Manager's approval:



☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

NOTICE OF PUBLIC HEARING ON TAX RATE

A tax rate of \$0.531060 per \$100 valuation has been proposed by the governing body of the City of Harlingen.

PROPOSED TAX RATE	\$0.531060 per \$100
NO-NEW-REVENUE TAX RATE	\$0.505656 per \$100
VOTER-APPROVAL TAX RATE	\$0.568333 per \$100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for the City of Harlingen from the same properties in both the 2025 tax year and the 2026 tax year.

The voter-approval rate is the highest tax rate that the City of Harlingen may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that the City of Harlingen is proposing to increase property taxes for the 2026 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 16, 2026, at 5:30 PM at Harlingen City Hall located at 118 E Tyler Ave Harlingen, Tx 78550.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Harlingen is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Commission of the City of Harlingen at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

FOR the proposal: Mayor Norma Sepulveda, Delia Cavazos-Gamez (Dist. 1), Daniel Nemecio Lopez (Dist. 2), Michael Mezmar (Dist. 3), Frank Morales (Dist. 4), Rene Perez (Dist. 5)

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state. The following table compares the taxes imposed on the average residence homestead by City of Harlingen last year to the taxes proposed to be imposed on the average residence homestead by City of Harlingen this year.

	2025	2026	Change
Total tax rate (per \$100 of value)	\$0. 526060	\$0.531060	increase of \$0.005 per \$100, or 0.95%
Average homestead taxable value	\$154,128	\$166,924	increase of \$12,796, or 8.3%
Tax on average homestead	\$811	\$886	increase of \$75, or 9.2%
Total tax levy on all properties	\$29,232,823	\$30,454,076	increase of \$1,221,253, or 4.2%

For assistance with tax calculations, please contact the tax assessor for the City of Harlingen at (956) 216-5064 or robertr@harlingentx.gov, or visit www.harlingentx.gov.

NOTICE OF PUBLIC HEARING ON TAX RATE

A tax rate of \$0.531060 per \$100 valuation has been proposed by the governing body of the City of Harlingen.

PROPOSED TAX RATE	\$0.531060 per \$100
NO-NEW-REVENUE TAX RATE	\$0.505858 per \$100
VOTER-APPROVAL TAX RATE	\$0.568333 per \$100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for the City of Harlingen from the same properties in both the 2025 tax year and the 2026 tax year.

The voter-approval rate is the highest tax rate that the City of Harlingen may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that the City of Harlingen is proposing to increase property taxes for the 2026 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 16, 2026, at 5:30 PM at City Hall located at 118 E. Tyler Ave., Harlingen, TX 78550.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Harlingen is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Commission of the City of Harlingen at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE
CAN BE CALCULATED AS FOLLOWS:

Property tax amount = (tax rate) x (taxable value of your property) / 100

FOR the proposal: Mayor Norma Sepulveda,
Della Cavazos-Gamez (Dist. 1),
Daniel Nemecio Lopez (Dist. 2),
Michael Mezmar (Dist. 3),
Frank Morales (Dist. 4), Rene Perez (Dist. 5)

AGAINST the proposal:
PRESENT and not voting:
ABSENT:

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Harlingen last year to the taxes proposed to be imposed on the average residence homestead by City of Harlingen this year.

	2025	2026	Change
Total tax rate (per \$100 of value)	\$0.526060	\$0.531060	increase of \$0.005 per \$100, or 0.95%
Average homestead taxable value	\$154,128	\$166,924	increase of \$12,796, or 8.3%
Tax on average homestead	\$811	\$886	increase of \$75, or 9.2%
Total tax levy on all properties	\$29,232,823	\$30,454,076	increase of \$1,221,253, or 4.2%

For assistance with tax calculations, please contact the tax assessor for the City of Harlingen at (956) 216-5064 or robert@harlingentx.gov, or visit www.harlingentx.gov.

9c

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 16, 2026**

Agenda Item:

Public hearing on the proposed City of Harlingen Annual Budget for Fiscal Year 2026-2027.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature:



Brief Summary:

The City Commission will conduct a public hearing on the City of Harlingen's proposed Annual Budget for Fiscal Year 2026-2027. The public hearing provides citizens and other interested people an opportunity to provide comments for or against the proposed budget prior to its adoption by the City Commission.

The proposed budget was filed with the City Secretary and made available for public inspection in accordance with applicable law. An electronic copy of the proposed budget has also been posted on the City's website.

The proposed budget will raise more total property taxes than last year's budget by \$1,196,828, or 4.18%, of which \$709,353 is tax revenue to be raised from new property added to the tax roll this year.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? N/A – Public Hearing

☐ Yes ☐ No*

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

Finance Director's approval:

☒ Yes ☐ No ☐ N/A

Staff Recommendation:

Conduct the public hearing. No action is required on this agenda item.

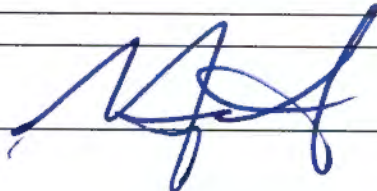
City Manager's approval:



☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

NOTICE OF PUBLIC HEARING ON PROPOSED BUDGET

The City Commission of the City of Harlingen, Texas, will hold a public hearing on the proposed fiscal year 2026-2027 annual budget on Wednesday, September 16, 2026, at 5:30 p.m., at the City of Harlingen City Hall, Town Hall Meeting Room, 2nd Floor, located at 118 East Tyler Avenue in Harlingen, Texas 78550.

This budget will raise more total property taxes than last year's budget by \$1,196,828 or 4.18%, and of that amount \$709,353 is tax revenue to be raised from new property added to the tax roll this year.

A copy of the proposed budget is available for inspection during normal business hours at the Office of the City Secretary, City Hall, 118 East Tyler Avenue, Harlingen, Texas 78550, and is also available on the City's website at www.harlingentx.gov.

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(2)

Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on Second and Final Reading for a request to release from the City of Harlingen Extraterritorial Jurisdiction (ETJ), consisting of a the South 5.00 acres comprised of two tracts, Tract 1 being 3.51 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision; and Tract 2 being 1.49 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision, located on the west side of Thompson Road approximately 2,408 feet north of Ryan Road. Applicants: Todd Waller and Amanda Lopez

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

Title: Planning and Development Director/Special Projects
Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- August 20, 2026 – Application for the release from the ETJ submitted to the City. Application deemed incomplete pending submittal of survey and metes and bounds description. **(ATTACHMENT I and II)**.
- August 24, 2026- Survey and metes and bounds description submitted. Application deemed complete.
- September 16, 2026 – Public hearing and consideration of requested release from the ETJ via 1st ordinance reading scheduled before the City Commission.
- October 7, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Pursuant to Section 42.101-105, of the Texas Local Government Code, a resident of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality in accordance with this subchapter for the area to be released from the extraterritorial jurisdiction. The owner or owners of the majority in value of an area consisting of one or more parcels of land in a municipality's extraterritorial jurisdiction may file a petition with the municipality in accordance with this subchapter for the area to be released from the extraterritorial jurisdiction.
- Todd Waller and Amanda Lopez, the property owners are requesting for the subject properties to be removed from the City Extraterritorial Jurisdiction (ETJ).
- There is an existing residential structure on Tract 1 and Tract 2 is currently vacant. It is located within the City 3.5 mile ETJ. The two tracts have a combined frontage of 267.43 feet on Thompson Road a depth of 814.70 feet at its longest point. The developer is proposing to subdivide the property through the County.
(ATTACHMENT II-VI)

- The subject release from the City ETJ will require one public hearing and two ordinance readings of the ordinance. The above timeline delineates the release from the ETJ process.

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.

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

Comments:

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

Attachment I

August 20, 2026

City of Harlingen
Gabriel Gonzalez, City Manager
118 E. Tyler Ave.
Harlingen, Texas, 78550
tel. 956-216-5002
ggonzalez@harlingentx.gov

Subject: Release of Area by Petition of Landowner from Extraterritorial Jurisdiction
[Local Government Code Section 1 Chapter 42]

Property: SEE ATTACHED DEED

Dear Mr. Gonzalez,

Whereas, as required by §42.103, I am enclosing the deed to our property, of the South 5.00 acres of Block 8, S.A. Thompson Subdivision showing mores and bounds as required by statute. I have also enclosed a map of the area for your reference.

Therefore, in accordance with §42.104, we respectfully request the immediate release of our land from your extraterritorial jurisdiction.

Thank you.

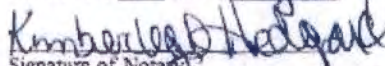
Sincerely,

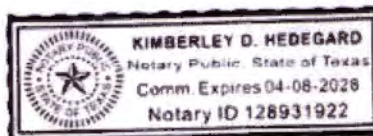
Todd Waller & Amanda Lopez


Todd Waller


Amanda Lopez

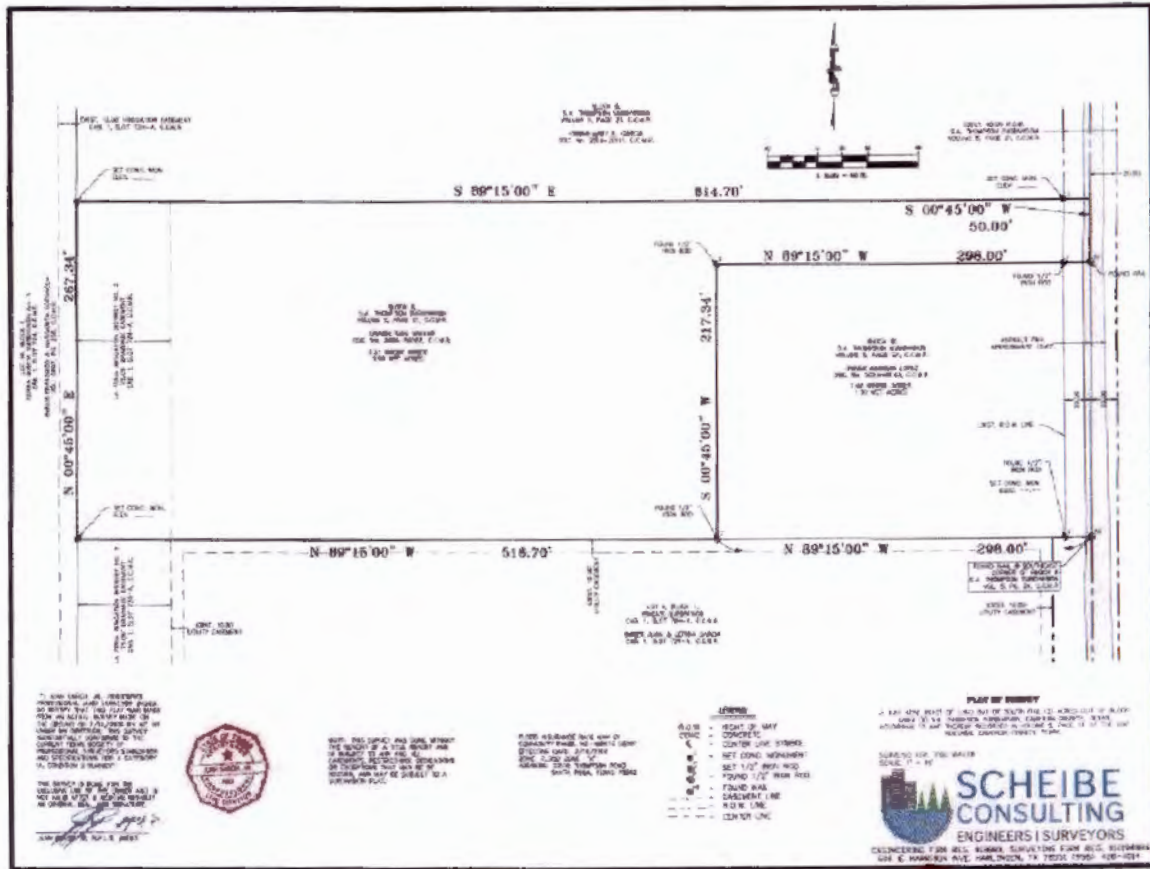
SUBSCRIBED AND SWORE BEFORE
ME ON THIS 20th DAY OF August


Signature of Notary
My Commission Expires: 4-8-2028



cc: Lalaniz@schibeconconsulting.com

Attachment II





Tract I

July 15, 2026

Mets and bounds description of a 3.51 acre tract of land out of the south 5.00 acres out of Block 8, S. A. Thompson Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in Volume 5, Page 21 of the Map Records of Cameron County, Texas and said 13.51 acre tract being more particularly located and described as follows:

Beginning at a nail found on the south boundary line of Block 8, which bears North 89 degrees 15 minutes 00 seconds West, a distance of 298.00 feet from the southeast corner of said Block 8, and being the southeast corner of the tract herein described:

Thence, along the south boundary line of said Block 8, North 89 degrees 15 minutes 00 seconds West, a distance of 516.70 feet to a concrete monument, for the southwest corner of this tract;

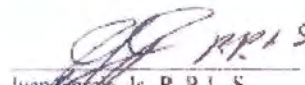
Thence, North 00 degrees 45 minutes 00 seconds East, a distance of 267.34 feet to a concrete monument, for the northwest corner of this tract;

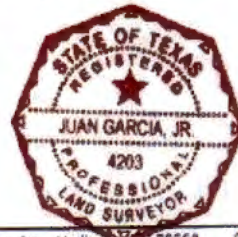
Thence, South 89 degrees 15 minutes 00 seconds East, at 774.70 feet concrete monument on the west right-of-way line of Thompson Road, and at a total distance of 814.70 feet to point on the east boundary line of said Block 8, and the centerline of Thompson Road, for the northeast corner of this tract;

Thence, along the centerline of Thompson Road and the east boundary line of said Block 8, South 00 degrees 45 minutes 00 seconds West, a distance of 50.00 feet to nail found, for a corner of this tract;

Thence, North 89 degrees 15 minutes 00 seconds West, a distance of 298.00 feet to a 1/2 iron pin found, for a corner of this tract;

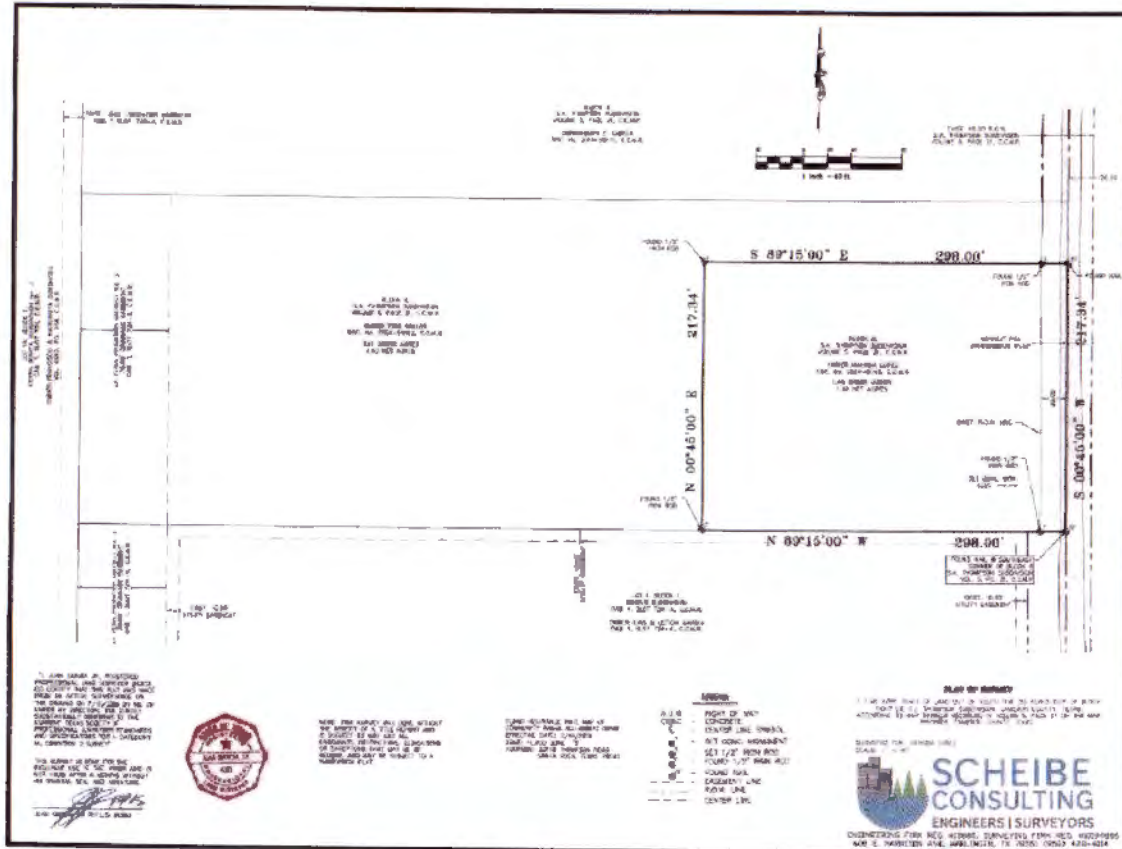
Thence, South 00 degrees 45 minutes 00 seconds West, a distance of 217.34 feet to the place of beginning, containing 3.51 acres of land more or less, inclusive of any and all easements, restrictions, exceptions or dedications that may be of record.


Juan Garcia, Jr., R. P. L. S.
Reg. No. 4203



24-044
RECEIVED
8-24-26

Attachment III



8-24-26



Tract 2

July 15, 2026

Metes and bounds description of a 1.49 acre tract of land out of the south 5.00 acres out of Block 8, S. A. Thompson Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in Volume 5, Page 21 of the Map Records of Cameron County, Texas and said 1.49 acre tract being more particularly located and described as follows:

Beginning at a nail found on the centerline of Thompson Road, said nail being the southeast corner of said Block 8, and being the southeast corner of the tract herein described:

Thence, leaving the centerline of Thompson Road, North 89 degrees 15 minutes 00 seconds West, at 20.00 feet a $\frac{1}{2}$ " iron pin found on the original west right-of-way line of Thompson Road and at a total distance of 298.00 feet to a $\frac{1}{2}$ " iron pin found, for the southwest corner of this tract;

Thence, North 00 degrees 45 minutes 00 seconds East, a distance of 217.34 feet to a $\frac{1}{2}$ " iron pin found, for the northwest corner of this tract;

Thence, South 89 degrees 15 minutes 00 seconds East, at 278.00 feet a $\frac{1}{2}$ " iron pin found on the original west right-of-way line of Thompson Road, and at a total distance of 298.00 feet to a nail found on the east boundary line of said Block 8, same being on the centerline of Thompson Road, for the northeast corner of this tract;

Thence, along the centerline of Thompson Road and the east boundary line of said Block 8, South 00 degrees 45 minutes 00 seconds West, a distance of 217.34 feet to the place of beginning, containing 1.49 acres of land more or less, inclusive of any and all easements, restrictions, exceptions or dedications that may be of record.

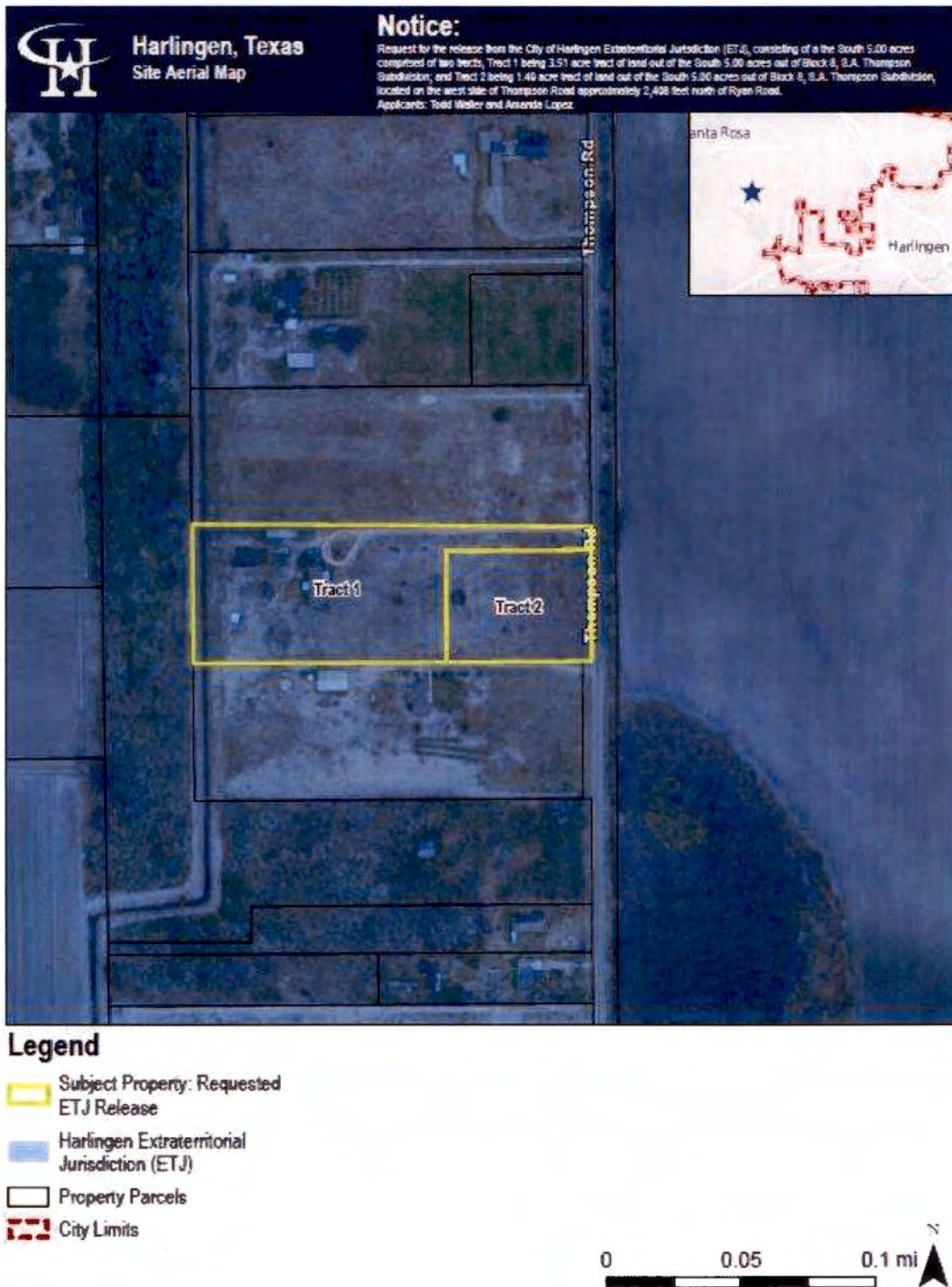

Juan Garcia, Jr., R. P. L. S.

Reg. No. 4203



RECEIVED
8-24-26

Attachment IV

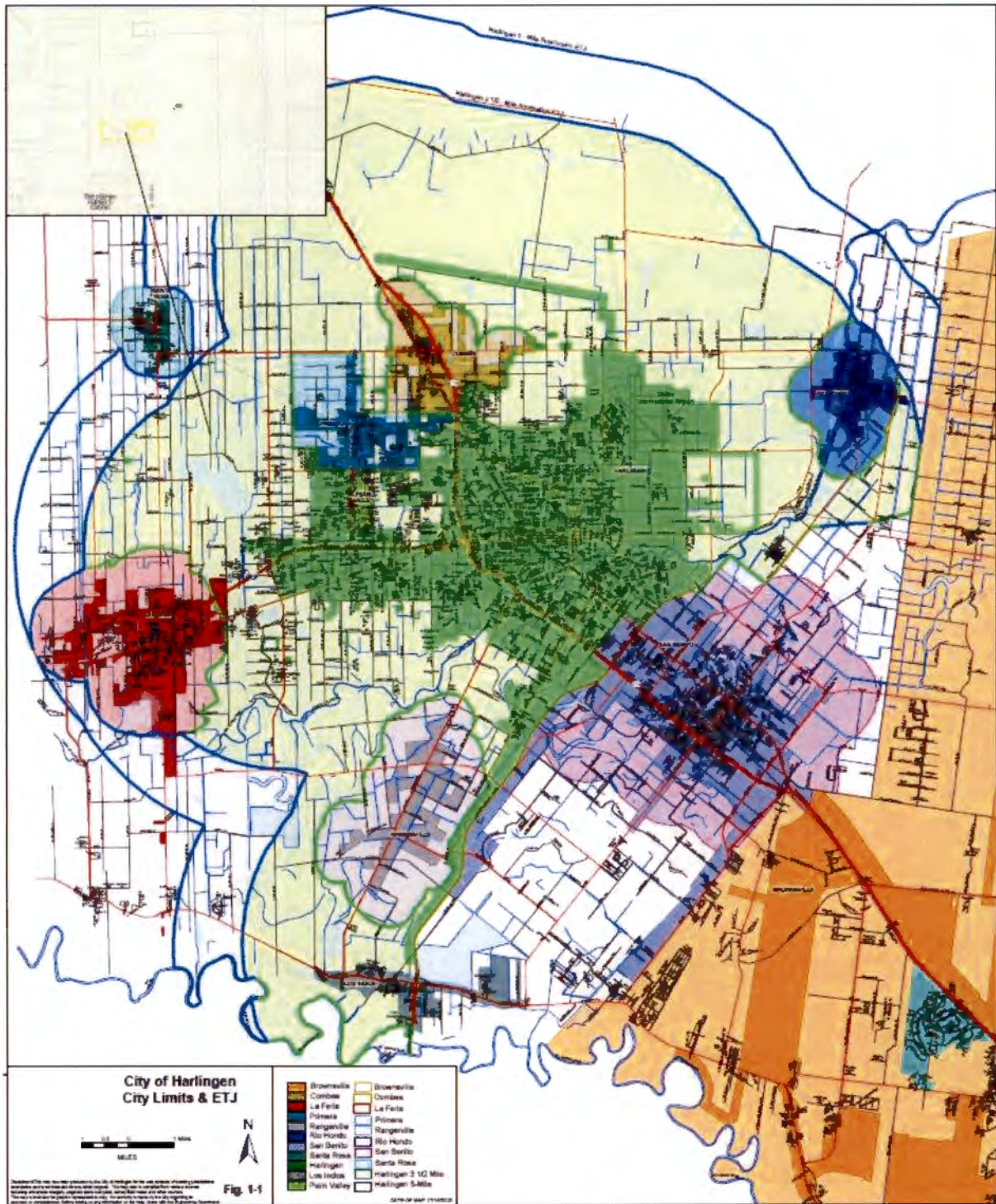


Attachment IV

View from the east on
Thompson Road



Attachment VI



ORDINANCE NO. 26_____

AN ORDINANCE OF THE CITY OF HARLINGEN PROVIDING FOR THE RELEASE OF CERTAIN REAL PROPERTY FROM THE CITY OF HARLINGEN EXTRATERRITORIAL JURSDICTION (ETJ) CONSISTING OF TWO TRACTS, TRACT 1 BEING 3.51 ACRE TRACT OF LAND OUT OF THE SOUTH 5.00 ACRES OUT OF BLOCK 8, S.A. THOMPSON SUBDIVISION; AND TRACT 2 BEING 1.49 ACRE TRACT OF LAND OUT OF THE SOUTH 5.00 ACRES OUT OF BLOCK 8, S.A. THOMPSON SUBDIVISION, LOCATED ON THE WEST SIDE OF THOMPSON ROAD APPROXIMATELY 2.408 FEET NORTH OF RYAN ROAD; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS pursuant to Texas Seante Bill 2028 passed by the Texas State Legislature in the 88th Legislative Session, Texas Local Government Code Chapter 42 allows for the release of an area from the City's extraterritorial jurisdiction ("ETJ") by petition of landowners or by election; and

WHEREAS pursuant to Texas Local Government Code Section 42.102, a resident of an area or the owners of the majority in value of an area in the City's ETJ may file a petition with the City Secretary for the area to be released from the ETJ; and

WHEREAS a request has been submitted for the release of certain real property from the City's Extraterritorial Jurisdiction ("ETJ"); and

WHEREAS, the City Commission has reviewed the request and finds that releasing the property from the ETJ is permitted by law and is in the best interest of the City;
NOW, THEREFORE

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

SECTION 1. The real properties described in Exhibits "A," and "B" attached hereto and incorporated herein, is hereby released and removed from the City of Harlingen's Extraterritorial Jurisdiction.

SECTION 2. The City Commission finds that:

1. All applicable statutory requirements for the ETJ release have been satisfied; and
2. The release of the properties from the ETJ will not adversely affect the public health, safety, or welfare of the City.

SECTION 3. This Ordinance shall take effect immediately upon its adoption, unless otherwise provided by law.

SECTION 4. The City Secretary is hereby directed to file a certified copy of this Ordinance and the legal description of the property in the official public records of Cameron County and to update the City's ETJ boundary records accordingly.

APPROVED ON FIRST READING on this ____ day of _____, 2026.

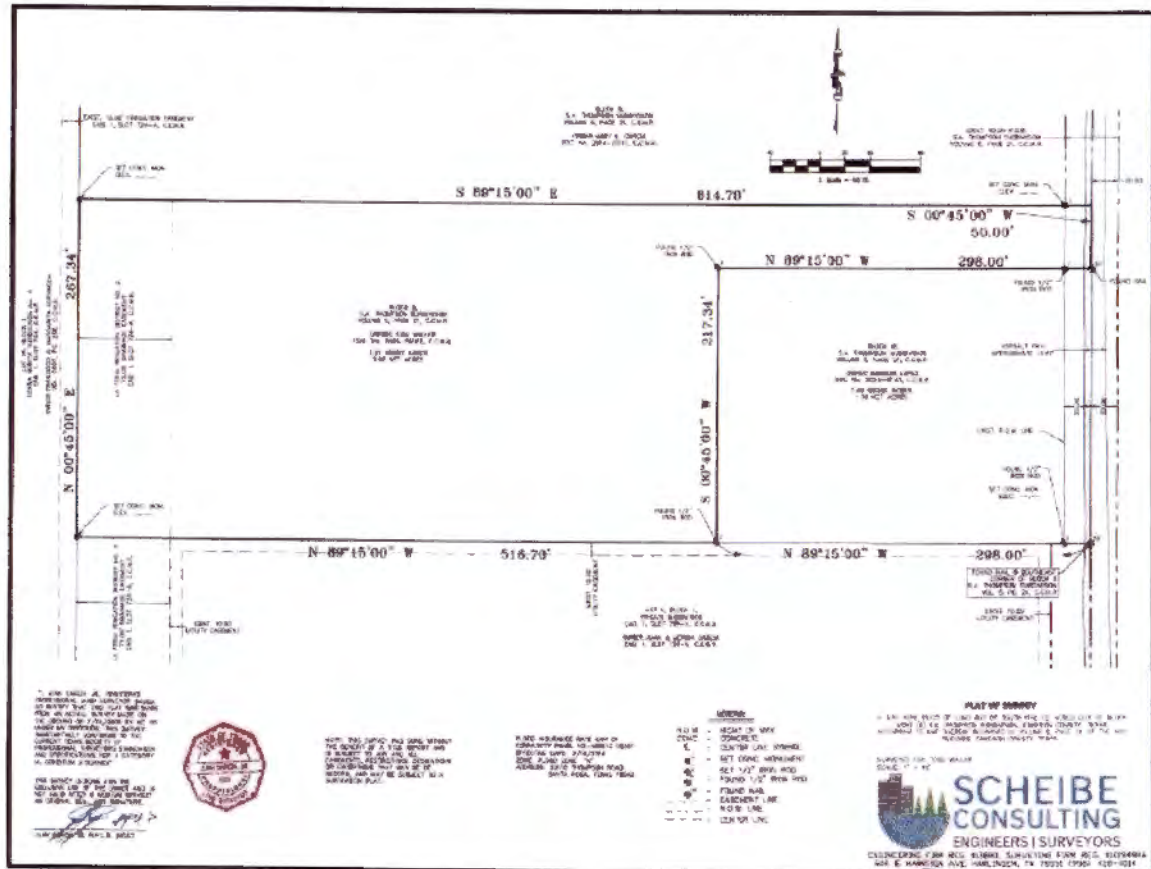
APPROVED, PASSED AND ADOPTED ON SECOND AND FINAL READING on this ____ day of _____, 2026.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera City Secretary



[illegible]

8-24-26

10(b)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 2, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on Second and Final Reading for a request for the voluntary annexation and establishment of initial zoning as General Retail ("GR") District upon annexation for 3.597 acre tract of land, more or less, out of a called 36.66 acre tract of land, and a called 2.198 acre tract situated in Block 2, Harlingen Land and Water Company Subdivision "C", located on the southwest corner of Wilson Road and Chester Park Road. Applicant: Wilson Chester Retail Partners, Ltd.

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

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- June 30, 2026- Application for annexation and establishment of zoning submitted to the City. Application deemed incomplete pending submittal of survey and metes and bounds description. **(ATTACHMENT I-III)**
- July 24, 2026 – In accordance with State and local law, notice of required public hearings mailed to property owners within 200 feet of subject tract.
- July 25, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- August 7, 2026 – Posting of the public notice on the city's website.
- August 11, 2026 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- August 19, 2026 – Public hearing and consideration of annexation and rezoning by the City Commission via First Ordinance Reading.
- September 2, 2026 – Public hearing and consideration of annexation ordinance by the City Commission via Second and final reading.
- September 16, 2026 – Public hearing and consideration of annexation ordinance by the City Commission via Second and final reading. *Item tabled at the September 2, 2026 meeting.*

Summary

- Wilson Chester Retail Partners, Ltd. have requested the voluntary annexation of 3.597 acres of land. The property has frontage and is contiguous to the City limits via a 5 ft. wide buffer strip located along the south side of Wilson Road retained during the 1968 de-annexation and via Chester Park Road. **(Attachment I-VI)**
- The subject property is currently vacant and unsubdivided. The property owner is proposing to subdivide the property into a one lot commercial subdivision. The property has 363.43 feet of frontage on Wilson Road and 431.12 feet of frontage on Chester Park Road. **(ATTACHMENT II-V)**
- Water and sewer services for this property will provided by the Harlingen

Waterworks System.

- Upon annexation, the property will be zoned to General Retail ("GR") District. The property owner is proposing to develop the subject property into a convenience store. (ATTACHMENT VIII)
- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as institutional. Although the requested initial zoning is not consistent with the Future Land Use Plan, it is consistent is the General Retail ("GR") zoning and land use to the east and northeast of the subject property. The property also has frontage on Wilson Road, which is a five lane State Highway. (ATTACHMENT X)
- To the present, staff has not received one 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 43.1550 acres of land to date. 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 ☐ 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:  ☒ Yes ☐ No ☐ N/A

Comments:

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

Attachment IV- Petition

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:

In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550

Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.



PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Wilson Chester Retail Partners, LTD.

Property Owner Phone: 713-961-0280

Property Owner Email: [REDACTED]

Property Owner Address: 1207 Antoine Drive, Houston, TX 77055

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)

Applicant Name: Solveig Carlu

Applicant Phone: 956-467-8650

Applicant Email: [REDACTED]

Applicant Address: 200 S. 10th ST, STE 901, McAllen, TX 78501

PROPERTY INFORMATION

Project Address: 3301 WILSON RD HARLINGEN TX 78552

Property/GEO ID: 204771, 204772

(If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): 3.597 AC Tract, Block 2, of Harlingen Land and water company's subdivision "C" Idea Public Schools Vol. 23793, PG. 183 Alvarez MGMT. LLC. O.P.R. 2 198 Acres Idea Public Schools Vol. 24092, Pg. 234 O.P.R.

Current Zoning: N

(If unknown, check our [Interactive Zoning Map](#) or have staff verify your zoning)

Proposed Zoning: General Retail (GR)

(If unknown, visit or call the Planning Division staff)

Current Land Use: vacant land

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):

We are requesting annexation and initial zoning for the property described above for the development of a Gasoline Station.

Select Application Type (Select all that apply):

Land Use Changes

- ☐ Rezoning Request - \$250
- ☐ Special Use Permit - \$250
- ☐ Planned Development District - \$250
- ☒ Voluntary Annexation Request/Initial Zoning - \$0
- ☐ Comprehensive Plan Amendment Request - \$250

Zoning Board of Adjustment (ZBA)

- ☐ Zoning Variance Request (ZBA) - \$250
- ☐ Zoning Special Exception (ZBA) - \$250
- ☐ Administrative Appeal (ZBA) - \$125

Subdivision/Platting:

- ☐ Preliminary Construction Plans/Final Plat - \$150
- ☐ Replat - \$250
- ☐ Vacating Plat - \$50
- ☐ Subdivision Variance - \$25 (each)

Other Requests:

- ☐ License to Encroach - \$250
- ☐ Right-of-Way/Utility Easement Abandonment - \$0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:

- A. Application Fee (Check or card only. No cash accepted)
- B. Valid Photo ID

Attachment V- Survey

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

- C. Warranty Deed
- D. Authorization Letter from Owner (if applicant is not the owner)
- E. Entity documents

Rezoning:

- A. Written statement describing the proposed use(s) of the subject property
- B. Survey/Survey Plat
- C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:

- A. Written statement describing the proposed use(s) of the subject property
- B. Site plan showing the proposed development of the property, including existing and proposed building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
- C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:

- A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
- B. Written statement describing the purpose of the request (For Administrative Appeals Only).
- C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:

- A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
- B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:

- A. Written statement describing the purpose of the request
- B. Survey
- C. Metes & Bounds description
- D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
- E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:

- A. Written petition by owner(s) requesting annexation
- B. Survey
- C. Metes & Bounds description

CERTIFICATION

- ☐ I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
- ☐ I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
- ☐ I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
- ☐ I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)
Wilson Chester Retail Partners, LTD, a Texas limited partnership
By: Wilson Chester Retail GP, LLC, a Texas limited liability company
its General Partner

Property Owner Name & Signature: Sharon A. Vickers By: Sharon A. Vickers, President of GP Date: 6/30/26

Authorized Representative Name & Signature: Sharon A. Vickers Date: 6/30/26

OFFICE USE ONLY

Date Submitted: _____ Date Deemed Complete: _____ Application Fee Paid: \$ _____
Case #: _____ Receipt #: _____ Received By (Initials): _____

Bowman

June 30, 2026

**Re: Voluntary Annexation and Initial Zoning Request
7-11 Wilson Road and Chester Park Road
Harlingen, TX, 78552**

On behalf of Wilson Chester Retail Partners, Ltd., owner of approximately 3.597 acres of land located on the south west corner of the Wilson Road and Chester Park Road intersection, Cameron County, Texas, we respectfully submit this request for voluntary annexation into the City of Harlingen and establishment of an initial zoning designation of General Retail (GR) for the subject property.

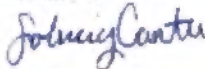
The property is legally described as 3.597 AC Tract, Block 2, of Harlingen Land and water company's subdivision "C" Idea Public Schools Vol. 23793, PG. 183 Alvarez MGNT, LLC. O.P.R. 2.198 Acres Idea Public Schools Vol. 24092, Pg. 234 O.P.R. and is currently located outside the corporate limits of the City of Harlingen. The property owner desires to develop the site for a proposed gasoline station, and annexation into the City will facilitate the orderly extension of municipal services and ensure development occurs in accordance with the City's adopted plans, ordinances, and regulations.

Accordingly, we respectfully request that the City initiate the necessary procedures to consider:

- Voluntary annexation of the subject property into the City of Harlingen; and
- Assignment of an initial zoning designation of General Retail (GR) upon annexation.

We appreciate your consideration of this request and look forward to working with City staff throughout the review process. Please do not hesitate to reach out if there are any questions. You may reach me at 956-467-9650, or

Respectfully,



Solveig Cantu, P.E.
Team Lead, Civil Engineering

200 S. 10th ST, STE 901, McAllen, TX 78501
P. 210.774.5504
bowman.com

Attachment IV- Petition

PROPERTY OWNER AUTHORIZATION

I, We, Wilson Chester Retail Partners, Ltd., hereby authorize
(Property Owner(s) – Please Print)

Jamie Hora, Sol Cantu, representatives for Bowman,
(Applicant's Name) (Company/Organization)

to make applications for Annexation, Zoning, Platting, and Bldg. Permitting, for
(Type of Permit)

Gas Station and C-Store commercial development
(Description of Proposed Work)

at Southwest corner of Wilson Rd & Chester Park Road in Harlingen, TX
(Property Location)

Wilson Chester Retail Partners, LTD
a Texas limited partnership
By: Wilson Chester Retail GP, LLC,
a Texas limited liability company
its General Partner

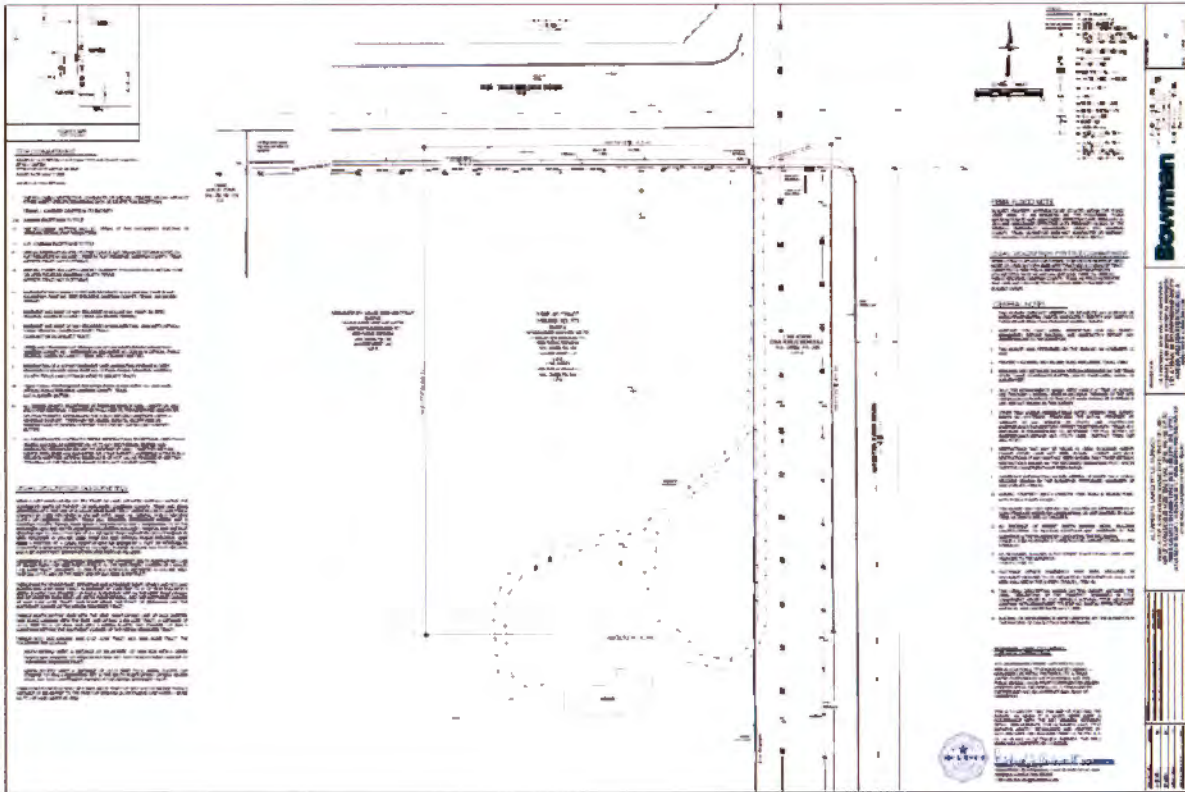
Sharon Vickers
Property Owner's Signature
Sharon A. Vickers, President of GP

06/29/2026
Date

Address: 1207 Antoine Dr., Houston, TX 77055

Phone: (713) 961-0280 E-Mail: 

Attachment VI- Survey/ Metes and Bounds

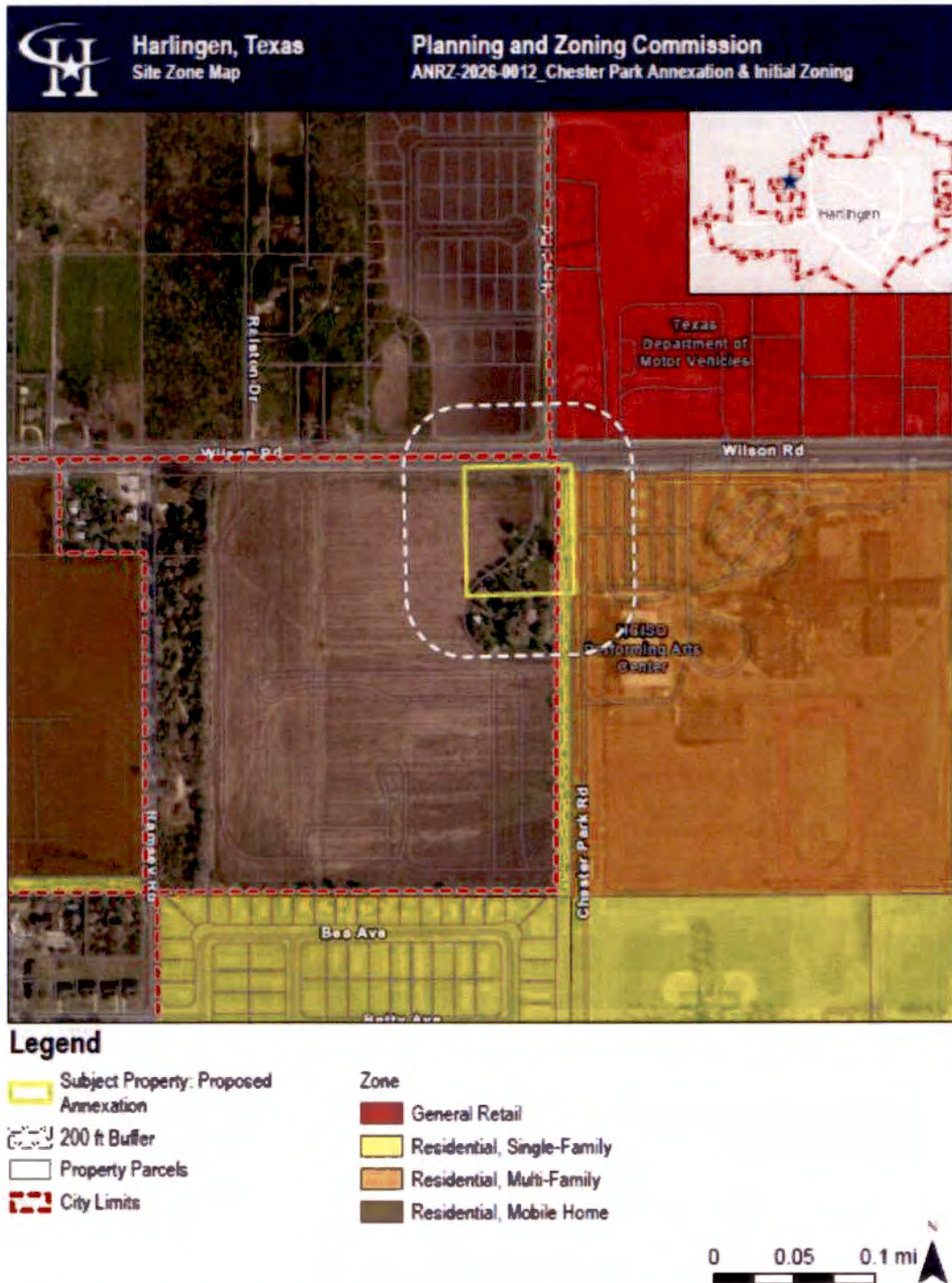


Attachment VII- Street View

Street view from the
north on Wilson and
Chester Park Road



Attachment VIII- Zone Map

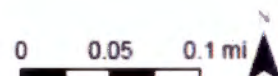


Attachment IX- Aerial Map



Legend

-  Subject Property: Proposed Annexation
-  200 ft Buffer
-  Property Parcels
-  City Limits



Attachment X- Future Land Use Map



Legend

 Subject Property: Proposed Annexation

 200 ft Buffer

 Property Parcels

 City Limits

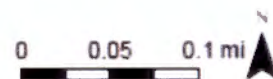
Future Land Use Designation

 Agricultural

 Institutional

 Lower Density Residential

 Medium Density Residential



ORDINANCE NO. 26-_____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HARLINGEN BY ANNEXING, FOR FULL PURPOSE, 3.597 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A CALLED 35.66 ACRE TRACT OF LAND, AND A CALLED 2.198 ACRE TRACT SITUATED IN BLOCK 2, HARLINGEN LAND AND WATER COMPANY SUBDIVISION "C," LOCATED ON THE SOUTHWEST CORNER OF WILSON ROAD AND CHESTER PARK ROAD, AND THE ESTABLISHMENT OF THE INITIAL ZONING OF GENERAL RETAIL ("GR") 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 3.597 acres, more or less, tract of land out of a called 36.66 acre tract of land , and a called 2.198 acre tract situated in Block 2, Harlingen Land and Water Company Subdivision "C", located on the southwest corner of Wilson Road and Chester Park Road, and the establishment of the initial zoning of General Retail ("GR") District upon annexation 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 August 11, August 19, and September 2, 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 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"

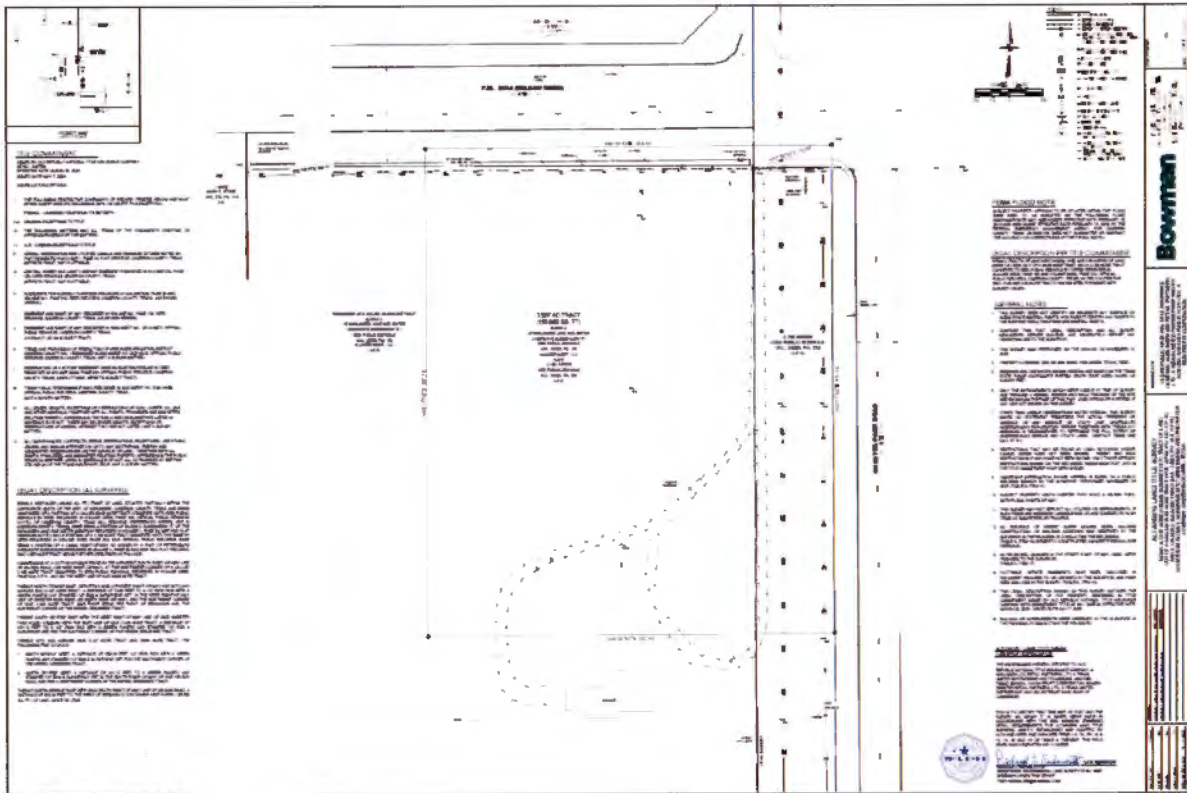


EXHIBIT "B"

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 35.32 acres, more or less, tract of land situated in and being 7.40 acres of land out of Block 39, 8.08 acres of land out of Block 52, 17.68 acres of land out of Block 53, 1.45 acres of land out of Block 54, 0.39 acres of land out of Block 55, 0.171 acres of Montezuma Road right-of-way and 0.170 acres of Breedlove Road right-of-way, all of the David and Stephenson Subdivision, and the voluntary annexation of 3.536 acres, more or less, being and part of a 25.24 acre tract located in Block 53, David and Stephenson Subdivision, said 3.56 acres being 2.912 acres of said Block 53 and 0.624 acres of existing Montezuma Road right-of-way lying south of and adjacent to 2.912 acres, 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: _____
Wilson Chester Retail Partners, Ltd.

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and possible action to approve on first reading an ordinance levying the Tax Year 2026 ad valorem tax rate for Maintenance and Operations (M&O) and Interest and Sinking (I&S) purposes for Fiscal Year 2026-2027, by record vote.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature: 

Brief Summary:

The City Commission is being asked to consider approval on first reading of an ordinance levying the Tax Year 2026 ad valorem tax rate of \$0.531060 per \$100 valuation for Fiscal Year 2026-2027.

The proposed tax rate consists of a Maintenance and Operations (M&O) rate of \$0.468135 per \$100 valuation, together with the applicable Interest and Sinking (I&S) rate, for a total proposed tax rate of \$0.531060 per \$100 valuation.

The proposed total tax rate is \$0.005000 per \$100 valuation greater than the current tax rate of \$0.526060, representing an increase of approximately 0.95% in the total tax rate. The proposed rate exceeds the no-new-revenue tax rate of \$0.505656 but does not exceed the voter-approval tax rate of \$0.568333.

The City Commission conducted the required public hearing on the proposed tax rate prior to consideration of this ordinance. The proposed tax rate has been incorporated into the City's proposed Fiscal Year 2026-2027 Annual Budget.

Approval of this item constitutes first reading of the ordinance. Final adoption of the ordinance is subject to approval on second reading in accordance with the City's ordinance adoption requirements.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? N/A – Adoption of the tax rate – 1st reading

☐ 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 ordinance on first reading levying the Tax Year 2026 ad valorem tax rate for Fiscal Year 2026-2027.

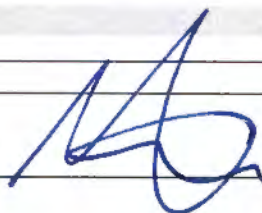
City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

ORDINANCE NO. 2026 - ____

**AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS
LEVYING, AD VALOREM TAXES FOR THE USE AND
SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE
CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026
AND ENDING SEPTEMBER 30, 2027; APPORTIONING THE
TAX LEVY FOR MAINTENANCE AND OPERATIONS AND
DEBT SERVICE PURPOSES; PROVIDING WHEN TAXES
SHALL BECOME DUE AND DELINQUENT; PROVIDING FOR
PUBLICATION AND AN EFFECTIVE DATE; AND
ORDAINING OTHER MATTERS RELATED TO THE
FOREGOING.**

WHEREAS, the tax rolls of all taxable property in the City of Harlingen, Texas have been prepared and submitted to the Director of Finance of the City of Harlingen, Texas by the Chief Appraiser of the Cameron County Appraisal District:

WHEREAS, such tax rolls as certified by the Chief Appraiser show a taxable valuation, after making deductions for all exemptions authorized under State law and under ordinances of the City of Harlingen, Texas of Five Billion, Seven Hundred Thirty-Four Million, Five Hundred Eighty-Two Thousand, Nine Hundred Seventy-Five Dollars (\$5,734,582,975);

WHEREAS, the City Commission approved the municipal budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027;

WHEREAS, the City Commission ratified the property tax revenue increase reflected in the fiscal year 2026-2027 approved budget;

WHEREAS, the property tax rate reflected in the budget also represents an increase of .95% as compared to the rate adopted by the City Commission for fiscal year 2025-2026;

WHEREAS, it is necessary that an ordinance be passed levying an ad valorem tax on all property, both real and personal, within the corporate limits of the City of Harlingen, Texas in accordance with such budget and the Texas Tax Code;

WHEREAS, The City of Harlingen has complied with all of the legal, procedural, and notice requirements to enact this ordinance fixing the ad valorem tax rate for the City for the tax year 2026;

WHEREAS, THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE; and

WHEREAS, THE TAX RATE WILL EFFECTIVELY BE RAISED BY 5.02% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$25.40;

BE IT ORDAINED BY THE CITY OF HARLINGEN:

SECTION 1. That there is hereby levied and there shall be collected for the use and support of the municipal government of the City of Harlingen, Texas, for the fiscal year beginning October 1, 2026 and ending September 30, 2027, an ad valorem tax at the total rate of **\$0.531060** per \$100.00 assessed valuation of all taxable property within the City, apportioned and dedicated to the following specific purposes:

The following ad valorem tax rate is adopted per \$100.00 valuation:

\$ 0.468135 For Maintenance and Operation (M&O)

\$ 0.062925 For Debt Service (I&S) / Debt Service

\$ 0.531060 Total Tax Rate

SECTION 2. That unless the due date has been extended as provided by law, taxes levied under this ordinance shall be due October 1, 2026, and if not paid on or before January 31, 2027, shall immediately become delinquent and incur penalties and interest as provided by the Texas Tax Code.

SECTION 3. That the ad valorem tax rate set at the foregoing rate is hereby levied on all properties subject to taxation, real, personal, and mixed, located within the corporate limits of the City of Harlingen, Texas, and a statutory lien against such property to secure the payment of taxes levied is hereby established.

SECTION 4. That the City Secretary of the City of Harlingen, Texas is hereby authorized and directed to cause a true and correct copy of the caption of this Ordinance to be published in a newspaper of general circulation in the City of Harlingen, Cameron County, Texas, in accordance with the City Charter and state law.

SECTION 5. This Ordinance shall take effect immediately upon its final passage and publication as required by law.

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, CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayar Herrera, City Secretary

10(d)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and possible action to approve, by record vote, an ordinance on first reading adopting the City of Harlingen's budget for fiscal year 2027.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature:



Brief Summary:

Texas Local Government Code Section 102.007 requires the City Commission's vote to adopt the budget to be a record vote. The proposed Fiscal Year 2027 budget covers the period October 1, 2026 through September 30, 2027. Exhibit provides a summary of proposed revenues, expenditures, and estimated fund balances by fund.

Total Proposed Revenues – \$120,599,463

Total Proposed Expenditures – \$113,468,169

The proposed budget excludes the revenues and expenditures of the Community Development Block Grant Fund, Harlingen Economic Development Corporation Fund, Harlingen Community Improvement Board Fund, Harlingen Waterworks System, and Valley International Airport, which are budgeted separately.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? N/A – Proposed Budget

☐

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 ordinance on first reading adopting the Fiscal Year 2027 budget as presented.

City Manager's approval:

☒

Yes

☐

No

☐

N/A

Comments:

City Attorney's approval:

☒

Yes

☐

No

☐

N/A

Departmental Budget Projections and Requests
Department Request
Fiscal Year 2027

Exhibit A

171 Days of Operation

Fund	Projected Beginning Fund Balance	Projected Revenues	Requested Expenditures	Revenues Over(Under) Expenditures	Estimated Ending Fund Balance
General Fund	\$ 33,389,637	\$ 72,085,227	\$ 71,832,402	\$ 252,825	\$ 33,642,462
Tennis Court	328,506	251,302	231,758	19,544	348,050
Hotel / Motel	4,612,714	1,980,000	988,333	991,667	5,604,381
Catastrophic Emergency	876,932	53,068	30,000	23,068	900,000
Downtown Improvement District	35,055	482,068	482,853	(785)	34,270
Free Trade Bridge	1,775,586	529,000	111,500	417,500	2,193,086
Convention and Visitors Bureau	185,568	598,833	784,401	(185,568)	-
Award Programs - Restricted	(1,442,403)	13,780,271	9,874,042	3,906,229	2,463,826
Subdivision Park Fees	86,300	74,000	-	74,000	160,300
Public, Educational, and Governmental Programming	1,036,602	95,000	100,000	(5,000)	1,031,602
Keep Harlingen Beautiful	511,665	150,000	150,000	-	511,665
Harlingen Convention Center	1,674,386	36,000	-	36,000	1,710,386
Federal Forfeitures	1,084,875	350,100	330,000	20,100	1,104,975
State Forfeitures	81,939	144,100	152,000	(7,900)	74,039
Tax Increment Financing No. 1	1,464,474	491,000	1,000	490,000	1,954,474
Tax Increment Financing No. 2	4,744,223	772,000	1,000	771,000	5,515,223
Tax Increment Financing No. 3	1,672,721	938,000	501,000	437,000	2,109,721
Sponsorships Fund	87,885	150,500	151,000	(500)	87,385
Animal Shelter Fund	75,393	56,480	131,873	(75,393)	-
Debt Service	753,476	4,547,001	4,451,164	95,837	849,313
Infrastructure	769,599	1,605,000	1,516,200	88,800	858,399
Municipal Auditorium*	201,153	118,000	176,550	(58,550)	142,603
Sanitation/Sanitary Landfill*	(245,616)	10,913,000	10,781,375	131,625	(113,991)
Harlingen Arts and Heritage Museum*	(28,453)	165,925	137,472	28,453	-
Municipal Golf Course*	(2,551,236)	1,451,788	1,608,387	(156,599)	(2,707,835)
Motor Vehicle Warehouse*	1,051,156	2,465,000	2,415,338	49,662	1,100,818
Health Insurance	689,053	6,274,000	6,457,521	(183,521)	505,532
Lon C. Hill Memorial Library	57,713	42,800	71,000	(28,200)	29,513
Total	\$ 52,978,903	\$ 120,599,463	\$ 113,468,169	\$ 7,131,294	\$ 60,110,197

*Working capital presented in place of fund balance.

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(c)

Meeting Date: **September 16, 2026**

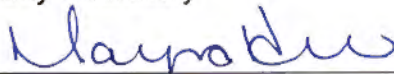
Agenda Item:

Consideration and possible action to approve a request from Remi Garza, Cameron County Elections Department, to use the Harlingen Cultural Arts Center, located at 575 "76" Dr., as a voting site for the Early Voting and Election Day General Elections: Monday, October 19th through Friday, October 23rd from 9:00 a.m. to 7:00 p.m., Saturday, October 24th through Sunday, October 25th from 10:00 a.m. to 5:00 p.m., Monday, October 26th through Friday, October 30th from 8:00 a.m. to 8:00 p.m., for Early Voting and Tuesday, November 03, 2026, from 7:00 a.m. to 7:00 p.m. on Election Day. Attachment (**City Secretary**).

Prepared By (Print Name): **Mayra Herrera**

Title: **City Secretary**

Signature:



Brief Summary:

Mr. Remi Garza is requesting the use of the Cultural Arts Center as a polling place for Early Voting and Election Day site on the above-mentioned location, times and dates. This request was submitted to Ruth Trevino, Public Works Director, to check on the availability of the Cultural Arts Center for the Early Voting and Election Day site for the General Election to be held on November 03, 2026.

Funding (if applicable):

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

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

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff Recommends approval of Mr. Remi Garza's request.

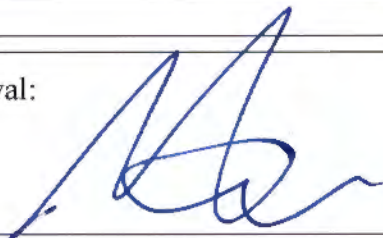
City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A



REMI GARZA, CERA
ELECTIONS ADMINISTRATOR

August 26, 2026

Mayra Herrera
City Secretary
City of Harlingen
118 E. Tyler Ave.
Harlingen, Texas 78550

Dear Ms. Herrera

This is our official request to designate the following location as Early Voting and Election Day site for the General Elections to be held on November 3, 2026:

Harlingen Cultural Arts Center, 575 "76" Dr. Harlingen, Texas

The dates and times for early voting are as follow:

Monday, Oct. 19 thru Friday, Oct. 23	9:00 a.m. to 7:00 p.m.
Saturday, Oct. 24 thru Sunday, Oct. 25	10:00 a.m. to 5:00 p.m.
Monday, Oct. 26 thru Friday, Oct. 30	8:00 a.m. to 8:00 p.m.

Election Day: Tuesday, November 3, 2026	7:00 a.m. to 7:00 p.m.
--	-------------------------------

(If possible please have locations open one hour before 7:00 a.m. and one hour after 7:00 p.m. for election workers.)

If you agree, we will be delivering voting equipment a few days before Election Day begins. It will need to be stored in a secure area and be available during the election. We will also need three (3) folding tables, (4-6) chairs and working 120-volt electrical plugs for the equipment.

Upon consideration and agreement, please fax us a confirmation letter at (956) 550-7298 or email it to Maribel.diaz@co.cameron.tx.us. We greatly appreciate your help in making the approaching elections a success.

Thank you in advance for your consideration too this request.

Sincerely,

Remi Garza
Elections Administrator

Hermelinda Gonzales

From: Maribel Diaz <Maribel.Diaz@co.cameron.tx.us>
Sent: Thursday, August 27, 2026 10:44 AM
To: Mayra Herrera
Cc: Hermelinda Gonzales; Ruth Trevino; Roger Rodriguez; Carlos Perez
Subject: November 3, 2026 General Election
Attachments: HARLINGEN CULTURAL ARTS CENTER.pdf

Good morning, Ms. Herrera.

Hope all is well . I have attached the official request letter with dates and times for the November 3, 2026, General Elections.

I wanted to take a moment to say thank you all for your immense support with the election process, and Mr. Roger, I am incredibly grateful to you for going above and beyond with our requests regarding the location.

If you have any questions , please call me at (956) 356-6599.

Thank you in advance for your consideration of this request.

Maribel Diaz
Deputy Clerk / Voter Registration
[1050 E. Madison Street](#)
P O BOX 3587
Brownsville, TX 78523
Phone: 956 /544-0809 or (956) 356-6599
Fax: 956/ 550-7298
E-Mail: maribel.diaz@co.cameron.tx.us

**AGENDA ITEM
EXECUTIVE SUMMARY**

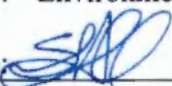
10(£)

Meeting Date: September 16, 2026

Agenda Item:

Consideration and possible action to authorize City Manager to enter into an agreement with Bissell Pet Foundation and to wave the vaccine fee of \$5.00 per vaccine & \$15.00 for Flea & Tick Control for the Duffield Pet Wellness Days Program.

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

Signature: 

Brief Summary:

The City of Harlingen Animal Shelter is requesting that the City Manager enter into an agreement with Bissell Pet Foundation for Duffield Pet Wellness Days Program. In addition to waving the vaccine fee of \$5.00 per vaccine for Rabies, Distemper, Bordetella & RCP(cat) & \$15.00 for Flea & Tick Control, as they require that all services & vaccines be free to the public.

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



MEMORANDUM OF UNDERSTANDING

FOR BISSELL PET FOUNDATION—SPONSORED WELLNESS CLINIC SERVICES

DUFFIELD PET WELLNESS PROGRAM

This Memorandum of Understanding ("MOU") is entered into between BISSELL Pet Foundation, a Michigan non-profit corporation ("BPF"), and Harlingen Animal Shelter, Harlingen, TX an animal shelter ("HOST").

WHEREAS BPF wishes to facilitate access to wellness veterinary services—including wellness examinations, vaccinations, parasite prevention and treatment, microchipping, and other non-surgical wellness care—by sourcing, credentialing, and scheduling qualified veterinarians for wellness clinics organized and operated by HOST; and

WHEREAS HOST organizes and operates wellness clinics for animals in its custody and owned animals in the community, and wishes to receive BPF's veterinarian-coordination services in connection with those wellness clinics; and

WHEREAS the parties wish to set forth their respective roles, responsibilities, and obligations;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, the parties agree as follows:

1. ROLES AND RESPONSIBILITIES

(a) BPF's role is strictly limited to sourcing, credentialing, and scheduling licensed and insured wellness veterinarians ("Veterinarians") to provide wellness clinic services at wellness clinics organized and operated by HOST. BPF does not organize, operate, manage, or co-sponsor the wellness clinics described in this MOU. BPF does not direct clinic operations, supervise non-veterinary personnel, handle or transport animals, or oversee the HOST's premises.

(b) HOST organizes, operates, and is solely responsible for each wellness clinic at which BPF's Veterinarians provide services, including without limitation:

(i) Clinic venue and premises safety, set-up, and compliance with applicable facility requirements;



(ii) All animal intake, handling, restraint, and transport before, during, and after the wellness clinic;

(iii) Management of all non-veterinary volunteers and staff;

(iv) Compliance with applicable local animal control ordinances and regulations;

(v) Post-clinic follow-up care coordination for animals treated at the wellness clinic; and

(vi) Obtaining any required permits, licenses, or regulatory approvals for the wellness clinic.

(c) Nothing in this MOU shall be construed to make BPF a co-organizer, co-sponsor, or operator of any wellness clinic. HOST acknowledges that it independently organizes and controls each wellness clinic.

2. WELLNESS CLINIC SERVICES

(a) From time to time during the Term of this MOU, at BPF's sole discretion, BPF will arrange for a licensed and insured Veterinarian to perform wellness clinic services—including wellness examinations, vaccinations, parasite prevention and treatment, microchipping, and treatment of minor illness or injury—at wellness clinics organized by HOST. These services will be provided for animals in the custody of HOST as well as a limited number of owned pets in the community.

(b) Each Veterinarian scheduled by BPF shall:

Hold an active, unrestricted veterinary license in the state where the clinic is held;

(ii) Administer appropriate wellness diagnostic and medical treatment, and minor incidental procedures, as clinically appropriate;

(iii) Perform a preliminary examination of each animal and notify HOST immediately if an animal requires care beyond the scope of the wellness clinic, including referral for advanced, emergency, or surgical treatment;

(iv) Follow appropriate protocols for animal handling, biosecurity, and sanitation during the wellness clinic;

(v) Comply with all applicable state rules and regulations regarding veterinary practice; and



(vi) Maintain animal medical records in compliance with applicable state veterinary practice act requirements.

(c) Wellness clinic services will be provided to HOST at no cost, provided HOST meets its obligations under this MOU. If HOST materially fails to meet its obligations under this MOU, BPF may, in its sole discretion, charge HOST for the Veterinarian's services at BPF's then-current wellness clinic day rate, which BPF will provide to HOST upon request.

(d) Veterinarians shall charge no fee to members of the public for wellness clinic services. BPF will fund any mutually agreed-upon travel and lodging for Veterinarians if required.

3. MOBILE OR STREET-BASED CLINIC RISK ACKNOWLEDGMENT (IF APPLICABLE)

(a) If HOST requests or hosts wellness clinic services in a mobile, outdoor, or other street-based public setting rather than at a fixed shelter, clinic, or comparable indoor facility, HOST acknowledges and accepts the additional risks inherent to that setting, including animals of unknown health or behavioral history, limited medical infrastructure, and public exposure.

(b) HOST agrees to implement reasonable safety protocols for any such mobile or street-based clinic and to prioritize the wellbeing of its personnel, volunteers, and the public. Neither party guarantees the safety of any individual present at a mobile or street-based clinic.

4. INSURANCE REQUIREMENTS — HOST ORGANIZATION

(a) Before any wellness clinic under this MOU, HOST must provide BPF with written evidence of the following insurance coverage, as applicable:

(i) Commercial Coverage. If HOST carries commercial general liability insurance, HOST shall provide a Certificate of Insurance (COI) evidencing coverage with limits of no less than \$1,00,000 per occurrence and \$3,000,000 aggregate, and naming BPF as an Additional Insured.

(ii) Self-Insurance. If HOST is self-insured (including any municipal or governmental entity operating a self-funded program), HOST shall provide a Certificate of Self-Insurance or written confirmation letter from an authorized representative



specifying the covered risks and applicable coverage levels. If HOST maintains a stop-loss policy above its self-insured retention, HOST shall name BPF as an Additional Insured on that stop-loss policy and provide a COI evidencing such coverage.

(iii) **No Stop-Loss Coverage.** If HOST is 100% self-insured with no stop-loss or excess coverage, HOST must disclose this in writing prior to the wellness clinic. BPF reserves the right to require additional protective measures or to decline to provide Veterinarian services until adequate protection is confirmed.

(b) HOST must also maintain Workers' Compensation coverage as required by applicable state law, and Employer's Liability with limits no less than \$1,000,000 each accident/each employee/policy limit.

(c) HOST must notify BPF promptly of any material change, lapse, or cancellation of coverage.

(d) **Governmental Immunity Notice.** BPF acknowledges that HOST may be a governmental or municipal entity entitled to immunity protections under applicable state law (including the Michigan Governmental Tort Liability Act or equivalent statutes in other states). The insurance requirements of this Section are intended to confirm HOST's available coverage levels and do not constitute a waiver of any applicable immunity.

5. INSURANCE REQUIREMENTS — VETERINARIANS

BPF represents that each Veterinarian it schedules under this MOU will, before participating in any wellness clinic, maintain the following coverage with BPF named as an Additional Insured:

(a) **Professional Liability (Malpractice) Insurance:** Minimum \$1,000,000 per occurrence / \$3,000,000 aggregate.

(b) BPF will maintain current Certificates of Insurance for each Veterinarian on file and will provide copies to HOST upon written request.

6. HOLD HARMLESS AND INDEMNIFICATION

(a) **BPF Indemnification.** BPF agrees to indemnify and hold harmless HOST and HOST's employees, volunteers, and other agents from and against any damages, costs, and attorneys' fees arising out of the negligent or intentional acts or omissions of BPF or the



Veterinarians BPF schedules under this MOU, in connection with the veterinary services provided hereunder.

(b) **HOST Indemnification — Non-Governmental Hosts.** For HOST organizations that are not governmental or municipal entities, HOST agrees to indemnify and hold harmless BPF and any scheduled Veterinarian, and their respective employees and agents, from and against any damages, costs, and attorneys' fees arising out of the negligent or intentional acts or omissions of HOST, its employees, volunteers, or agents.

(c) **Governmental and Municipal Hosts — Limitation of Liability.** BPF acknowledges that governmental and municipal HOST entities may be subject to immunity limitations under applicable state law and may be legally prohibited from providing the indemnification described in Section 5(b). For such entities, in lieu of mutual indemnification, the parties agree that: (i) each party shall be responsible for its own acts and omissions; (ii) neither party shall be liable to the other for indirect, consequential, special, or punitive damages arising from this MOU; and (iii) each party's liability to the other, if any, shall be limited to direct damages arising from that party's own negligence or willful misconduct.

(d) This Section does not limit either party's right to seek contribution or indemnification from third parties, including Veterinarians, under separate agreement.

(e) **State Indemnity Law Limitations.** The parties acknowledge that each state has different laws governing whether and to what extent governmental and municipal entities may provide indemnification. Nothing in this Section shall obligate either party to take any action that violates applicable state law. If any provision of this Section is determined to be unenforceable under the governing state's law, the parties shall negotiate in good faith to modify the provision to the maximum extent permitted by law while maintaining the intent to allocate risk appropriately.

7. INDEPENDENT CONTRACTOR

(a) Each Veterinarian scheduled by BPF under this MOU is an independent contractor of BPF, not an employee of BPF or HOST. Veterinarians retain full professional autonomy and control over their clinical judgment and medical decision-making. BPF does not direct the means and methods of veterinary practice; it provides only logistical coordination (scheduling, credentialing, and placement).



(b) HOST and BPF are independent contracting parties. Nothing in this MOU creates a relationship of employer/employee, principal/agent, or joint venture between HOST and BPF. HOST's employees, volunteers, and agents are not employees or agents of BPF, and they have no rights or claims against BPF for employment benefits, workers' compensation, or other BPF employee programs.

8. INCIDENT NOTIFICATION AND RESPONSE

(a) HOST shall notify BPF within twenty-four (24) hours of becoming aware of any of the following occurring at or in connection with a wellness clinic for which BPF assisted with scheduling Veterinarians: (i) injury to or death of any animal; (ii) injury to any person, including a volunteer, staff member, or member of the public; (iii) any animal bite or attack; or (iv) any third-party claim, demand, or threat of litigation.

(b) Upon receiving notice of a potential incident or claim, BPF shall: (i) notify its insurance broker and legal counsel promptly, and in no event more than twenty-four (24) hours after receiving HOST's notice; and (ii) issue a legal hold on all records, communications, and documentation relating to the relevant wellness clinic.i) notify its insurance broker and legal counsel promptly, and in no event more than twenty-four (24) hours after receiving HOST's notice; and (ii) issue a legal hold on all records, communications, and documentation relating to the relevant event.

(c) Neither party shall make any public statement, press release, or communication to media regarding any incident without prior written authorization from its own leadership and reasonable advance notice to the other party.

(d) Both parties shall cooperate in good faith in any investigation of an incident, including preserving all relevant records and making knowledgeable personnel reasonably available for interviews.

9. RECORDS RETENTION

Each party shall retain all records related to wellness clinics conducted under this MOU — including executed agreements, Certificates of Insurance, animal intake forms, veterinary clinic records, incident reports, and correspondence — for a minimum of seven (7) years following the date of the wellness clinic, or for such longer period as may be required by applicable law or as



may be necessary if any claim or litigation is pending or reasonably anticipated. Records shall be maintained in a secure, access-controlled system with backup.

10. DATA PRIVACY AND INFORMATION SHARING

(a) Each party shall limit its collection and use of personal information (including information relating to animal owners, foster families, or volunteers) to what is operationally necessary for the performance of this MOU.

(b) If HOST shares animal data, shelter records, intake information, or other organizational data with BPF in connection with a wellness clinic, such data shall be used only for the purpose of facilitating veterinary services under this MOU and shall not be disclosed to third parties without HOST's prior written consent, except as required by law.

(c) Each party shall maintain reasonable administrative, technical, and physical safeguards to protect shared data against unauthorized access, disclosure, or loss. In the event of a data breach affecting shared information, the party experiencing the breach shall notify the other party within seventy-two (72) hours of discovery.

(d) Each party shall comply with applicable federal and state privacy laws, including the Fair Credit Reporting Act (FCRA) with respect to background check data, and applicable state veterinary practice act requirements with respect to veterinary records.

11. STANDARD OF PERFORMANCE

HOST agrees that it and all of its employees, volunteers, and agents shall abide by the BPF Code of Conduct attached as Exhibit A to this MOU, which is incorporated herein by reference.

12. LICENSES, PERMITS, AND COMPLIANCE

HOST represents and warrants that it has, and during the term of this MOU will maintain at its own expense, all licenses, permits, qualifications, and approvals necessary to operate its facility and conduct the wellness clinics described herein, and that it will operate in compliance with all applicable laws and governing documents.

13. GOVERNING LAW AND DISPUTE RESOLUTION



(a) This MOU shall be governed by and construed in accordance with the laws of the state in which HOST is located, without regard to its conflict-of-law principles. For purposes of clarity, if HOST is located in Michigan, Michigan law shall apply; if HOST is located in another state, the laws of that state shall apply.

(b) Any dispute arising out of or relating to this MOU, or the breach thereof, that cannot be resolved by good-faith negotiation within thirty (30) days of written notice of the dispute shall be submitted to binding arbitration administered by JAMS (or a mutually agreed arbitration body) in the state where HOST is located (or such other mutually agreed location). For HOST entities located in Michigan, arbitration shall be in Grand Rapids, Michigan unless the parties agree otherwise. For HOST entities located outside Michigan, the parties shall mutually agree on an appropriate location within the governing state or at a neutral location, provided that BPF may propose arbitration at its principal place of business in Michigan as an alternative. Arbitration shall be conducted under the then-current JAMS Streamlined Arbitration Rules. The arbitrator's award shall be final and binding and may be entered as a judgment in any court of competent jurisdiction.

(c) Notwithstanding Section 13(b), either party may seek emergency injunctive or other equitable relief from a court of competent jurisdiction in the state and county where HOST is located (or as otherwise permitted by law), without waiving the right to arbitration.

(d) Nothing in this Section limits any rights or immunities HOST may have under applicable state law as a governmental or municipal entity.

14. CONTRACT TERM AND TERMINATION

This MOU shall remain in full force and effect until either party terminates it upon written notice to the other party. Email notice to the other party's designated contact shall be sufficient. Termination shall not affect any obligations or liabilities that arose prior to the effective date of termination, and Sections 6, 8, 9, 10, and 13 shall survive termination.

15. NON-EXCLUSIVITY

Nothing in this MOU is intended, nor shall be construed, as creating any exclusive arrangement between the parties. BPF may provide veterinarian-coordination services to other organizations, and HOST may engage other veterinary service providers or programs.



16. GENERAL PROVISIONS

(a) Entire Agreement. This MOU, together with its Exhibits, constitutes the entire agreement between the parties with respect to its subject matter and supersedes all prior discussions and agreements. This MOU may be amended only by a written instrument signed by both parties.

(b) Severability. If any provision of this MOU is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

(c) Counterparts and Electronic Signatures. This MOU may be executed in counterparts, each of which shall be deemed an original. An electronically signed MOU or an electronic copy of a signed MOU (including by facsimile, email, or electronic signature platform) shall have the same force and legal effect as an original ink-signed document.

(d) Notice. Notices under this MOU shall be in writing and delivered to the contacts designated by each party at execution. Email notice is sufficient.

(e) No Waiver. Failure by either party to enforce any provision of this MOU shall not constitute a waiver of the right to enforce that provision in the future.

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to execute this MOU as of the date last signed below.

HOST ORGANIZATION / MUNICIPALITY ("HOST")	BISSELL Pet Foundation ("BPF")
Signature _____	Signature <i>Kim Alboum</i> _____
Print Name <u>Gabriel Gonzalez</u>	Print Name <u>Kim Alboum</u>
Title <u>City Manager</u>	Title <u>Director of Field Operations</u>
Date	Date



	August 18, 2026
Organization Legal Name	
Mailing Address	
Tax ID / EIN	



EXHIBIT A CODE OF CONDUCT

At BISSELL Pet Foundation, we are committed to:

- Individualized care for every animal;
- Ethical and responsible conduct in all of our operations;
- Respect for the rights of all individuals; and
- Respect for the environment.

We expect these same commitments to be shared by all partners and contractors. Our mission is based on respect for the dignity of animals and the people caring for them, and our fellow professionals and volunteers. At a minimum, we require that all contractors and partners of BISSELL Pet Foundation meet the following standards:

COMMUNICATION

- Communicate truthfully and with integrity.
- Acknowledge BISSELL Pet Foundation when communicating about project involvement through social media or any other communication channel.
- Display the highest integrity, best judgment, and professional ethics in the best interests of all.
- Make no materially false statement and do not deliberately fail to disclose a material fact in connection with BISSELL Pet Foundation.
- Do not share information surrounding BISSELL Pet Foundation goals, objectives, or projects without permission.
- Issue no public statement known (or that should be known) to be false or misleading.

NON-DISCRIMINATION



- Do not discriminate against or refuse professional help to anyone on the basis of race, gender, sexual orientation, religion, or national origin.
- Do not discriminate based on breed.

COERCION AND HARASSMENT

- Treat each employee and/or volunteer with dignity and respect, and do not use corporal punishment, threats of violence, or other forms of physical, sexual, psychological, or verbal harassment or abuse.

HEALTH AND SAFETY

- Never employ unnecessary force or violence, and never engage in cruel, degrading, or inhumane treatment of any person or animal.
- Provide employees with a safe and healthy workplace in compliance with all applicable laws and regulations.
- Do not allow volunteers or employees to provide care for animals if they are impaired by drugs or alcohol.

PROTECTION OF THE ENVIRONMENT

- Comply with all applicable environmental laws and regulations.

ETHICAL STANDARDS

- Bribes, kickbacks, or similar unlawful or improper payments are strictly prohibited.
- Do not alter animal records or alter facts concerning age, condition, or other material information about any animal.
- Maintain on-site all documentation needed to demonstrate compliance with this Code of Conduct.



EXHIBIT B

INSURANCE REQUIREMENTS

HOST INSURANCE REQUIREMENTS

Before any wellness clinic under this MOU, HOST must provide BPF with a current Certificate of Insurance (or equivalent documentation as described in Section 4 of the MOU) confirming the following:

Coverage Type	Min. Per Occurrence	Min. Aggregate	Additional Insured?
Commercial General Liability	\$1,000,000	\$2,000,000	Yes — BPF
Employers Liability	\$1,000,000	\$1,000,000	No
Workers' Compensation	Statutory	Statutory	No
Self-Insurance (if applicable)	Disclose limits in writing	Disclose limits in writing	Yes — BPF on stop-loss policy, if any

Certificate Holder:

BISSELL Pet Foundation | 2345 Walker Avenue NW | Grand Rapids, MI 49544

Email: info@bissellpetfoundation.org

**AGENDA ITEM
EXECUTIVE SUMMARY**

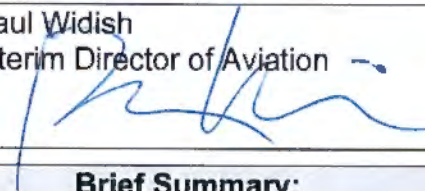
10(9)

Meeting Date: **Wednesday, September 16, 2026**

Agenda Item:

Consider and take action to recommend that the Harlingen City Commission approve, by resolution, the acceptance of Valley International Airport's Fiscal Year 2027 proposed operating and capital budget.

Prepared By: Paul Widish
Title: Interim Director of Aviation

Signature: 

Brief Summary:

The 2027 proposed budget for Valley International Airport, as submitted, totals projected revenue of Ten Million, One Hundred Seventy Thousand, Seven Hundred Three Dollars and no/100 (\$10,170,703); and operating expenses of Ten Million, One Hundred Seventy-One Thousand, One Hundred Fifty-Eight Dollars and no/100 (\$10,171,158); and the total capital expense/capital improvement budget is anticipated to be Seven Hundred Fifty-Three Thousand, Seven Hundred Forty-Five Dollars and no/100 (\$753,745).

Funding (if applicable):

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

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

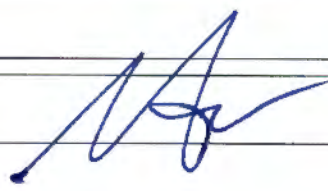
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

The staff recommends acceptance of the Adopted Budget for Valley International Airport for Fiscal Year 2027.

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

Comments:

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

RESOLUTION NO. _____

STATE OF TEXAS 8

COUNTY OF CAMERON §

WHEREAS, the Harlingen Airport Board has submitted its proposed budget for Valley International Airport for the Fiscal Year 2027; and

WHEREAS, the Elective Commission of the City of Harlingen, Texas, has reviewed the budget for Fiscal Year 2027 submitted by the Harlingen Airport Board; and

WHEREAS, the budget for Fiscal Year 2027 for the Valley International Airport was approved by the Harlingen Airport Board during its regular meeting of August 25, 2026; and

WHEREAS, the proposed budget for Fiscal Year 2026 for the Valley International Airport shows projected REVENUE of Ten Million, One Hundred Seventy Thousand, Seven Hundred Three Dollars and no/100 (\$10,170,703); and the OPERATING EXPENSES of Ten Million, One Hundred Seventy-One Thousand, One Hundred Fifty-Eight Dollars and no/100 (\$10,171,158); and total CAPITAL EXPENSE/CAPITAL IMPROVEMENT budget is anticipated to be Seven Hundred Fifty-Three Thousand, Seven Hundred Forty-Five Dollars and no/100 (\$753,745); and

BE IT RESOLVED BY THE CITY OF HARLINGEN:

The Mayor of the City of Harlingen, Norma Sepulveda, is hereby authorized to execute on behalf of the City of Harlingen the acceptance and adoption of the City of Harlingen, Valley International Airport's budget for Fiscal Year 2027 as recited hereinabove:

CONSIDERED AND ADOPTED this 16th day of September 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

2027 Budget

**City Commission Meeting
September 16, 2026**



2027 Budget - Major Assumptions

1	Economy	Inflation approximate 3.5% - 4.0%, Uncertainty due to political and world events
2	Enplanements	Customer demand anticipated to increase. 2026 Mid Year 476K, 2026 Estimate 493K, 2027 Budget 510K ... + 3.5%
3	Airlines	2.0% or \$17K Contractual increase (Exclusive space, Common use, Gate); Security @ 70% of budget or \$90K; landing fees +2%
4	Fuel Flowage	Current Rate \$.06/gallon ----> raise to \$.07/gallon, ICE flights continue at similar frequency
5	HAC Building (Harlingen Aerospace Center)	Vacant space - potential suitors include maintenance & repair facility, JLL contract renewed, Annual Building maintenance expense, utilities, insurance \$120K
6	Parking rates	Covered parking \$16/day, Long term parking \$11/day keep same
7	Bodenheimer (North) Hangar	RFP - Vacant space - GSA Contract - Government Services Agreement - FBO
8	Salary & Benefits	Merit @ 4.0%; 2 additional staff - PD officer, Custodian (ATCT); GH personnel continue monitoring doors for insider threat, benefit cost same, however higher take rate
9	Maintenance Expense	Preventive maintenance - Jet Bridges, HVAC Systems, Sliding doors, Air Handlers, Baggage Belts, Water Treatment, Electrical & plumbing
10	POE - Port of Entry	Remain a user fee airport - \$650K in budget
11	Marketing budget	Increase campaigns
12	MOU with City	Drainage and paving



REVENUE	YTD Actual June 2026	2026 Estimate	2026 Mid-Year	2027 Budget	Increase (Decrease)	%	Comments
Terminal Building	\$ 3,490,637	\$ 4,668,050	\$ 4,505,079	\$ 4,857,667	\$ 352,588	7.8%	Airline contractual increases \$107K, Enplanements +3.5% from 2026 runrates, increases Concession Revenue by \$236K
Airfield	\$ 861,650	\$ 1,120,304	\$ 1,159,141	\$ 1,214,911	\$ 55,769	4.8%	Landing fees + 2%, fuel flowage increase to \$.07/gallon
Industrial Park	\$ 617,382	\$ 803,288	\$ 825,209	\$ 827,119	\$ 1,910	0.2%	HAC building remains vacant, minor adjustment to rates (farm land +6K). Includes Buildings, Hangars and Ground Leases
Terminal Support	\$ 2,437,583	\$ 3,171,100	\$ 3,077,864	\$ 3,271,006	\$ 193,142	6.3%	Enplanements +3.5% generating additional parking revenue \$133K and fuel revenue \$60K
TOTAL	\$ 7,407,252	\$ 9,762,742	\$ 9,567,294	\$10,170,703	\$ 603,409	6.3%	



EXPENSE	YTD Actual June 2026	2026 Estimate	2026 Mid-Year	2027 Budget	Increase (Decrease)	%	Comments
Personnel Services	\$ 3,032,692	\$ 4,241,768	\$ 4,373,474	\$ 4,727,769	\$ 354,295	8.1%	Merit @ 4.0%; increased headcount by 2, GH rates adjusted \$229K; BCBS rate same, however take rate higher; Retirement rate reduced \$125K
Contracted Services	\$ 2,839,668	\$ 3,712,030	\$ 3,500,759	\$ 3,571,905	\$ 71,147	2.0%	Preventive maintenance bolstered, spending as required \$100K, increased US Customs \$50K & Utilities expense \$31K offset by controlled contract services spending
Material & Supplies	\$ 635,364	\$ 876,307	\$ 837,032	\$ 902,000	\$ 64,968	7.8%	Fuel expense \$57K, maintenance expense minor increase
Other Charges	\$ 650,688	\$ 869,211	\$ 854,771	\$ 969,484	\$ 114,712	13.4%	Insurance expense +10-20% driven by claims and market conditions \$47K; Marketing campaigns \$44K, Training ARFF, Wildlife Management \$33K offset by no c/o flood expense \$31K
TOTAL	\$ 7,158,412	\$ 9,699,315	\$ 9,566,037	\$10,171,158	\$ 605,122	6.3%	



NET INCOME	YTD Actual June 2026	2026 Estimate	2026 Mid-Year	2027 Budget	Increase (Decrease)	%	Comments
REVENUE	\$ 7,407,252	\$ 9,762,742	\$ 9,567,294	\$10,170,703	\$ 603,409	6.3%	Increased enplanements generating additional concession revenue, contracted increases.
EXPENSE	\$ 7,158,412	\$ 9,699,315	\$ 9,566,037	\$10,171,158	\$ 605,122	6.3%	Inflation - Merit, Preventive Maintenance, Utilities, Insurance claims, Benefit take rate higher
INCOME (LOSS)	\$ 248,839	\$ 63,426	\$ 1,257	\$ (456)	\$ (1,712)		



CAPITAL BUDGET 2027
FISCAL YEAR END SEPTEMBER 30, 2027

Projects	BUDGET
----------	--------

Capital Purchases

1 Backhoe Loader w/Cab	\$ 160,000
2 Shredder - John Deere	40,000
3 Zero Turn Lawnmower	10,000
4 JetWay 400hz load bank	16,000
5 Shop Roof Replacement	100,000
6 Con-Ex Storage Container	3,000
7 Duty Firearms (2)	1,500
8 RTS Tactical Level III + Mini Shield (2)	2,500
9 Body Armor	795
10 ASP Baton's (11)	2,350
11 AXON Taser	1,600
12 Police Radios (4)	29,000
13 Airport Sealing - parts improvement - electrical	10,000
14 Scissor Lift (Custodial Equipment)	10,000
15 Vacuums - Wet & Dry	5,000
16 Battery Burnisher	12,000
17 Upgrade internal IT Network	250,000
18 Dispatch additional camera's	50,000
19 Misc Other	50,000
Total Capital Expenses	\$ 753,745

Capital Improvements

Total Capital Improvements	\$ -
Total Capital Expenses and Capital Improvements	\$ 753,745

SOURCE OF FUNDS			
FAA	PFC	LOCAL	Other

\$ -	\$ -	\$ 160,000	\$ -
-	-	40,000	-
-	-	10,000	-
-	-	16,000	-
-	-	100,000	-
-	-	3,000	-
-	-	1,500	-
-	-	2,500	-
-	-	795	-
-	-	2,350	-
-	-	1,600	-
-	-	29,000	-
-	-	10,000	-
-	-	10,000	-
-	-	5,000	-
-	-	12,000	-
-	-	250,000	-
-	-	50,000	-
-	-	50,000	-
\$ -	\$ -	\$ 753,745	\$ -

\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ 753,745	\$ -



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

	YTD Actual June 2026	Estimated FY 2026	Proposed FY 2027	Proposed FY 2028	Proposed FY 2029
Begin Cash & Investments Balance	\$10,522,529	\$10,522,529	\$ 7,065,340	\$ 7,212,978	\$ 8,520,095
Uses of Cash					
Personnel Services	3,032,692	4,241,768	4,727,769	4,869,602	5,015,691
Contracted Services	2,839,668	3,712,030	3,571,905	3,719,222	3,884,513
Material & Supplies	635,364	876,307	902,000	929,060	956,932
Other Charges	650,688	869,211	969,484	998,568	1,028,525
Capital Purchases	593,239	817,436	1,853,745	500,000	500,000
Capital Improvements	6,647,354	10,977,354	10,157,486	-	-
Insurance Expense					
Balance Sheet Items					
AR, AP, Prepaid	1,944,000	1,944,000			
Asset Disposal					
Total Uses of Cash	<u>\$16,343,004</u>	<u>\$23,438,105</u>	<u>\$ 22,182,389</u>	<u>\$ 11,016,453</u>	<u>\$ 11,385,661</u>
Sources of Cash					
Terminal Building	3,490,637	4,668,050	4,857,667	4,984,718	5,103,810
Airfield	861,650	1,120,304	1,214,911	1,238,064	1,261,913
Industrial Park	617,382	803,288	827,119	827,119	827,119
Terminal Support	2,437,583	3,171,100	3,271,006	3,369,136	3,369,136
Interest Income	214,901	250,882	60,000	50,000	50,000
PFC Collections	1,263,132	1,739,629	1,800,516	1,854,532	1,910,168
FAA Grant Money	4,127,095	8,227,094	10,298,809	-	-
Asset Sale	568	568			
Insurance Recovery					
Balance Sheet Items					
Deferred Revenue ULA					
Total Sources of Cash	<u>\$13,012,948</u>	<u>\$19,980,915</u>	<u>\$ 22,330,028</u>	<u>\$ 12,323,570</u>	<u>\$ 12,522,145</u>
End Cash & Investments Balance:	<u>\$ 7,192,473</u>	<u>\$ 7,065,340</u>	<u>\$ 7,212,978</u>	<u>\$ 8,520,095</u>	<u>\$ 9,656,579</u>



10(h)

AGENDA ITEM EXECUTIVE SUMMARY

Meeting Date: **September 2nd, 2026**

Agenda Item:

Consideration and possible action to authorize the Harlingen Police Department to purchase (4) Nissan Rogue Sport Utility Vehicles, in lieu of (4) Chevrolet Colorado's (Due to the Chevy Colorado's extended build times.) utilizing budgeted funds from this fiscal year.

Prepared By (Print Name): Alfredo Alvear
Title: Chief of Police

Signature: 

Brief Summary:

A purchase order was originally sought by the Harlingen Police Department for the purchase of four (4) Chevrolet Colorado vehicles. However, due to ongoing Chevy Colorado manufacturing delays, the projected build date has been pushed from the beginning of the current fiscal year into the next fiscal year. The request is to use budgeted funds to purchase (4) Nissan Rogue Sport Utility Vehicles, which are readily available and will be used as part of the police department's unmarked fleet. This deviation will not require additional funding, and funds are within the police department's budget for this fiscal year.

Funding (if applicable):

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

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

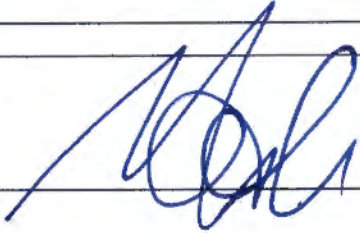
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the resolution.

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

Comments:

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



HARLINGEN POLICE DEPARTMENT

Alfredo Alvear, Chief of Police
1018 Fair Park Boulevard
Harlingen, Texas 78550
(956) 216-5403
aalvear@harlingentx.gov

Date: 07/29/2025

Subject: Authorization for Fleet Vehicle Purchase

Dear Mr. Gonzalez,

A purchase order was sought by the Harlingen Police Department for the purchase of four (4) Chevrolet Colorado vehicles. However, due to ongoing manufacturing delays, the projected build date has been pushed from the beginning of the current fiscal year into the next fiscal year.

Sames Dealership has advised that several alternative vehicle options are available, including four (4) Nissan Rogue Sport Utility Vehicles. Staff researched Nissan Rogue's reliability and overall dependability and determined it to be a viable option for departmental use. Additionally, the Laredo Police Department currently utilizes the Nissan Rogue as a detective vehicle and has placed an order for additional units, further demonstrating confidence in the vehicle's performance and suitability for unmarked law enforcement operations.

During the email correspondence on July 13, 2026, between Finance Director Rodriguez, yourself, and our agency, Mr. Rodriguez advised that you indicated this purchase would not need to be placed on the City Commission agenda for approval. Although the replacement vehicles are a different make and model, the purchase remains for the same purpose, is included within the current fiscal year's approved budget, and will be completed under the originally budgeted amount.

Accordingly, the Purchasing Department respectfully requests formal authorization to proceed with processing the revised purchase order for the four (4) Nissan Rogue vehicles in lieu of the originally approved Chevrolet Colorado vehicles.

Attached are the original quote for the Chevrolet Colorados and the replacement quote for the Nissan Rogues for your review.

Your authorization to proceed with this purchase is respectfully requested.

Sincerely,

Alfredo Alvear
Chief of Police



HARLINGEN POLICE DEPARTMENT

Alfredo Alvear, Chief of Police
1018 Fair Park Boulevard
Harlingen, Texas 78550
(956) 216-5403
aalvear@harlingentx.gov

Quote #: SAG-5717

Date: 7/7/2026

Expires: 8/6/2026

Quote From:

Sames Laredo Nissan
3701 E Saunders St
Laredo, TX 78041
Jake Schobinger | jakes@sames.net
Phone: 210.381.8674

Quote For:

Harlingen Police Department
1018 Fair Park Blvd
Harlingen, Texas 78550

Vehicle Information

Year	Make/Model	Contract #	Color	Qty	Price	Total
2026	Nissan Rogue (54116) 2026.5 FWD S	TIPS 240901	Gray	1	\$29,000.00	\$29,000.00
2026	Nissan Rogue (54116) 2026.5 FWD S	TIPS 240901	Black	1	\$29,000.00	\$29,000.00
2026	Nissan Rogue (54116) 2026.5 FWD S	TIPS 240901	White	1	\$29,000.00	\$29,000.00
2026	Nissan Rogue (54116) 2026.5 FWD S	TIPS 240901	Silver	1	\$29,000.00	\$29,000.00

Vehicles Subtotal: \$116,000.00

Est. Delivery: 2026 Nissan Rogue (54116) 2026.5 FWD S — In Stock (3-5 business days)

Standard Options: 2026 Nissan Rogue (54116) 2026.5 FWD S

- 2.5L 4-cylinder engine
- Continuously variable transmission (CVT)
- Front-wheel drive
- 29 MPG city / 36 MPG highway
- 522-mile highway cruising range
- Charcoal cloth seat trim
- Super Black exterior paint
- Nissan Safety Shield 360
- Forward collision warning
- Automatic emergency braking
- Lane departure warning
- Lane keep assist
- High beam assist
- 7-inch touchscreen display
- Apple CarPlay and Android Auto compatibility
- Bluetooth connectivity
- Backup camera
- Steering wheel audio controls
- Electronic power steering
- All-season tires

Transport Route: 3701 E Saunders St, Laredo, TX, 78041 to 1018 Fair Park Blvd, Harlingen, Texas, 78550

Transport: \$299.00/vehicle x 178 miles = **\$1,196.00**

PRICING SUMMARY

Vehicles: \$116,000.00
Options: \$0.00
Upfitters: \$0.00

Transport: \$1,196.00
Trade-In: (\$0.00)

GRAND TOTAL: \$117,196.00

TERMS AND CONDITIONS

Balance on the vehicle is due within thirty (30) days of delivery to the upfitter or customer. A \$500 per month floor plan interest charge will be applied to any unpaid balance beyond Net 30 terms.

All prices provided in this quote are based on current market conditions and are subject to change. Pricing may be impacted by changes in OEM production availability, allocation limits, material shortages, tariffs, trade regulations, or other factors beyond the dealership's control.

Vehicle availability, production timing, and delivery schedules are subject to OEM manufacturing constraints and supply-chain conditions. The dealership shall not be held liable for delays, cancellations, or non-production resulting from OEM constraints or manufacturer decisions. In the event an OEM is unable to produce or deliver a vehicle as quoted, the dealership reserves the right to modify, delay, substitute, or cancel the order without penalty.

Any resulting price or availability changes will be communicated prior to final purchase or delivery.

View our in-stock vehicles at samesgovfleet.com/inventory

www.samesgovfleet.com

 Follow us on Facebook

QUOTE

THE ULTIMATE FLEET MANAGEMENT SOLUTION PROVIDER



**Government
Fleet Sales**

QUOTE#: SAG1639
DATE: 11/12/2025
EXPIRES: 12/12/2025

QUOTE FROM:

Sames Laredo Chevrolet

OUTSIDE SALES MANAGER: JORGE FUENTES | 956-330-1502 |
JFUENTES@SAMES.NET
EMAIL: QUOTES@SAMES.NET

QUOTE FOR:

City of Harlingen
1018 Fair Park Blvd.
Harlingen, Texas 78550

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CONTRACT#	COLOR	QUANTITY	PRICE	TOTAL
2026	Chevrolet	2WD Colorado WT Crew Cab 14C43	TIPS 240901	WHITE	4	\$33259.00	\$133,036.00

DESCRIPTION:

Model Year: 2026
Make: Chevrolet
Model: Colorado
14C43-Work Truck / LT Crew Cab
PEG: 2WT - Work Truck 2WD
Primary Color: GAZ - Summit White
Trim: H1T - Jet Black, Cloth
Engine: L3B - Engine: 2.7L TurboMax
Transmission: MFC - Transmission, 8-Speed Automatic

ST0: WT Custom Edition \$1,145.00
VAV: LPO, All-Weather Floor Mats \$240.00

No Cost Options

FE9: Federal Emissions
L3B: Engine: 2.7L TurboMax
MFC: Transmission, 8-Speed Automatic

Other Options

ATG: Remote Keyless Entry
A2V: Seat Adjuster
A28: Rear Sliding Window
A50: Seats, Front Bucket
B26: Safety Package
B30: Floor Covering, Carpet
C49: Electric Rear Window Defogger
C67: Single-Zone Manual Air Conditioning
DP5: Mirror Caps, Molded with Color
D31: Interior Rearview Tilt Mirror
D72: Exterior Door Handles, Black
D87: Tailgate Handle, Black
EF7: COUNTRY UNITED STATES OF AMERICA (USA)
E63: Pickup Box
GAZ: Summit White
GU6: Rear Axle, 3.42 Ratio
H1T: Jet Black, Cloth
KW7: Alternator, 170 amps
K34: Cruise Control
MAH: Marketing Area: US and Puerto Rico
NE8: EVAPORATIVE SYSTEM LEVEL 3 EMISSIONS
N33: Steering Column, Tilt
PZX: Wheels, 18" X 8.5", Black High Gloss Aluminum
Q1A: Tires, 265/60R18 All-Season, Blackwall
RIK: LPO, Black Nameplates
RM7: Spare Wheel, 17 x 8.0 Steel
RWL: Rear Wheel Drive
R9N: CONTROL SALES ITEM NO. 89
SLM: SALES PROCESSING STOCK ORDERS
TCK: Deflector rear tire, air
UE1: OnStar and Chevrolet Connected Services Capable
UE4: Following Distance Indicator
UHY: Automatic Emergency Braking
UK1: Blind Zone Steering Assist
UQ3: Audio System Feature, 6-Speaker System
UVB: HD Rear Vision Camera
U2K: SiriusXM Satellite Radio
VK3: Front License Plate Kit
VV4: Wi-Fi Hotspot Capable
WNO: VIN MODEL YEAR 2026
YM8: LPO Processing Option
ZAO: Tire, Spare 255/65R17 All-Season, Blackwall
ZL3: Convenience Package
1S2: Option Package Discount
2WT: Work Truck 2WD
719: Seat Belt Color, Black

OPTIONS | UPGRADE

DESCRIPTION	QUANTITY	PRICE	TOTAL
			\$0.00

UPFITTER INFORMATION

QUOTE#	CONTRACT #	QUANTITY	PRICE	TOTAL
				\$0.00

DESCRIPTION:

TRADE-IN INFORMATION

YEARMAKEMODEL	VIN#	TOTAL
		-
		-

	TRANSPORT (250 MILES)	\$1,596.00
	GRAND TOTAL	\$134,632.00

TERMS AND CONDITIONS:

BALANCE ON THE VEHICLE IS DUE 30 DAYS AFTER DELIVERY TO THE UPFITTER OR CUSTOMER. \$500 MONTHLY FLOOR PLAN INTEREST WILL BE ADDED TO ANY UNPAID BALANCE BEYOND THE NET 30 TERMS. PRICES PROVIDED IN THIS QUOTE ARE BASED ON CURRENT MARKET CONDITIONS AND ARE SUBJECT TO CHANGE. PRICES MAY BE AFFECTED BY CHANGES IN TARIFFS, TRADE REGULATIONS, AND OTHER FACTORS BEYOND OUR CONTROL. ANY RESULTING PRICE ADJUSTMENTS WILL BE COMMUNICATED PRIOR TO FINAL PURCHASE.

1061

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **Wednesday, September 16, 2026**

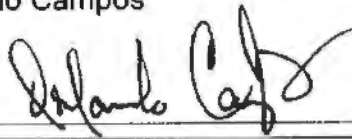
Agenda Item:

Consider and take action to approve a Resolution accepting Development Corporation of Harlingen's Proposed Fiscal Year 2027 budget.

Prepared By: Orlando Campos

Title: CEO

Signature:



Brief Summary:

The FY 2027 proposed budget for the Development Corporation of Harlingen, as submitted, includes projected revenue of **Nine Million, Six Hundred Fifty-Four Thousand, Seven Hundred Thirty** (\$9,654,730), and total authorized expenditures of **Twelve Million, Eight Hundred Twenty-Two Thousand, Nine Hundred Seventy-One** (\$12,822,971). The Board of Directors of the Development Corporation of Harlingen approved the proposed budget on August 25, 2026.

Funding (if applicable):

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

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

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends acceptance of the Adopted Budget for the Development Corporation of Harlingen for Fiscal Year 2027.

City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A



Proposed Budget

FY 2026-2027

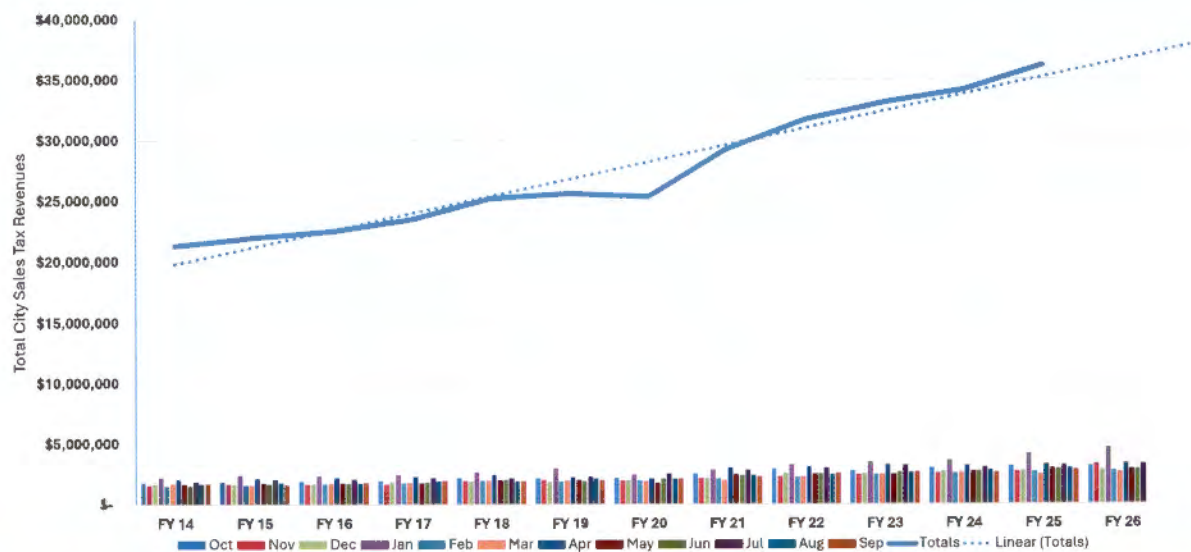


Revenues

- Projecting a 3% increase over the current year for sales tax receipts.
- Expect a healthy return in interest income from our investments.
- We anticipate final infusion of \$400,000 in intergovernmental revenues resulting from EDA Grant.
- Anticipate overall revenues to decrease by 0.29% as compared to the FY 2025 final amended budget due to EDA Grant project completion.



Sales Tax Receipts



Expenditures

- Administrative expenses – Brought staff to prevailing market rates in our region.
- Administrative expense-Funding provided for a retail recruitment consultant, economic impact analysis tool for incentives ROI, and a new strategic plan.
- \$275,000 in funding to aggressively market Harlingen to targeted industrial sectors.
- Business Incentives--New projects anticipated in FY 2025:
 - \$38,000 allocated for Project Auntie.
 - \$12,000 allocated for Project Sandburg.
 - \$100,000 allocated for Project Skyline.
 - \$33,000 allocated for Project Career
- Significant investment in industrial park infrastructure:
 - \$2.1M for infrastructure (including drainage) for Project Organic/Victoria Commons which includes HEDC property.
 - \$3.2M for detention pond completion (EDA grant) drainage, roadway and utility infrastructure at The Park at Roosevelt.



Expenditures

- Small Business Support: \$220,000 allocated to Revitalize Harlingen (\$100,000 for downtown area), Equip Harlingen and Boost Harlingen grant programs.
- \$275,000 set aside for TSTC's Goal Line Assistance Program, TSTC Scholarships, VIDA, and local industry demand training programs.
- \$105,000: FastTrac Entrepreneurship Program frequency and UTRGV Accelerator Program and Pitch Competition.
- Existing budget may require \$3,168,949 transfer from cash reserves which will be resolved in FY 27 end of year budget amendments.



Summary

- Proposed budget helps EDC achieve significant projects and aligns expenditures with current strategic plan.
- Proposed budget strengthens our corporate and retail recruitment efforts.
- Proposed budget increases our efforts to support small businesses and entrepreneurs.
- Significant one-time industrial park and mixed-use development infrastructure costs will further city's long-term ED efforts.
- Despite dipping into reserves, ending cash balance is anticipated to be maintained at a healthy \$13.3 M by the end of the year.



Thank You



Orlando Campos
Chief Executive Officer
956.216.5085
ocampos@harlingenedc.com



RESOLUTION NO. R _____

STATE OF TEXAS

COUNTY OF CAMERON

WHEREAS, the Development Corporation of Harlingen, Inc. has submitted its proposed budget for fiscal year October 1, 2026 through September 30, 2027; and

WHEREAS, the Elective Commission of the City of Harlingen, Texas has reviewed the budget submitted by the Development Corporation of Harlingen, Inc. for its 2026-27 fiscal year; and

WHEREAS, the budget for the Development Corporation of Harlingen, Inc. as submitted shows total projected revenues of **Nine Million, Six Hundred Fifty-Four Thousand, Seven Hundred Thirty (\$9,654,730)**, and total authorized expenditures of **Twelve Million, Eight Hundred Twenty-Two Thousand, Nine Hundred Seventy-One (\$12,822,971)** as shown on the attached Exhibit "A", now, therefore,

BE IT RESOLVED BY THE CITY OF HARLINGEN:

That the budget of the Development Corporation of Harlingen, Inc., as recited hereinabove for the fiscal year commencing October 1, 2026 and ending September 30, 2027, showing total projected revenues of **Nine Million, Six Hundred Fifty-Four Thousand, Seven Hundred Thirty (\$9,654,730)**, and total authorized expenditures of **Twelve Million, Eight Hundred Twenty-Two Thousand, Nine Hundred Seventy-One (\$12,822,971)** s hereby adopted and approved.

CONSIDERED AND ADOPTED THIS 16th day of September 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, as amended.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

Attest:

Amanda C. Elizondo, City Secretary

Harlingen Economic Development Corporation
FY 26-27 Proposed Budget

Account No.

Revenues

Taxes

Sales Tax	191-0000-302-02-00	\$ 6,829,695	\$ 6,878,272	\$ 7,084,620
EDC/BPS Sales Tax (.00375 of BPS Sales)	191-0000-302-80-00	\$ 71,258	\$ 78,251	\$ 78,251
380 Proj. Reimb/BPS Developer - Add'l Retail Fac -EDC	191-0000-302-85-01	\$ 139,048	\$ 141,492	\$ 145,737

Taxes

Charges for Services

BPS Rent	191-0000-331-80-00	\$ 649,483	\$ 682,377	\$ 682,377
ACCT/Parking Lot	191-0000-331-90-00	\$ 28,572	\$ 28,572	\$ 28,572
Charges for Services		\$ 678,055	\$ 710,949	\$ 710,949

Intergovernmental

380 Proj. Reimb/BPS Developer-Add'l Retail Fac-City	191-0000-359-01-01	\$ 148,291	\$ 150,898	\$ 155,425
Roosevelt EDA Grant	191-0000-359-01-02	\$ 1,207,934	\$ 732,607	\$ 400,000

Intergovernmental

Interest

TexPool	191-0000-361-06-00	\$ 586,157	\$ 617,438	\$ 617,438
NOW	191-0000-361-11-00	\$ 12,000	\$ 12,186	\$ 12,186

Interest

Miscellaneous

Miscellaneous	191-0000-389-99-00	\$ 129,210	\$ 54,891	\$ 144,000
Marketing VIA	191-0000-389-99-03	\$ 100,000	\$ 100,000	\$ 100,000

Miscellaneous

Other Financing Sources

Transfer from General Fund	191-0000-391-01-00	\$ 186,989	\$ 206,124	\$ 206,124
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Other Financing Sources

TOTAL REVENUES

FY 25-26 ADOPTED BUDGET	Amended Budget	FY 26-27 PROPOSED BUDGET
\$ 10,088,638	\$ 9,683,108	\$ 9,654,730

Harlingen Economic Development Corporation
FY 26-27 Proposed Budget

				FY 25-26 ADOPTED BUDGET	Amended Budget	FY 26-27 PROPOSED BUDGET
Expenditures						
Administration						
Personnel Services - Payroll						
	Salaries - Full time	191-8501-441-10-01	\$	625,760	\$ 610,866	\$ 734,850
	Car Allowance	191-8501-141-10-08	\$	31,200	\$ 30,733	\$ 31,200
Personnel Services - Payroll				\$ 656,960	\$ 641,599	\$ 766,050
Personnel Services - Benefits						
	City FICA	191-8501-441-11-01	\$	40,301	\$ 36,191	\$ 47,495
	City Medicare	191-8501-441-11-02	\$	9,425	\$ 9,082	\$ 11,108
	City Retirement/TMRS	191-8501-441-11-11	\$	62,532	\$ 58,498	\$ 73,694
	City Health Insurance	191-8501-441-11-21	\$	57,642	\$ 53,940	\$ 56,389
	City Life Insurance	191-8501-441-11-22	\$	273	\$ 219	\$ 273
	Worker's Compensation	191-8501-441-11-31	\$	1,235	\$ 951	\$ 1,149
Personnel Services - Benefits				\$ 171,409	\$ 158,882	\$ 190,108
Supplies - General						
Services & Charges - General						
	Communications	191-8501-441-30-02	\$	30,000	\$ 50,204	\$ 35,000
	Website Development/Maintenance	191-8501-441-30-11	\$	1,500	\$ 2,255	\$ 1,500
	Equipment Rental/Lease	191-8501-441-30-21	\$	3,500	\$ 3,252	\$ 3,500
	Office Rental	191-8501-441-30-23	\$	1	\$ 1	\$ 1
	Professional Development - Dues, Memberships	191-8501-441-30-30	\$	55,000	\$ 54,830	\$ 55,000
	Professional Development - Educational courses	191-8501-441-30-31	\$	2,250	\$ 2,250	\$ 2,250
	Insurance	191-8501-441-30-40	\$	27,000	\$ 27,818	\$ 28,000
	Contract Labor	191-8501-441-30-60	\$	5,000	\$ -	\$ 5,000
Services & Charges - General				\$ 124,251	\$ 140,609	\$ 130,251

Harlingen Economic Development Corporation
FY 26-27 Proposed Budget

Expenditures

Services & Charges Maintenance
Maintenance - Other
Services & Charges Maintenance
Services & Charges - Miscellaneous
Promotional
Marketing - Miscellaneous
Services & Charges - Miscellaneous
Administration - Billboards
Advertising / Billboards
Administration - Billboards
Administration - Operations
Consultants - Austin
Economic Development Studies
City Reimbursement
Office
Professional
Audit Fees
Professional Dev - Travel & Training
Meeting/Event Hosting
Administration - Operations

191-8501-441-31-50

191-8501-441-39-98
191-8501-441-39-99

191-8501-441-60-15

191-8501-441-61-01
191-8501-441-61-03
191-8501-441-61-05
191-8501-441-61-07
191-8501-441-61-08
191-8501-441-61-09
191-8501-441-61-10
191-8501-441-61-18

FY 25-26 ADOPTED BUDGET	Amended Budget	FY 26-27 PROPOSED BUDGET
\$ 10,800	\$ 9,615	\$ 10,800
\$ 10,800	\$ 9,615	\$ 10,800
\$ -	\$ -	\$ -
\$ 10,000	\$ 8,138	\$ 10,000
\$ 10,000	\$ 8,138	\$ 10,000
\$ 50,000	\$ 36,547	\$ 50,000
\$ 50,000	\$ 36,547	\$ 50,000
\$ 204,000	\$ 204,000	\$ 204,000
\$ 260,000	\$ 60,135	\$ 260,000
\$ 68,000	\$ 68,000	\$ 68,000
\$ 12,000	\$ 11,911	\$ 12,000
\$ 100,000	\$ 87,494	\$ 100,000
\$ 10,000	\$ 10,000	\$ 10,000
\$ 45,000	\$ 22,944	\$ 45,000
\$ 25,000	\$ 41,305	\$ 45,000
\$ 724,000	\$ 505,789	\$ 744,000
\$ 1,747,420	\$ 1,501,180	\$ 1,901,209

Total Administration

Marketing

Services & Charges - Miscellaneous
Marketing Misc.- Prospect Hosting
Services & Charges - Miscellaneous
Marketing
Direct Mail
Travel
Advertising
Marketing

191-8502-441-39-99

191-8502-441-62-07
191-8502-441-62-10
191-8502-441-62-18

FY 25-26 ADOPTED BUDGET	Amended Budget	FY 26-27 PROPOSED BUDGET
\$ 30,000	\$ 31,840	\$ 35,000
\$ 30,000	\$ 31,840	\$ 35,000
\$ 200	\$ 281	\$ 250
\$ 115,000	\$ 124,438	\$ 135,000
\$ 275,000	\$ 222,407	\$ 275,000
\$ 390,200	\$ 347,126	\$ 410,250

Harlingen Economic Development Corporation
FY 26-27 Proposed Budget

		FY 25-26 ADOPTED BUDGET	Amended Budget	FY 26-27 PROPOSED BUDGET
Business Incentives Other				
Direct Business Incentives		\$ 862,000	\$ 473,397	\$ 1,429,560
		FY 25-26 ADOPTED BUDGET	Amended Budget	FY 26-27 PROPOSED BUDGET
Development Corp. Other				
Other				
TSTC Goaf Line/VIDA/Other Institutions	191-8515-441-68-13	\$ 250,000	\$ 199,000	\$ 275,000
UTRGV - Entrepreneurship Training	191-8515-441-68-29	\$ 40,000	\$ 40,000	\$ 40,000
WFS Cameron	191-8515-441-68-31	\$ 10,000	\$ 10,000	\$ 10,000
Job Training Initiatives (THAC AIM)	191-8515-441-68-40	\$ 10,000	\$ 4,200	\$ 50,000
Harlingen Industrial Park Improvements	191-8515-441-68-51	\$ 50,000	\$ 10,000	\$ 200,000
Grand Entrance at Roosevelt	191-8515-441-68-52	\$ 3,718,000	\$ 907,657	\$ 2,810,000
The Park at Roosevelt EDA	191-8515-441-68-50	\$ 1,370,916	\$ 798,300	\$ 400,000
The Park at Roosevelt Improvements Soft Costs(nc	191-8515-441-68-53	\$ 100,000	\$ 101,566	\$ 400,000
Project Organic	191-8515-441-68-54	\$ 600,000	\$ 155,735	\$ 600,000
BRE & Workforce Events, SBC, Startup	191-8515-441-68-55	\$ 13,000	\$ 12,621	\$ 13,000
Project EYE	191-8515-441-68-56	\$	\$ 888,034	\$
Victoria Commons Subdivision Ph II	191-8515-441-68-57	\$	\$ -	\$ 1,515,136
Other		\$ 6,161,916	\$ 3,127,113	\$ 6,313,136
Services & Charges Misc.				
Property Taxes	191-8515-442-39-99	\$ 305,000	\$ 309,341	\$ 315,000
Services & Charges Misc.		\$ 305,000	\$ 309,341	\$ 315,000

Debt Services

Other Financing Uses

Debt Service - Principal

BPS Bonds

Paying Agent Fees

Bass Pro Dev. 83/77

Other Financing Uses

TOTAL EXPENDITURES

EXCESS REVENUES OVER EXPENDITURES

FY 25-26 ADOPTED BUDGET	Amended Budget	FY 26-27 PROPOSED BUDGET
\$ -	\$ 1,735,000	\$ 1,820,000
\$ 533,167	\$ 533,167	\$ 451,929
\$ 1,000	\$ 1,150	\$ 1,150
\$ 139,048	\$ 138,736	\$ 145,737
\$ 673,215	\$ 2,408,053	\$ 2,418,816
\$ 10,169,751	\$ 8,198,050	\$ 12,822,971
\$ (81,113.34)	\$ 1,485,058	\$ (3,168,241.24)

Cash Flow Analysis (Estimated)

Beginning Cash Balance	\$ 14,999,890	\$ 14,999,890	\$ 16,484,949
+ Revenues	\$ 10,088,638	\$ 9,683,108	\$ 9,654,730
- Expenditures	\$ 10,169,751	\$ 8,198,050	\$ 12,822,971
Ending Cash Balance	\$ 14,918,777	\$ 16,484,949	\$ 13,316,707
Reserve Account	\$ 2,000,000		\$ 2,000,000
Other Funds (Land)	\$ 1,832,094		\$ 1,832,094
Total All Funds	\$ 18,750,871	\$ 20,317,043	\$ 17,148,801

10/5

AGENDA ITEM
EXECUTIVE SUMMARY

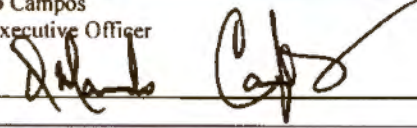
Meeting Date: September 16, 2026

Agenda Item:

Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to grant \$128,000 to Texas State Technical College in Harlingen for FY 2026 and 27 to fund three grant programs including the Goal Line Assistance Program, CTE Signing Day Scholarships, and a new Nursing Tech Training Program.

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

Signature:



Brief Summary:

On August 26, 2026, the Harlingen Economic Development Corporation (HEDC) Board of Directors approved a funding request from the Texas State Technical College for \$128,000 for fiscal years 26 and 27. Funding for the program was provided in the HEDC budget previously approved by the board. The funding request will help provide support to three different programs administered by TSTC and will benefit Harlingen residents. These programs include:

Goal Line Assistance Program: \$25,000 would be allocated to this program for Harlingen residents who are nearing graduation but may need additional financial support to complete their program. All the funding provided goes directly to the student.

CTE Signing Day Scholarship Program: \$50,000 would be allocated to this program for Harlingen residents. The program provides students who commit to enroll full-time at TSTC on the NC3 National Signing Day. Harlingen residents who commit would receive a \$1,000 scholarship.

New Nursing Tech Program: \$53,000 would be allocated for high-demand medical job training programs for Harlingen residents. The accelerated training programs will include Nursing Tech, CNA, Phlebotomy, and EKG. These programs will help provide student with the certifications they need that are required by local employers in the medical industry.

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:

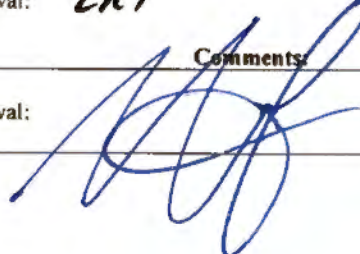
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

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

Comments:

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



Goal Line Assistance Program



The TSTC Goal Line Assistance Program is a direct-to-student financial assistance program for students who reside in Harlingen and who are nearing graduation.

Eligibility Criteria:

- Enrolled full-time (12 or more credit hours), or part-time (3-11 credit hours)
- Enrolled in any TSTC program
- Must have a minimum 2.0 GPA and be in good standing
- Traditional and non-traditional students
- Must be in their final three semesters of study
- Resident of Harlingen

TSTC Enrollment Services will select students who need assistance.

Once students are found eligible, they can use the award money towards tuition, materials, uniforms, tolls, testing fees, and TSTC campus housing.



Goal Line Assistance



Success of program since beginning in 2020:

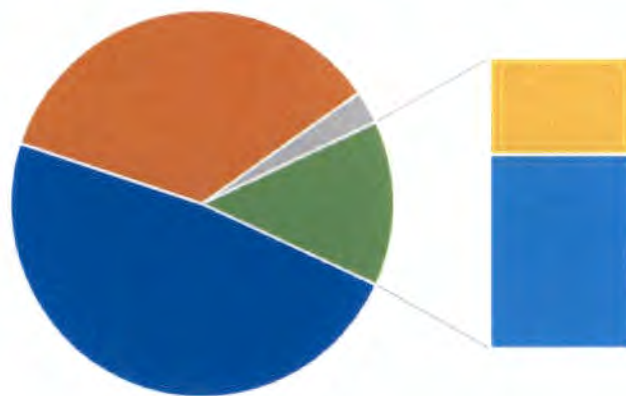
Funded	\$350,000
Awarded	\$350,000
Fund Balance	\$0
Students Awarded	300+
Graduates	200+



Goal Line Assistance



Grad/Persisted



- Allied Health (Nursing, EMS, Surg Tech, Bio Med, Dental Hyg)
- Industrial (Welding, Precision Machining, BCT, HVAC, Plumbing)
- Transportation (Automotive, Aviation)
- Manufacturing (PMT, Adv Man.)
- Other

FY 24/25 Funding Impact:

- Awarded 52 students for a total of \$55,000
- Employment: Valley Baptist MC Harlingen & Brownsville, Winsor Nursing Center, Aveanna Home Health Care, DHR Health McAllen, Platinum Harlingen Nursing, Our Caring Hands Hospice, Harlingen Medical Center, Sun Valley Rehab, Valley International Airport, Gulfstream Aerospace,



Goal Line Assistance Request



- Requesting approval to fund up to \$25,000 to the TSTC Goal Line Assistance Program for the 25/26 fiscal year to fund student awards in Sept 2026.
- Funds available in 25/26 HEDC budget



CTE Signing Day Scholarship Program



National recognition for high school students pursuing a technical career and making a commitment to technical education.

- CTE Signing Day is going on it's 4th year at TSTC.
- Alignment with the NC3 National Signing day on April 10th.
- Over 200 students from across the Valley and their families attended this year.
- Last fall, The TSTC Foundation offered \$1000 scholarships to any student that attended the CTE signing day and enrolled in the fall and awarded \$130,00

This is proving to be a great recruitment tool and along with programs like goal line assistant programs, we are aiming to retain and graduate & place more and more students each year.



CTE Signing Day Scholarship



The TSTC CTE Program is a direct-to-student financial assistance program for students who reside in Harlingen and who recently graduated high school.

Eligibility Criteria:

- Enrolled full-time (12 or more credit hours), or part-time (3-11 credit hours)
- Enrolled in any TSTC program
- Must have a minimum 2.0 GPA and be in good standing
- Traditional and non-traditional students
- Must be entering their first semester
- Resident of Harlingen
- Must have attended TSTC CTE signing day and enroll there after

TSTC Enrollment Services will select students who need assistance.

Once students are found eligible, they can use the award money towards tuition, materials, uniforms, tolls, testing fees, and TSTC campus housing.



CTE Signing Day Scholarship



Success of program since beginning in 2024:

Funded	\$100,000
Awarded	\$98,000
Fund Balance	\$2,000
Students Awarded	98
Graduates	18



CTE Signing Day Scholarship



Program Makeup



- Allied Health (Nursing, EMS, Surg Tech, Bio Med, Dental Hyg)
- Industrial (Welding, Precision Machining, BCT, HVAC, Plumbing)
- Transportation (Automotive, Aviation)
- Manufacturing (PMT, Adv Man.)
- Other

FY 24/25 Funding Impact:

- Awarded 52 students for a total of \$52,000 (*54 students were awarded)
- 90% persistence rate



CTE Signing Day Scholarship Request



- Requesting approval to fund \$50,000 to the TSTC CTE Signing Day Scholarship Program for the 25/26 fiscal year to award 50 students in Sept. 2026.
- Funds approved in 25/26 HEDC budget



TSTC Accelerated Training



TSTC offers short term, accelerated training, for existing employers and/or for the public in general.

- Customized training
- Responsive to local industry demands
- Specialized instruction to meet industry standards
- Customized training



Nursing Tech. Program Overview



Building a Skilled Healthcare Workforce in the Harlingen Area

- CNA, Phlebotomy, and EKG credentials
 - Approximately 6 months
 - 255 training hours
 - \$4,500 tuition
 - Hands-on clinical training
- Prepare students with the technical skills, credentials, and practical experience needed for entry-level healthcare employment.
 - Students completing all three components earn a Nursing Tech Certificate of Completion.
 - Currently not funded through Texas Workforce programs.



Local Workforce Need



Cameron County healthcare demand, 2023–2026:

- 2,446 Nursing Assistant job postings
- 762 unique Nursing Assistant positions
- 609 unique Phlebotomy postings
- 607 Nursing Assistant postings requiring no experience
- 16.1% projected Nursing Assistant skills growth
- 11.6% projected EKG growth



CNA Training



Duration: 8–12 weeks (16 trained 2025-2026)

Students learn:

- Basic patient care
- Vital signs
- Mobility and transfers
- Infection control
- Patient safety and communication

Includes 40 hours of clinical experience with Golden Palms and preparation for the Texas CNA certification examination.



Phlebotomy Training



Duration: 8–12 weeks (76 trained 2025-2026)

Students learn:

- Venipuncture and capillary puncture
- Specimen collection and labeling
- Specimen handling and transportation
- Infection control
- Patient interaction

Includes 150 required needle sticks at Valley Baptist and preparation for the NAHP certification examination.



EKG Training



Duration: 8–12 weeks

Students learn:

- Proper lead placement
- EKG equipment operation
- Patient preparation
- Cardiac rhythm recognition
- Normal and abnormal EKG interpretation

Includes certification-exam preparation and repeated hands-on practice.



Clinical and Employer Connections



The program connects classroom instruction, clinical experience, and employment preparation.

- 40 CNA clinical hours
- 150 phlebotomy needle sticks
- Repeated EKG practice
- Training using patients and/or simulation mannequins
- Hands-on training opportunities through Golden Palms, Valley Baptist Medical Center, via MOUs



Expected Outcomes



Success can be measured through:

- Enrollment and completion
- Credentials earned
- Certification-exam participation and pass rates
- Clinical requirements completed
- Job placement and retention
- Wage progression
- Continued education toward LVN or RN programs

Train local. Credential local. Employ local. Grow local.



Financial Barrier



Program tuition: \$4,500 per student

Additional expenses include:

- Training supplies and consumables
- Certification examination fees

These costs can prevent unemployed and lower-income residents from participating.



Nursing Tech. Program Request



Requesting approval to fund \$53,000 of to cover:

- Tuition for 11 Harlingen residents to be awarded in Sept 2026
- Marketing materials for launch of new program

The goal is to remove the financial barrier between qualified residents and available healthcare careers.



Overview of Funding Request



- Requesting approval to fund up to \$25,000 to the TSTC Goal Line Assistance Program
- Requesting approval to fund \$50,000 to the TSTC CTE Signing Day Scholarship Program
- Requesting approval to fund \$53,000 for New Nursing Tech Program

Total Funding Request: 128,000

- Approved in HEDC 25/26 FY Budget



10K

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to grant \$50,000 to Valley Initiative for Development and Advancement (VIDA) for FY 2027 to benefit Harlingen residents.

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

Signature:

Brief Summary:

On August 26, 2026, the Harlingen Economic Development Corporation (HEDC) Board of Directors approved a funding request from the Valley Initiative for Development and Advancement (VIDA) for \$50,000 for fiscal year 26-27. Funding for the program was provided in the FY 2027 HEDC budget previously approved by the board. VIDA helps low-income, unemployed, and underemployed residents of the Rio Grande Valley get the education and training they need to secure high-skilled, high-wage jobs, and to break the cycle of poverty. Many of their participants are first-generation college students with a higher risk of dropping out. As a result, not only does VIDA provide financial tuition support, but also one on one case management to ensure that the student completes their education or training. The contract with the HEDC will specifically benefit ten residents of Harlingen. In FY 2026, the organization was able to go beyond their contractual commitment and support 42 residents instead. FY 2027 would be the fifth year of funding for VIDA from HEDC.

Funding (if applicable):

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

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

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

Staff Recommendation:

Staff recommends approval.

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

Comments:

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

July 23, 2026

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

Thank you for your continued partnership with VIDA and for your commitment to expanding educational and workforce opportunities for Harlingen residents. Your support helps ensure that individuals from low-income backgrounds have equitable access to education, career training, and the comprehensive support services they need to prepare for high-demand careers and achieve long-term economic mobility.

As you begin planning for the upcoming fiscal year, we respectfully submit VIDA's FY 2026–2027 funding proposal for your consideration. Continued support from the Harlingen Economic Development Corporation will enable VIDA to provide essential financial assistance, career counseling, and wraparound support services that help Harlingen residents complete workforce training, earn industry-recognized credentials, and secure employment in high-demand occupations.

Enclosed for your review are the following materials:

- FY 2025–2026 Grant Progress Report (Year-to-Date)
- FY 2026–2027 Funding Proposal

A recent Economic Impact Study conducted by UTRGV demonstrates the value of investing in VIDA. The study found that every \$1 invested generates a \$15.69 return in community economic output, resulting in more than \$51.9 million in economic impact through increased employment, earnings, tax revenue, and local productivity.

For FY 2026–2027, VIDA respectfully requests a continued investment of \$50,000 to support a minimum of ten Harlingen residents as they pursue education and training for high-demand careers. This investment will help participants earn industry-recognized credentials, secure quality employment, and contribute to the skilled workforce needed to drive the region's economic growth.

We are grateful for the Harlingen Economic Development Corporation's continued partnership and investment in VIDA's mission. Together, we can expand opportunity, strengthen the regional workforce, and create lasting economic prosperity for Harlingen residents.

Sincerely,



Felida Villarreal, CPA
President & CEO



FY 26-27 FUNDING PROPOSAL

July 27, 2026

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



Project Name

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

Funding Request

\$50,000 for fiscal year 10/01/2026 – 9/30/2027

Project Details

At least ten Harlingen residents will be supported through VIDA's program model through the fiscal year October 1, 2026 – September 30, 2027. 100% of students assisted with this grant must meet the following eligibility criteria:

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

Mission

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

History

VIDA was established in 1995 through the collaborative efforts of Valley Interfaith, a community organizing organization in the Rio Grande Valley affiliated with the National Industrial Areas Foundation, and regional industry leaders. At the time, the region faced significant economic challenges due to widespread layoffs and textile plant closures, leaving many residents without access to family-sustaining employment. Simultaneously, employers and economic development organizations identified a growing need for a more skilled and educated workforce to support regional economic growth. Recognizing these dual challenges, Valley Interfaith and community partners created VIDA to bridge the gap between workforce demand and educational opportunity. Since its inception, VIDA has provided comprehensive workforce development services that combine financial assistance, career coaching, and wraparound support to help low-income residents successfully complete postsecondary education and secure employment in high-demand occupations. For more than 30 years, VIDA has remained responsive to the evolving needs of the regional economy by working closely with institutions of higher education, employers, healthcare systems, workforce boards, and industry leaders to align training programs with labor market demand. Today, more than half of VIDA participants pursue careers in allied health fields, including registered nursing, licensed vocational nursing, diagnostic medical sonography, occupational therapy, respiratory therapy, radiography, surgical technology, medical billing and coding, and other healthcare professions. As the nation continues to address persistent healthcare workforce shortages, VIDA remains committed to expanding access to healthcare education and strengthening the pipeline of qualified professionals to improve health outcomes across the Rio Grande Valley. The remaining participants pursue careers in other high-demand sectors, including STEM, education, social services, finance and accounting, economics, advanced manufacturing, information technology, and the skilled trades. By preparing participants for careers that offer family-sustaining wages and long-term advancement opportunities, VIDA continues to strengthen the regional workforce while creating pathways to economic mobility for individuals and families.

Core Services

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

In 2025, VIDA served 879 students and achieved an impressive 98% persistence rate. One hundred percent of participants were identified as unemployed, underemployed, or low-income, based on 200% of the Federal Poverty Guidelines. VIDA participants entered the program with average annual earnings of \$11,169 and, upon completing their education and securing employment, earned an average annual salary of \$52,894. The average age of VIDA participants was 27 years old, and 80% identified as first-generation college students.

Many VIDA participants face barriers that can negatively impact college persistence and completion. As first-generation college students, many navigate higher education without a strong support system or prior family experience in college. Others balance financial hardship, work obligations, language barriers, or caregiving responsibilities while pursuing their education.

To address these challenges, VIDA provides individualized career coaching and comprehensive wraparound support throughout each participant's educational journey. Career counselors meet regularly with participants through one-on-one coaching and group sessions to strengthen essential skills such as time management, stress management, conflict resolution, communication, and resilience while promoting overall well-being and academic success. Drawing on expertise in education, psychology, counseling, and social services, VIDA staff build trusted relationships that foster accountability, confidence, and persistence.

VIDA also removes financial barriers by providing customized assistance for tuition, textbooks, required tools and equipment, uniforms, childcare, transportation, certification exams, and other education-related expenses. This comprehensive support enables participants to remain enrolled full-time, complete their training, and successfully transition into high-demand careers.

In addition to individualized support, VIDA offers monthly professional development workshops and a speaker series featuring regional employers and community partners. These sessions provide participants with valuable career readiness and life skills, including financial literacy, professional communication, workplace expectations, networking, and leadership development. Community partners such as JPMorganChase deliver financial literacy workshops on budgeting, banking, credit, investing, and long-term financial planning, while New York Life provides educational sessions focused on financial protection, wealth-building strategies, and preparing participants and their families for long-term financial security. Together, these partnerships equip VIDA participants with the knowledge and confidence to achieve lasting economic mobility well beyond graduation.

Outcomes & Results

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

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

VIDA maintains a comprehensive performance measurement and evaluation system to monitor participant progress, assess program outcomes, and drive continuous improvement. Participant information is securely managed through Apricot 360, a cloud-based case management system that tracks demographic and socioeconomic information, academic progress, supportive services, credential attainment, employment outcomes, and wage progression.

Career Counselors document participant engagement through regular case notes, academic progress reports, and service records, allowing staff to identify challenges early and provide timely interventions. Participants are tracked for up to three years after program completion to measure employment retention, career advancement, and wage growth, ensuring long-term accountability and program effectiveness.

VIDA's impact extends beyond individual participants. An independent economic impact study conducted by The University of Texas Rio Grande Valley found that every \$1 invested in VIDA generates a \$15.69 return in economic output through increased earnings, employment, tax revenue, and regional productivity.

In 2025, VIDA's innovative workforce development model was recognized nationally as an Example of Excelencia by Excelencia in Education for its evidence-based approach to improving educational and workforce outcomes for Latino students. This distinction highlights VIDA's comprehensive model of career coaching, financial assistance, and wraparound support, demonstrating how strategic investments in student success create lasting economic mobility for individuals, families, and communities.



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

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

BUDGET ITEMS	10/01/26 – 9/30/27 PROJECTED EXPENDITURES
Curriculum Based – Training Expenses South Texas College (STC); University of Texas – Rio Grande Valley (UTRGV); Texas State Technical College (TSTC); Texas Southmost College (TSC); Other • Tuition & Fees, Textbooks, Exam Fees, Equipment • Tools, Uniforms, Transportation Assistance, Child Care Assistance, Other	
Direct Program Services Intensive Career Counseling & Case Management • Community Outreach, Profile Assessment, & Aptitude Testing • Peer learning, effective studying skills, & test taking strategies • Soft Skills Training: Guest Speaker Forums, Professional Development Workshops, Financial Literacy, Time Management, Stress Management, Mental Health, etc. • Employability Skills: Conflict Resolution in the Workplace, Resume Writing, Business Etiquette, Job Search, & Interview Preparation • Individualized Career Coaching and Academic Advisement • Individual and Group Counseling Sessions • Job Placement Services & Career Tracking three years post-graduation • Building Accountability - Monitoring Academic Performance and Progress for Intervention and Completion • Direct Program Related Expenses	
Training & Direct Program Expenses	\$ 42,500
General & Administrative Costs	\$ 7,500
Total Project Budget	\$ 50,000
Harlingen EDC Funding Request	\$ 50,000

Harlingen EDC Progress Report FY 2025-2026

For every \$1 invested in VIDA's program, there is a return of \$15.69 to the communities we serve.

Economic Impact Study 2024 - The University of Texas Rio Grande Valley, Data & Information Systems Center.

Average Salary Reported Upon Graduation: \$43,638 as of July 31, 2026

2025-2026 AT-A-Glance	
66%	Between Age of 25-50
100%	Unemployed, Underemployed or Low Income
55%	1+ Dependent Child(ren) in the Household
83%	First Generation in College
Harlingen EDC Investment: \$50,000	
Contractual Benchmark: 10	
Harlingen Residents Served to Date: 42	
Persistence Rate: 95%	

CREDENTIAL ANALYSIS

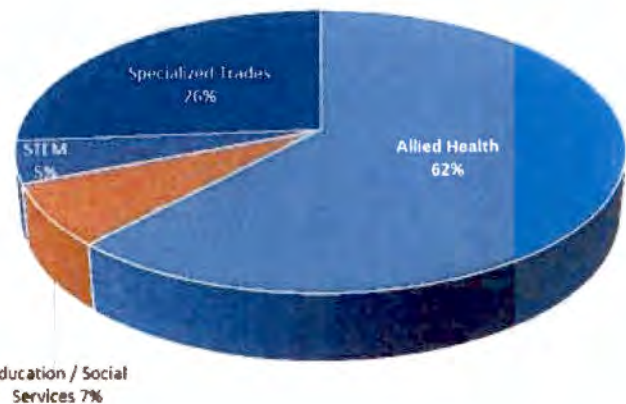
Graduates/Completers

Industry Recognized Credential	Certificate	Associate	Bachelor
72%	21%	7%	0%

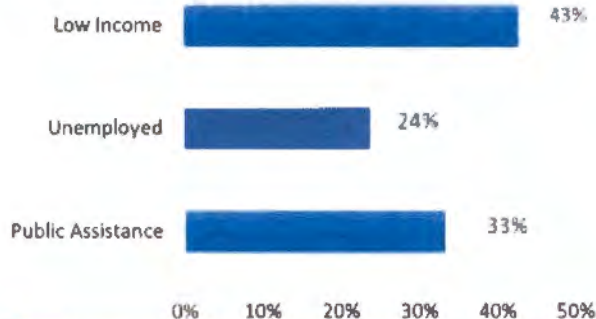
Active Students

Industry Recognized Credential	Certificate	Associate	Bachelor
0%	32%	60%	8%

Program of Study (By Industry)

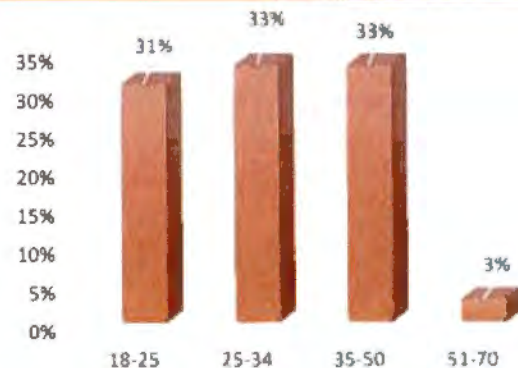


Financial Eligibility



Some participants meet more than one eligibility factor.

Participant Age



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 16, 2026**

Agenda Item:

Consideration and possible action to authorize the City Manager to enter or to renew a contract between the City of Harlingen and the South Texas Emergency Care for the ambulance services. Attachment (**City Manager**)

Prepared By: Gabriel Gonzalez
City Manager

Signature:

Brief Summary:

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount (Yes/No):

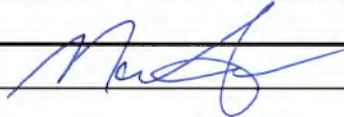
*If no, specify source of funding and amount requested:

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

Staff Recommendation:

City Manager approval: 

Comments:

City Attorney's approval: 

**STATE OF TEXAS
COUNTY OF CAMERON**

**CITY OF HARLINGEN
AND
SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.**

**LICENSE AND CONTRACT FOR AMBULANCE
AND EMERGENCY MEDICAL SERVICES**

Witness this grant of an ambulance license by the City of Harlingen (the "CITY"), a municipal corporation located in Cameron County, Texas, to South Texas Emergency Care Foundation, Inc. ("STEC"), a Texas non-profit corporation, and further witness this exclusive contract for emergency and non-emergency ambulance and transport services and related medical services in the City of Harlingen by and between the CITY and STEC, said license and contract to include the performance by STEC of all emergency and non-emergency ambulance and transport services and related medical services as defined or otherwise described in Sections 22-19 through 22-25 in Article II – Emergency and Non-Emergency Medical Transportation Services, *Harlingen Code of Ordinances*, as in effect on the Effective Date of this contract and as may subsequently be amended from time to time (said ordinance and amendments being collectively referred to herein as the "EMS Ordinance") and emergency medical services, emergency medical care, and emergency prehospital care (as defined or otherwise described in Chapter 773, *Texas Health and Safety Code*, as in effect on the Effective Date of this contract and as may subsequently be amended from time to time (said statutes and amendments being collectively referred to herein as the "EMS Code"), all of such emergency and non-emergency ambulance and transport services and related medical services being collectively referred to herein as "Ambulance and EMS Services";

WHEREAS, privately owned and operated ambulance and undertaking concerns, which

had furnished ambulance services to the citizens of Harlingen for many years, discontinued those services in the City of Harlingen more than forty-five years ago; and

WHEREAS, the continuance of emergency and non-emergency ambulance and transport services and related emergency medical services was of sufficient importance to the health, safety and welfare of the citizens of Harlingen that CITY officials, in collaboration with physicians, hospital representatives, and other concerned citizens, organized and created STEC, and the CITY has adopted and subsequently amended the EMS Ordinance regulating Ambulance and EMS Services in the City of Harlingen; and

WHEREAS, pursuant to a valid exercise of its police power for the benefit of the public and to ensure the health, safety, and welfare of its citizens, the CITY has entered a series of successive and uninterrupted contracts with STEC to satisfy the public need and necessity for Ambulance and EMS Services; and

WHEREAS, pursuant to those successive contracts in effect since 1979, STEC has been the sole provider of Ambulance and EMS services originating in the City of Harlingen; and

WHEREAS, STEC has agreed to continue furnishing such Ambulance and EMS Services as, in the judgment of the CITY, are necessary and reasonable for the health, safety, and welfare of the citizens of Harlingen, subject to the CITY entering into a mutually satisfactory contract with STEC as the exclusive provider of such Ambulance and EMS Services originating in the City of Harlingen;

NOW, THEREFORE, by virtue of the vital necessity of maintaining Ambulance and EMS Services for the citizens of Harlingen, CITY herewith grants to STEC this express license to operate ambulances and this exclusive contract to provide Ambulance and EMS Services in the

CITY as the same are described in the EMS Ordinance, STEC having qualified for such license and contract as provided for in said EMS Ordinance, such license and this contract for Ambulance and EMS Services being for a period beginning at 12:01 a.m. on October 1, 2026 and ending at 12:00 a.m. (midnight) on September 30, 2029 unless sooner terminated pursuant to the terms of this contract in which case the contract shall immediately terminate.

For the purpose of continuing to furnish Ambulance and EMS Services to the citizens of Harlingen under such license and in consideration of the performance of their respective promises and obligations described herein, the CITY and STEC enter into this exclusive contract on the following terms and conditions:

1. STEC shall maintain at least four (4) locations in the City of Harlingen at which ambulances and EMS personnel will be based and from which such Ambulance and EMS Services will be provided.

2. STEC represents to CITY that STEC has historically monitored and does currently monitor the demand for Ambulance and EMS Services and the number of ambulances and personnel required to meet such demand. Historically, such demand has been lower on Sunday and Monday of each week and peaks at higher demand levels on Tuesday through Saturday of each week. STEC shall continue to monitor demand and shall maintain and base ambulances at locations in the CITY in numbers sufficient to adequately meet such demand. Notwithstanding the demand, STEC shall staff and have available for service no fewer than three (3) ambulances on Sundays, no fewer than five (5) ambulances on Mondays, and no fewer than six (6) ambulances on Tuesdays through Saturdays of each week. CITY acknowledges that one or more of said ambulances may be required from time to time to respond to multiple casualty incidents ("MCI")

or other similar incidents or disasters involving multiple patients or requiring responses of multiple EMS vehicles and crews which may be temporarily outside the limits of the CITY. If such casualty incidents ("MCI") or other similar incidents or disasters require such a temporary redistribution of ambulances, STEC shall give the City Manager prompt notice of any such event.

3. STEC shall maintain an adequate number of fully qualified EMS personnel to fully and efficiently operate such ambulances to provide Ambulance and EMS Services to the citizens of Harlingen during the term hereof.

4. STEC operates a medical communications center ("MedCom") staffed by certified emergency dispatchers who accept and handle all referred and direct 911 and other calls for medical emergencies and manage STEC's responses to such emergencies including the gathering of information regarding the emergency and the dispatch of EMS personnel and vehicles to the scene of emergencies. As of the Effective Date, MedCom dispatchers currently send STEC personnel and ambulances in response to all 911 and emergency calls on a "hot" or "lights and siren" basis regardless of the nature and seriousness of the patient's chief complaint or medical condition. In recent years, EMS providers across the United States and internationally have begun transitioning to a Medical Priority Dispatch System ("MPDS") sanctioned and endorsed by the International Academies of Emergency Dispatch ("IAED"). MPDS utilizes a combination of standardized interrogation of a caller with key questions and a series of uniform protocols which enable a MPDS-trained dispatcher to quickly and accurately categorize the chief complaint of a patient by a determinant code or level (*i.e.*, "E" or "Echo" – full arrest or imminent death; "D" or "Delta" – life threatening; "C" or "Charlie" – possibly life threatening; "B" or "Bravo" – mid-priority; "A" or "Alpha" – low priority; "Ω" or "Omega" – lowest priority) and to determine the

appropriate response mode (*i.e.*, “hot” with lights and sirens or “cold” without lights and sirens) to be used by the dispatched EMS personnel. STEC has developed and adopted the necessary protocols to implement MPDS, is training its dispatchers and EMS personnel to use MPDS and anticipates incorporating the dispatch system into its EMS operations during the term of this contract.

STEC will give written notice of its intention to transition to and implement MPDS and the effective date of such implementation (the “MPDS Implementation Date”) to the City Manager, the Chief of Police, and the Fire Chief of the CITY not less than ninety (90) days before the MPDS Implementation Date.

5. In fulfilling the needs of the citizens of Harlingen for Ambulance and EMS Services, the license herein granted to STEC shall include its authorized use of ambulances (and personnel to operate same), as may be purchased, borrowed, rented, leased, or otherwise lawfully arranged for, from services to be determined by STEC for such period of time or times as may be necessary under public disaster or other demanding conditions during the term hereof, such ambulances and personnel being in addition to those hereinabove provided for and required; and provided further, that such ambulances and personnel shall meet the same qualifications and requirements as the ambulances and personnel hereinabove provided for.

6. STEC promises and agrees to render and perform for the benefit of CITY and shall be obligated to perform all Ambulance and EMS Services for the citizens of the City of Harlingen, including all emergency ambulance calls without regard to whether such calls are initiated by the Harlingen Police and Fire Departments or by any other person or source.

7. Emergency medical service personnel shall deliver emergency patients to hospitals

in Cameron County as requested by such patients or their agents. In the absence of such request, the ambulances and personnel shall deliver such patients to the nearest appropriate hospital emergency department capable of handling the emergency or as otherwise directed by an emergency physician in contact with the EMS personnel operating the emergency medical service vehicle.

8. STEC shall be solely responsible for billing and collecting for Ambulance and EMS Services to be furnished by it hereunder, and all such collections shall be the sole property of STEC. As of the Effective Date, subject to reductions required to comply with maximum reimbursement rates (i) imposed by Federal or state law for patients eligible for Medicare and Medicaid benefits or (ii) imposed by contracts between STEC and insurance companies, hospitals, or other healthcare providers, and further subject to periodic adjustments as permitted herein, the Base Rate charges for services to be provided by STEC are those charges listed on the Schedule of Base Rate Charges attached hereto as Exhibit "A". The CITY and STEC acknowledge that STEC's costs to provide Ambulance and EMS Services, including but not limited to compensation for EMS personnel, customized EMS vehicles and equipment, supplies, and other expenses unique to EMS services and operations, are subject to continual increases due to inflation and other factors impacting healthcare. Accordingly, the CITY and STEC agree that STEC may, but is not obligated to, adjust its Base Rate Charges, effective as of October 1 of each calendar year during the term of this contract; provided, however, any such adjustment shall be based on and shall not exceed any percentage increase during the immediately preceding twelve months in the Consumer Price Index for All Urban Consumers (as published by the Bureau of Labor Statistics, United States Department of Labor). In the event of any such adjustment, STEC shall deliver the adjusted

Schedule of Base Rate Charges to the City Manager of the CITY. STEC represents and warrants that it will endeavor in good faith and to the extent reasonably possible to keep any such adjustments at a minimum and to maintain Base Rate Charges reasonably comparable to or as low as similar charges by other EMS providers in the Rio Grande Valley.

STEC agrees that it will not enter into a contract to provide Ambulance and EMS Services with any other municipality in Cameron County or Hidalgo County with Base Rate Charges more favorable or lower than the Base Rate Charges being charged at the time to the general public in the CITY under this contract.

9. The CITY acknowledges the public nature and necessity of furnishing public ambulance and emergency medical services to the citizens of and general public within the CITY and further recognizes and acknowledges that the emergency nature of such services makes full or substantial collection of charges by STEC for such services risky and speculative to the extent that the economic feasibility of such public ambulance and emergency medical services is imperiled. The CITY represents that its duly elected governing body has made a finding that public ambulance and emergency medical services are necessary for the health, safety and welfare of the citizens of the CITY. Therefore, in consideration for the furnishing of adequate public ambulance and emergency medical services to the citizens of the CITY under this license and contract and the willingness of STEC to forego any payment or subsidy from the CITY, the CITY, as an exercise of its police power, has agreed to the provisions hereof including but not limited to the multi-year term described herein and the exclusivity described in Paragraph 10 of this contract.

10. The CITY, acting by and through its duly elected governing body, acknowledges that insuring that Ambulance and EMS Services, including both emergency and non-emergency

ambulance and medical services, are available to the citizens of the City of Harlingen is crucial to the health, welfare, and safety of the public and those citizens and that entering into this contract with STEC to secure the availability of such Ambulance and EMS Services is a valid exercise of the police power of the CITY to preserve and protect the health, welfare, and safety of the public and those citizens. Accordingly, during the term of this contract, and pursuant to such police powers of the CITY, STEC is hereby awarded exclusive rights and responsibilities for provision of all Ambulance and EMS Services, including but not limited to all emergency and non-emergency ambulance and transport services and related emergency medical services, and further including special events coverage, originating within the City of Harlingen, regardless of the manner in which the request for service is conveyed.

Because the granting of the license described herein and this contract is a valid exercise of CITY's police power to preserve and protect the health, safety and welfare of the public and its citizens for a limited period of time, it is not and shall not be considered or construed to be a grant of an exclusive franchise or monopoly which might otherwise be prohibited by Article I, Section 26 of the Constitution of the State of Texas.

11. STEC agrees (i) to include its vehicles used in providing Ambulance and EMS Services hereunder in any liability insurance policy carried by STEC under the terms of the EMS Ordinance, and (ii) to cause CITY to be included as an additional insured under any such liability insurance policy with coverage for the CITY from any claims made against CITY for losses or damages inflicted or caused by the negligent use of STEC's vehicles used in providing Ambulance and EMS Services hereunder.

STEC agrees to procure and maintain comprehensive and collision insurance coverage on

its vehicles, with STEC being liable for the payment of any said deductibles.

CITY shall be named as additional insured on all such insurance policies on STEC's vehicles. Said policies shall contain a waiver of subrogation against the CITY and shall require 30 days written notice to CITY prior to cancellation. STEC shall provide CITY with certificates evidencing the issuance of the foregoing insurance policies and coverage terms and conditions. Upon written request from the City Manager of the CITY, STEC shall furnish updated certificates of insurance or copies of the insurance policies.

12. STEC shall obtain and maintain liability insurance, naming CITY as additional insured, to cover any automobile accident in an amount of at least \$500,000 for each person, \$1,000,000 for each accident for bodily injury including death and \$250,000 for property damage and a professional liability policy and comprehensive general liability policy with minimum limits of \$1,000,000 for each occurrence and \$2,000,000 general aggregate. Said insurance policies shall contain a waiver of subrogation against the CITY. Said insurance policies shall provide for not less than thirty (30) days written notice to CITY prior to cancellation. STEC shall provide CITY with certificates evidencing the issuance of the foregoing insurance policies and coverage terms and conditions. Upon written request from the City Manager of the CITY, STEC shall furnish updated certificates of insurance or copies of the insurance policies.

13. CITY reserves the right to own, maintain, and operate emergency ambulance equipment which shall be limited in use to supplemental ambulance and emergency service in the CITY resulting from unusual conditions which cannot be served by STEC.

14. STEC shall make adequate public notice of its emergency medical facilities and Ambulance and EMS Services, and how to contact STEC regarding such facilities and services. In

this connection, CITY and STEC shall endeavor to generally publicize in the Harlingen area, through the available press media, the name and availability of such Ambulance and EMS Services by STEC.

15. STEC and the Police Department and Fire Department of CITY shall communicate and negotiate from time to time, to enable such police and fire departments to properly and timely refer all emergency medical needs and calls to STEC; as such calls may be received by such police and fire department from time to time.

16. This contract shall not be assigned in whole or in part by either party without the prior written consent of the other party.

17. CITY may inspect the equipment and facilities maintained by STEC for services hereunder; provided, however, any such inspections shall be conducted by CITY at reasonable times and with prior notice to STEC.

18. STEC shall, without demand, furnish the City Manager of CITY with a quarterly report of its Ambulance and EMS Services, which report will consist of

- (i) the total number of STEC's emergency and non-emergency responses to calls originating within the CITY for the past quarter (three months) preceding the date of the report (the "Reporting Period"); provided, however, any report for a Reporting Period after the MPDS Implementation Date shall also include the cumulative total number of hot responses to emergency calls categorized as Echo, Delta, and Charlie and the cumulative total number of cold responses to emergency calls categorized as Bravo, Alpha, and Omega;
- (ii) the total number of STEC's emergency responses to calls originating within the

CITY for the Reporting Period which did not result in the transport of a patient;

(iii) the number of responses on each date during the Reporting Period and the general nature of the calls for such responses;

(iv) in any report for a Reporting Period prior to the MPDS Implementation Date, the average response time (measured from time of dispatch to arrival on scene) for emergency calls received and responded to by STEC and originating within the CITY for the Reporting Period (together with any explanation of response times exceeding ten (10) minutes, whether caused by STEC, other third parties, or other conditions not within STEC's control) but excluding any responses which did not result in transport of a patient;

(v) in any report for a Reporting Period after the MPDS Implementation Date STEC shall report separately (a) the average response time for the cumulative total of hot responses to emergency calls categorized as Echo, Delta, and Charlie (excluding any responses which did not result in transport of a patient) and any explanation of response times exceeding ten (10) minutes and (b) the average response time for the cumulative total of cold responses to emergency calls categorized as Bravo, Alpha, and Omega (excluding any responses which did not result in transport of a patient) and any explanation of response times exceeding seventeen (17) minutes; and

(vi) any explanation of delays during the Reporting Period, whether caused by STEC, other third parties, or other conditions not within STEC's control as to (a) responses to non-emergency transports, (b) total time of pickup of non-emergency transports, and (c) actual pickup time to non-emergency transports by STEC originating within the CITY exceeding forty-five (45) minutes (measured from the scheduled time, if any, of patient pick-up or

patient appointment, or from the time of dispatch for transports without a scheduled time of patient pick-up or patient appointment time).

In addition to any such written reports, STEC shall, on a quarterly basis, appear at a regular, special, or workshop meeting of the City Commission to provide updates with respect to STEC's Ambulance and EMS Services and other programs and matters of interest relating to STEC's operations.

The foregoing reports shall include and be based upon true, accurate, correct, and complete data and information; provided, however, STEC shall not in any event be required to provide to City Manager or CITY or to include in any such report or presentation any private, privileged, or confidential information regarding any patient or person to or for whom Ambulance and EMS Services have been provided, including but not limited to name, address, medical condition or treatment information, or other protected health information ("PHI") which would allow identification of any such patient or person or which STEC is otherwise prohibited from disclosing by any applicable federal or state law or regulation including but not limited to the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), as amended, and Chapter 773 of the Texas Health and Safety Code, as amended. STEC realizes that City is a public entity and subject to the requirements of the Texas Public Information Act ("TPIA"). STEC agrees that information shared by STEC with City as part of the reporting requirements of this Agreement may be released to the public if such information is public information as defined by Section 552.002 of TPIA and is not confidential information under State or Federal Law.

19. Maximum Allowable Response Times

- (i) Prior to the MPDS Implementation Date, STEC shall respond to not less than eighty-five percent (85%) of emergency calls originating within the City of Harlingen in ten (10) minutes or less (measured from time of dispatch to arrival on scene and excluding any responses in excess of 10 minutes which do not result in a transport of a patient.
- (ii) After the MPDS Implementation Date, STEC shall respond to not less than eighty-five percent (85%) of the cumulative total of emergency calls categorized as Echo, Delta, and Charlie and originating within the City of Harlingen in ten (10) minutes or less (measured from time of dispatch to arrival on scene and excluding any responses in excess of 10 minutes which do not result in a transport of a patient.
- (iii) After the MPDS Implementation Date, STEC shall respond to not less than eighty-five percent (85%) of the cumulative total of emergency calls categorized as Bravo, Alpha, and Omega and originating within the City of Harlingen in seventeen (17) minutes or less (measured from time of dispatch to arrival on scene and excluding any responses in excess of 17 minutes which do not result in a transport of a patient.
- (iv) Non-Emergency Transport. Not less than 80 percent of all non-emergency transports, as determined by the dispatcher and originating within the City of Harlingen shall result in an ambulance response time of 45 minutes or less (measured as described in Paragraph 18(vi) above and excluding any responses in excess of 45 minutes which do not result in a transport of a patient.

20. Default or Breach by STEC. In the event of a material breach of this contract by STEC, CITY will give STEC written notice, by certified mail, return receipt requested, setting forth with reasonable specificity the nature of the breach. Within fifteen (15) calendar days of

receipt of such notice, STEC will cooperate fully with CITY regarding the cure of any such breach including but not limited to furnishing CITY with information reasonably requested regarding the nature of any such breach (subject to STEC's compliance with the confidentiality and non-disclosure requirements described in Paragraph 18 above) and delivering to CITY a written plan to cure any such breach. STEC shall cure such breach within thirty (30) calendar days of its receipt of the notice of breach; provided, however, if the nature of the breach is such that it cannot reasonably be cured within thirty (30) calendar days, STEC shall diligently act to effectuate the cure and shall continue to do so until such breach is cured. If STEC fails to cure such breach to the reasonable satisfaction of CITY within the period allowed for cure, or if STEC fails to timely deliver the above-described cure plan to CITY, CITY may immediately terminate this contract in accordance with the contract terms. Some examples of a material breach of contract may include, but shall not be limited to the following:

- (i) Failure of STEC to meet the response time requirements set out in Paragraph 19(i), (ii), (iii), or (iv) for three (3) consecutive months or for any four (4) months in any consecutive twelve (12) months.
- (ii) Failure of STEC to operate the ambulance service in a manner which is not in material compliance with the requirements of applicable federal, state and local laws, rules and regulations.
- (iii) Excessive and unauthorized scaling down of operations to the detriment of performance in providing ambulance or EMS services to City.

21. Default or Breach by CITY. Default under or breach of its obligations under this contract by CITY shall result in the right of cancellation by STEC or its right to seek specific performance, as STEC shall determine; provided, however, that prior to any such cancellation of this contract, STEC shall first deliver to CITY written notice of such breach or default and STEC's intent to cancel. If CITY fails to cure the breach or default within thirty (30) days from the receipt of such written notice, STEC may consummate such contract cancellation.

22. Notwithstanding Paragraphs 20 and 21 above, neither STEC nor CITY shall be deemed to have breached this contract or to be in default hereunder for any delay or failure to perform any act or obligation required by this contract if such delay or failure results directly or indirectly from acts of God, actions, decrees, or orders of a civil or military authority, acts of a public enemy, war, accident, fire, explosion, earthquake, hurricane or similar catastrophic weather event, flood, strikes or work stoppages by either party's employees, epidemic or pandemic, or any other similar or like event or cause beyond the reasonable control of such party.

23. In providing the Ambulance and EMS Services, STEC agrees to and will comply at all times with all applicable Federal, State, and local laws, statutes, ordinances, rules and regulations, including but not limited to State licensing statutes, and further agrees to acquire and maintain in effect all applicable permits, certifications, and licenses required by the CITY, the State of Texas, and any department, board, commission or agency of any Federal, State, or local government which are necessary to operate as an Ambulance and EMS Services provider under the terms of the license herein granted and this contract.

24. Should STEC dissolve for any reason, STEC hereby agrees to consider CITY as an entity eligible to receive all or any portion of the assets of STEC upon such corporation dissolution.

25. Any unenforceable provision of this contract shall be severable from the remaining terms and conditions of this contract, all of which shall continue in full force and effect.

26. CITY and STEC agree that the Harlingen City Commission shall name a representative of CITY to serve on the Board of Directors of STEC without compensation or other remuneration from STEC. If CITY names a member of its governing body, both parties acknowledge that such service on the board of directors of a nonprofit corporation is lawful and

permitted under Section 171.009, *Texas Local Government Code*.

27. This Agreement is intended solely for the benefit of the parties and the Company's respective successors and permitted assigns and shall not confer upon any other person any remedy, claim, liability, reimbursement, or other right.

28. The CITY shall additionally mail or deliver an annual notice to such EMS providers and health care providers utilizing emergency and non-emergency ambulance services as are located and doing business in Cameron, Hidalgo and Willacy Counties and are identified in a list to be provided to the CITY by STEC. Said notices shall be mailed or delivered to each of such providers on or before November 30 of each year during the term of this Contract and shall either (i) include a copy of the CITY's ordinance then in effect, (ii) describe the substance of said ordinance including the reporting and penalty provisions in the event of a violation, or (iii) advise that a copy of said ordinance will be made available on request to the CITY.

29. In March 2020, the CITY and STEC entered into a Memorandum of Understanding for the Coordination of Increased Capacity of Emergency Communications and Dispatch Resources (the "MOU") detailing the obligations of the parties regarding the operation by the City of a Primary Public Safety Answering Point ("PSAP") and by STEC of a Secondary PSAP. The parties acknowledge that said MOU provided that its term would end on September 30, 2022 and contained a provision that the MOU would renew for successive terms in conjunction with future renewals of this Ambulance and EMS Services contract upon written agreement between the parties. The City and STEC (i) acknowledge that the term of the MOU was renewed effective as of October 1, 2022 and ending on June 30, 2023 and (ii) further agree that the term of the MOU should be and is hereby renewed for a term concurrent with the term of this contract.

Executed in duplicate originals this ____ day of _____, 2026 and effective as of October 1, 2026 (the "Effective Date").

CITY OF HARLINGEN, TEXAS

BY: _____
NORMA SEPULVEDA
MAYOR

ATTEST:

MAYRA HERRERA
CITY SECRETARY

SOUTH TEXAS EMERGENCY CARE
FOUNDATION, INC.

BY: _____
JO RAE WAGNER
PRESIDENT

ATTEST:

MICKEY BOLAND
SECRETARY - TREASURER

EXHIBIT "A"

SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.

SCHEDULE OF BASE RATE CHARGES (Effective as of October 1, 2026)

<u>Type of Service</u>	<u>Base Rate</u>
Basic Life Support	\$868.00
Advanced Life Support I	\$994.00
Advanced Life Support II	\$1,169.00
Critical Care Support	\$1,332.00

The base rates above do not apply to emergency or non-emergency patient transports eligible for Medicare or Medicaid reimbursement or payments for transports limited to lower reimbursement rates by contracts with third-party payors (i.e., VA benefits, insurance companies, hospitals, skilled nursing facilities, etc.). The Medicare and Medicaid reimbursement allowables in effect on October 1, 2025, are the following amounts which are below STEC's base rates:

	<u>BLS</u>	<u>ALS I</u>	<u>ALSII</u>	<u>Critical Care</u>
Medicare	\$437.77	\$519.85	\$752.41	\$889.21
Medicaid	\$240.23	\$285.28	\$412.90	\$487.97