CITY COMMISSION WORKSHOP
WEDNESDAY, AUGUST 06, 2025
CITY HALL - TOWN HALL MEETING ROOM
118 E. TYLER STREET
HARLINGEN, TEXAS

Notice is hereby given that the Harlingen City Commission of the City of Harlingen, Texas will hold a **Workshop** on **Wednesday, August 06, 2025 at 5:30 P.M.** at City Hall, Town Hall Meeting Room, 118 E. Tyler Avenue, Harlingen, Texas and provide the public the ability to view the workshop via internet live streaming at **www.harlingentx.gov** and the City of Harlingen YouTube Page.

The public will be permitted to offer citizen communication or participate in items listed as public hearings as provided by the agenda and as permitted by the presiding officer during the meeting.

To offer citizen communication or participate in scheduled public hearings, go to www.harlingentx.gov and click on "PUBLIC HEARING AND CITIZEN COMMUNICATION FORM." Fill out the form and indicate the item you wish to address, and submit the form.

Please indicate (1) the agenda item on which you wish to speak, (2) whether you prefer to speak on the item during citizen communication or at the time the agenda item is brought for consideration before the City Commission.

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

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

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

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

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

Call Meeting to Order

Invocation – Commissioner Daniel Lopez

Pledge of Allegiance/Welcome

Conflict of Interest

"Under State Law, a conflict of interest exists if a council member, or certain members of that person's family has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time? ***(City Attorney)***

Citizen Communication: *At this time, the public is invited to address the City Commission and speak on any matter not specifically listed for the public hearing elsewhere on this agenda. Please note that the City Commission members may not respond to comments or deliberate on topics addressed.*

1) Discussion on the Proposed City of Harlingen Budget for Fiscal Year 2025-2026. ***(City Manager)***

2) Adjournment

I, the undersigned authority, do hereby certify that the above Notice of the Workshop 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 **Friday, August 01, 2025** 2:00 **p.m.** and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this **1st** day of **August 2025**

Mayra Herrera, City Secretary

CITY COMMISSION
AGENDA
REGULAR MEETING
AUGUST 6, 2025
@ 5:45 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, AUGUST 6, 2025 at 5:45 P.M.** at City Hall, Town Hall Meeting Room, 118 E. Tyler Avenue, Harlingen, Texas and provide the public the ability to view the meeting via internet live-streaming at www.harlingentx.gov and the City of Harlingen YouTube Page.

The public will be permitted to offer citizen communication or participate in items listed as public hearings as provided by the agenda and as permitted by the presiding officer during the meeting.

To offer citizen communication or participate in scheduled public hearings, go to www.harlingentx.gov and click on "PUBLIC HEARING AND CITIZEN COMMUNICATION FORM." Fill out the form and indicate the item you wish to address, and submit the form.

Please indicate (1) the agenda item on which you wish to speak, (2) whether you prefer to speak on the item during citizen communication or at the time the agenda item is brought for consideration before the City Commission.

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

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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) 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) Proclamation - UTRGV 10th Year Anniversary

5) **Citizen Communication:** *At this time, the public is invited to address the City Commission and speak on any matter not specifically listed for public hearing elsewhere in this agenda. Please note that the City Commission members may not respond to comments or deliberate on topics addressed.*

6) **Approval of Minutes:**

   a) Regular Meeting of April 16, 2025

7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*

   a) Consideration and possible action to adopt an Ordinance on Second and Final Reading to rezone from Not Designated ("N") District to Light Industry (LI) District for a 479.25-acre tract of land out of Survey 279, located along the north side of Rio Hondo Road, approximately 8,540 feet east of Loop 499. Applicant: City of Harlingen Attachment. ***(Planning & Development)***

   b) Consideration and possible action to adopt an Ordinance on Second and Final Reading amending the previously adopted Ordinance No. 2025-26 to extend the waiver of certain permit fees within the City of Harlingen caused by the recent State of Emergency, and amending the City of Harlingen Code of Ordinances, Chapter 103, "Buildings and Building Regulations," Section 103-6, "Waiver of Permit Fees for Rehabilitation during Declared State of Emergency." Applicant: City of Harlingen Attachment. ***(Planning & Development)***

   c) Consideration and possible action to adopt an Ordinance on Second and Final Reading amending the City of Harlingen Code of Ordinances Chapter 109, Subdivisions, Section 109-91, Plat Requirements, Form, and Content; by adding a section pertaining to the expiration of the plat and moving the current content of Section (f) to Section (g). Applicant: City of Harlingen Attachment. ***(Planning & Development)***

d) Consideration and possible action to approve a Memorandum of Understanding (MOU) between the Texas Joint Counter-drug Task Force (JCDTF) and the Harlingen Police Department and authorize the Chief of Police, Alfredo Alvear, to sign the MOU. Attachment ***(Police).***

e) Consideration and possible action to approve the City of Harlingen Investment Report for the quarter ending June 30 , 2025. Attachment ***(Finance Dept)***

8) **Staff Reports and Other Discussion Items:** *Items in this section are not expected to require action by the City Commission and are generally for information only. However, any item listed in this section may become an action item at a future meeting with the request of the Mayor, or after the request of any two Commission members, or the City Manager.*

a) City Manager's Report

b) Staff Reports

9) **Public Hearings:** *At this time, the Mayor will invite members of the public who have filled out the Public Hearing and the Citizen Communication Form to address each item listed in this section. Please limit your comments to the topic of that public hearing. If more than one public hearing is being held, you will be allowed to speak during each topic, provided you have filled out the Public Hearing and Citizen Communication Form for the appropriate topic. If you are signed up for two (2) or more Public Hearings, you will be limited to 5 minutes for all topics.*

a) Public hearing for a rezoning request from Not Designated (N) District to Planned Development (PD) District for single-family residential use with smaller lot sizes and 32 ft. wide paved streets within 50 feet of right-of-way for a 77.89-acre tract of land being part of Block 15 and all of Block 16, Harlingen Land and Water Company Subdivision "C," located on the south side of Kroger Avenue between McCullough Street and Chester Park Road. Applicant: Javier Hinojosa, c/o Carlos I. Garza and Jason E. Garza. Attachment ***(Planning & Development)***

b) Public hearing for the voluntary annexation of 126.50 acres of land out of the Cameron County School Lands Survey 279 located along the west side of Bob Youker Road and all the adjacent right-of-way along Rio Hondo Road, Woodall Avenue, and Bodenhamer Road, and the east 1,413.96 feet of Rio Hondo Road. Applicant: City of Harlingen. Attachment ***(Planning & Development)***

10) **Action Items:** *City Commission will discuss, consider, and take any action deemed necessary on items listed in this section, including the adoption of a resolution or an ordinance.*

Ordinances:

a) Consideration and possible action to adopt an Ordinance on First Reading to rezone from Not Designated (N) District to Planned Development (PD) District for single family residential use with smaller lot sizes and 32 ft. wide paved streets within 50 feet of right-of-way for a 77.89 acre tract of land being Part of Block 15 and all of Block 16, Harlingen Land and Water Company Subdivision "C," located on the south side of Kroger Avenue between McCullough Street and Chester Park Road. Applicant: Javier Hinojosa, c/o Carlos I. Garza and Jason E. Garza Attachment. ***(Planning & Development)***

b) Consideration and possible action to adopt an Ordinance on Second and Final Reading for the voluntary annexation of 126.50 acres of land out of the Cameron County School Lands Survey 279 located along the west side of Bob Youker Road and all the adjacent right-of-way along Rio Hondo Road, Woodall Avenue, and Bodenhamer Road, and the east 1,413.96 feet of Rio Hondo Road. Applicant: City of Harlingen Attachment. ***(Planning & Development)***

c) Consideration and possible action to authorize the City Manager to execute a Donation Agreement between the City of Harlingen and the Rotary Club of Harlingen in the amount of $90,000.00, to provide covered bleachers, player benches, water stations and other equipment for the Harlingen Soccer Complex. Attachment ***(City Manager)***

d) Consideration and possible action to authorize the City Manager to execute a Donation Agreement between the City of Harlingen and Jackson Street Market Days, Inc. in the amount of $100,000.00, to provide for public restrooms on Downtown Jackson Street. Attachment ***(DID)***

e) Consideration and possible action to approve a memorandum of understanding (MOU) between the City of Harlingen and Cameron County Drainage District (CCDD) #3, #5, and #6, and Cameron County Irrigation District (CCID) #1 & #2, and authorize the City Manager to sign the MOU. Attachment ***(Engineering Dept.)***

f) Consideration and possible action to propose a desired tax rate for Tax Year 2025. ***(Finance Dept.)***

g) Consideration and possible action to approve a resolution calling and ordering the November 4th, 2025, City of Harlingen General Election to elect one member for the position of Mayor (at-large); one (1) member for City Commissioner for District 1 and one (1) member for City Commissioner, District 2 to the Harlingen Governing Body and any other matters related to the election; authorize the City Manager to execute an Election Services Contract with Cameron County Elections Department; providing for dates for early voting by personal appearance; providing for deadline for application for absentee ballot; and providing an effective date. Attachment ***(City Secretary)***

h) Consideration and possible action to approve a request from Remi Garza, Cameron County Elections Department to use the Harlingen Culture Arts Center located at 575 "76" Dr. and the Town Hall Meeting Room, located at 118 E. Tyler Street, Monday, Oct. 20th thru Friday, Oct. 24th from 9:00 a.m. to 6:00 p.m., Saturday Oct. 25th, thru Sunday, Oct. 26 from 10:00 a.m. to 5:00 p.m.; Monday, Oct.27th, thru Wednesday, Oct. 29th, from 9:00 a.m. to 6:00 p.m., and Thursday Oct. 30th, thru Friday Oct 31st, from 8:00 a.m. to 8:00 p.m., and both locations on Tuesday, November 4, 2025, from 7:00 a.m. to 7:00 p.m. on Election Day. Attachment ***(City Secretary)***

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

Airport
Animal Shelter Advisory Committee (2)
Audit Committee (Terms expire in June)
Charter Review Committee (Ad Hoc)
Civil Service Commission
Community Development Advisory Board
Construction Board of Adjustments (4)
Convention & Visitors Bureau
Development Corporation of Harlingen, Inc.
Downtown Improvement Board
Golf Course Advisory Board
Harlingen Community Improvement Board
Harlingen Housing Authority Board
Harlingen Finance Corporation (6)
Harlingen Teen and Young Adult Advisory Board (2)
Healthy Harlingen Advisory Board
Keep Harlingen Beautiful Board
Library Advisory Board

Mayor Wellness Council
Museum Advisory Board (1)
Parks Advisory Board
Planning & Zoning Advisory Board
Senior Citizens Advisory Board (1)
Small Business Committee
Tax Increment Finance Board
Utility Board of Trustees
Veterans Advisory Board
Zoning Board of Adjustment

12) **Executive Session:** *All items listed in this section will be deliberated in a closed session. Members of the public are not generally permitted to attend a closed session. Executive Session items may be considered as an action item at the discretion of the Mayor. However, City Commission will not take any action in closed session.*

a) Pursuant to Government Code Section 551.071-attorney consultation and contemplated litigation; Section 551.072-deliberation regarding real estate; and Section 551.087-economic development relating to the following projects: ***(HEDC)***

1. Project Blade
2 Project Roosevelt
3. Project Career

b) Pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code Section 551.074-personnel, involving the appointment, employment, evaluation, reassignment, and /or duties of the position of CEO.

c) Consultation with legal counsel under Tex. Government Code 551.071-to receive a briefing on issues protected by the attorney-client communication privilege, and regarding currently pending and/or reasonably anticipated litigation. ***(City Attorney)***

d) Consultation with legal counsel under Tex. Government Code 551.071- to receive a briefing on issues protected by the attorney-client communication privilege, and regarding currently pending and/or reasonably anticipated litigation. ***(City Attorney)***

e) Discussion Pursuant to Texas Government Code 551.074 (1)-to deliberate on the employment of the City Manager (i.e. regarding any possible extension and/or modification of the City Manager's Contract). ***(City Attorney)***

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

a) Consideration and possible action on Item 12(a) 1-3 as discussed in executive session.

b) Consideration and possible action on Item 12(b) as discussed in executive session.

c) Consideration and possible action on Item 12(c) as discussed in executive session.

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

e) Consideration and possible action on Item 12(e) 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 **FRIDAY, AUGUST 1, 2025**, at or before 3:45 a.m./p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this **1st** day of **AUGUST, 2025**

Mayra Herrera, City Secretary