

**CITY COMMISSION
AGENDA
REGULAR MEETING
OCTOBER 7, 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, OCTOBER 07, 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 persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at (956) 216-5001 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

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

- 1) **Call Meeting to Order:**
 - a) Invocation - Mayor Pro-Tem Daniel N. Lopez
 - b) Pledge of Allegiance
 - c) Welcome Citizens
- 2) **Conflict of Interest:**

"Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time?" **(City Attorney)**.
- 3) **Announcements:** *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employee or community recognitions.*
 - a) Mayor's Announcements
 - b) City Manager's Announcements
 - c) City Commission Member Announcements
- 4) **Proclamation/Presentation of Awards:**
 - a) Harlingen Animal Shelter "Pet of the Week"
 - b) Presentation of Proclamation - "Fire Prevention Week 2026"
 - c) Special recognition to Harlingen Firefighter Michael Allen for being the 2026 80kg National Champion and the newest strongman corporation pro.
 - d) Special recognition to Jalyssa DeLeon for placing 1st in the primary division (Grades 1 and 2) at the State Firefighters and Fire Marshal's Association poster contest this past summer.
- 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 August 5, 2026
 - b) Regular Meeting of August 19, 2026
- 7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*
 - a) Consideration and possible action to approve an Agreement with Harlingen Performing Arts Theater for the use of Hotel Motel funds for promotion of the arts. **(City Manager)**
 - b) Consideration and possible action to approve an agreement with Loaves and Fishes to provide meals for the homeless and needing through their kitchen and food pantry. **(City Manager)**
 - c) Consideration and possible action to approve an agreement with the Marine Military Academy for the use of Hotel Motel funds for the promotion of tourism by maintaining the Iwo Jima Monument. **(City Manager)**
 - d) Consideration and possible action to approve an agreement with Loaves and Fishes to provide a safe, temporary emergency shelter and essential support services for individuals and

families experiencing homelessness under the Open Arms Emergency Shelter. **(City Manager)**

- e) Consideration and possible action to approve an agreement with the Rio Grande Valley Birding Festival for the use of Hotel Motel funds for the promotion of tourism through the annual birding festival. **(City Manager)**
- f) Consideration and possible action authorizing the City Manager to accept a grant award in the amount of \$434,359.31 from FEMA's Fiscal Year 2025 Assistance to Firefighter's Grant Program. Attachment **(Special Projects)**.
- g) Consideration and possible action authorizing the City Manager to accept a grant award from the American Society for the Prevention of Cruelty to Animals — New World Screwworm Direct Support grant. Attachment **(Special Projects)**.
- h) Consideration and possible action to approve a resolution authorizing the acceptance of a grant from the Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – FY27 Comprehensive. Attachment **(Special Projects)**.
- i) Consideration and possible action to approve a resolution authorizing the acceptance of a grant from the Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – FY27 Commercial Motor Vehicle (CMV). Attachment **(Special Projects)**.
- j) Consideration and possible action to approve the annual Investment Policy for the City of Harlingen. Attachment **(Finance)**
- k) Consideration and possible action to approve a Facility Usage Agreement between the City of Harlingen and the Rio Valley Amateur Soccer League. Attachment **(Parks & Recreation)**.
- l) Consideration and possible action to approve a Facility Usage Agreement between the City of Harlingen and HC Athletics/HASL. Attachment **(Parks & Recreation)**
- m) Consideration and possible action to approve a Facility Use Agreement between the City of Harlingen and Harlingen United Futbol Club. Attachment **(Parks & Recreation)**
- n) Consideration and possible action to approve a Facility Usage Agreement between the City of Harlingen and Harlingen Soccer League. Attachment **(Parks & Recreation)**
- o) Consideration and possible action to approve a Facility Usage Agreement between the City of Harlingen and Harlingen National Baseball/Softball League for the use of Fields 1-4 at Arroyo Park. Attachment **(Parks & Recreation)**
- p) Consideration and possible action to approve a Facility Usage Agreement between the City of Harlingen and Harlingen National Baseball/Softball League for the use of Fields 1-8 at Tom Wilson Youth Sports Complex. Attachment **(Parks & Recreation)**.
- q) Consideration and possible action to approve a Facility Usage Agreement between the City of Harlingen and Harlingen National Youth Football League. Attachment **(Parks & Recreation)**
- r) Consideration and possible action to approve a Facility Usage Agreement between the City of Harlingen and South Texas Little League. Attachment **(Parks & Recreation)**
- s) Consideration and possible action to approve a Facility Usage Agreement between the City of Harlingen and Texas Bronco Baseball/Softball League. Attachment **(Parks & Recreation)**
- t) Consideration and possible action to approve a Facility Usage Agreement between the City of Harlingen and Texas Youth Football Association. Attachment **(Parks & Recreation)**
- u) Consideration and possible action to approve a contract with the Boy's and Girl's Club of Harlingen for Fiscal Year 2027 in the amount of \$140,104.00 for Youth Service Programs and authorize the City Manager to sign the contract. Attachment **(Parks & Recreation)**

- v) Consideration and possible action to approve the contract with the Boy's and Girl's Club of Harlingen for Fiscal Year 2027 in the amount of \$145,757.00 for the Teen Service Programs and authorize the City Manager to sign the contract. Attachment (**Parks & Recreation**)
- w) Consideration and possible action to approve the testing and potential installation of speed humps in the following location(s): (**This item was requested by Commissioner Rene Perez and Mayor Pro-Tem Daniel N. Lopez.**)

1. Russell Lane between Wilson and Avalon Drive

- 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
 - 1) Drainage update by Robert Hernandez
- 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 for a request to 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**) (**This item was tabled at the Regular City Commission Meeting of September 16, 2026.**)
 - b) Public hearing for a rezoning request from General Retail ("GR") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes, for a 37.803-acres out of Lots 1, 2, 7, and 8, Block 145, San Benito Land and Water Company Subdivision in Concepcion de Carricitos Grant, located on the north side of East Treasure Hills Boulevard, approximately 872.41 feet west of FM 509. Applicant: Melden & Hunt, Inc. c/o Noblemen Investments, LLC Attachment - *Minutes Pending.* (**Planning & Development**).
 - c) Public hearing amending the previously approved Planned Development ("PD") District to allow a mixed-use development (commercial and multifamily) for properties bearing a legal description of 30.52-acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepción De Carricitos Grant, located north-east of Camelot Drive and Victoria Lane. Applicant: Berenice Chapa (Half Associates), c/o Development Corporation of Harlingen, Inc. Attachment - *Minutes Pending.* (**Planning & Development**).
 - d) Public hearing to receive comments for or against a proposed amendment to the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Two, City of Harlingen, Texas, under Section 311.011(e), 311. 003(c), and 311.003(d) of the Texas Tax Code. The proposed amendment would (1) incorporate the addendum to the Intralocal Agreement between the City of Harlingen and Cameron County, which extends Cameron County's participation in the Zone through December 31, 2035, and beginning with tax year 2028, reduces Cameron County's contribution to 50 percent of the maintenance and

operations portion of its tax rate; (2) update the financial forecast for the Zone; and (3) add eligible public infrastructure improvements, including storm drainage, water and sewer, roadway, landscape, trail and park, public parking, and public lighting improvements, increasing the total estimated project costs of the Zone by approximately \$15,836,882. **(HEDC)**

- e) Public hearing to authorize a cash escrow deposited with the City as a form of financial guarantee of performance for required public improvements, and to conform Article VI to Section 109-91(a)(2)b; providing for repeal of conflicting ordinances, severability, publication, and an effective date. **(HEDC)**

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

Ordinances:

- a) Consideration and possible action to approve an Ordinance on First Reading for a request to 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)** *(This item was tabled at the Regular City Commission Meeting of September 16, 2026).*
- b) Consideration and possible action to approve an Ordinance on First Reading for a rezoning request from General Retail ("GR") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes, for a 37.803-acres out of Lots 1, 2, 7, and 8, Block 145, San Benito Land and Water Company Subdivision in Concepción de Carricitos Grant, located on the north side of East Treasure Hills Boulevard, approximately 872.41 feet west of FM 509. Applicant: Melden & Hunt, Inc. c/o Noblemen Investments, LLC. Attachment **(Planning & Development)**.
- c) Consideration and possible action to approve an Ordinance on First Reading for a request to amend the previously approved Planned Development ("PD") District to allow a mixed-use development (commercial and multi-family) for properties bearing a legal description of 30.52-acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepción De Carricitos Grant, located north-east of Camelot Drive and Victoria Lane. Applicant: Berenice Chapa (Half Associates), c/o Development Corporation of Harlingen, Inc. Attachment. **(Planning & Development)**.
- d) Consideration and possible action to approve an ordinance on first reading to make an amendment to the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Two, City of Harlingen, Texas, following a public hearing; approving and/or ratifying the Addendum to the Interlocal Agreement between the City of Harlingen and Cameron County; making findings, including a finding of feasibility; finding compliance with the Open Meetings Act; providing a severability clause; and providing an effective date. Attachment **(HEDC)**
- e) Consideration and possible action to adopt, an ordinance on first reading, amending Chapter 109 (Subdivisions), Article VI, Section 109-163 of the Code of Ordinances of the City of Harlingen, Texas, to authorize a cash escrow deposited with the City as a form of financial guarantee of performance for required public improvements, and to conform Article VI to Section 109-91(a)(2)b; providing for repeal of conflicting ordinances, severability, publication, and an effective date. Attachment **(HEDC)**
- f) Consideration and possible action to adopt an ordinance on first reading, amending chapter 109, "subdivisions," Article VI, "financial guarantees," of the Code of Ordinances of the City of

Harlingen to expressly authorize a cash escrow as a financial guarantee for required public improvements and to provide for progress disbursements while maintaining required security; approving the subdivision improvement and escrow agreement between the City of Harlingen and the development corporation of Harlingen, inc. For the Victoria Commons Phase II Subdivision; accepting the escrow established thereunder as an appropriate financial guarantee of performance pursuant to section 109-91(a)(2)b; approving the corporation's expenditure under section 501.073 of the Texas local government code; authorizing execution and administration of the agreement; providing for severability, codification, and repeal of conflicting ordinances; providing an effective date; and ordaining other matters related thereto. Attachment (**HEDC**)

- g) Consideration and possible action to approve an ordinance on first reading amending the City of Harlingen Code of Ordinances Master Fee Schedule Chapter 18, by adding Fire Prevention Bureau Fees for Fire Prevention services for the buildings department permit and inspection. Attachment (**Fire**).
 - h) Consideration and possible action to approve an ordinance on second and final reading amending the Harlingen Code of ordinances Chapter 18 Master fee schedule to provide a 20% discount on green fees and golf cart fees at the Tony Butler Golf Course for City employees, veterans, and Harlingen teachers. Attachment (**Golf**).
 - i) Consideration and possible action to approve an ordinance on first reading amending the Harlingen Code of Ordinances city policies governing the rental and reservation of the Tony Butler Golf Course Conference Room, to limit reservations to no more than forty-five (45) days in advance of an event, in order to prioritize conference room availability for tournaments and related events. Attachment. (**Golf**).
 - j) Consideration and possible action to approve an ordinance on first reading authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026C (CWSRF); authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principal and interest on said bonds; and ordaining other matters relating thereto. Attachment (**HWWS**)
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- k) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Victoria Commons Subdivision Phase II, bearing a legal description of a 30.52 acres tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepción de Carricitos Grant, located north-east of Camelot Drive and Victoria Lane. Applicant: Halff Associates c/o Development Corporation of Harlingen, inc. Attachment. (**Planning & Development**).
 - l) Consideration and possible action to approve HEDC's request to apply its prior V-Line Drainage Canal contribution toward the Project Organic V-Line assessment and recognize the remaining balance for future qualifying HEDC-supported projects. Attachment. (**Planning & Development**)
 - m) 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**) (***This item was tabled at the Regular City Commission Meeting of September 16, 2026.***)
 - n) Consideration and possible action to approve a resolution adopting the Harlingen Community Improvement Board's Fiscal Year 2026-2027 Budget. Attachment (**Finance**)
 - o) Consideration and possible action to authorize the Tony Butler Golf Course Director to approve a lease agreement with Yamaha Golf Carts to lease 15 golf carts to be used at the Tony Butler Golf Course FY 2026-2027. Attachment (**Golf**)

- p) Consideration and possible action to approve a Facility Usage Agreement between the City of Harlingen and So-Tex Women's Athletics. Attachment (**Parks & Recreation**)
 - q) Consideration and possible action to approve a Facility Usage Agreement between the City of Harlingen and Harlingen Ravens Youth Sports. Attachment (**Parks & Recreation**)
 - r) Consideration and possible action to award RFQ No. 2026-11, Professional Engineering Services for the Treasure Hills Boulevard Storm Sewer Improvements (SYS #008 & SYS #018) and authorize the City Manager to negotiate and execute a Professional Services Agreement with the highest-ranked qualified firm. Attachment (**Engineering**).
 - s) Consideration and possible action to authorize the City Manager to execute Amendment No. 2 to the Municipal Maintenance Agreement with the Texas Department of Transportation (TxDOT) for mowing, litter removal, and maintenance of the Haven Ford Drain Ditch within TxDOT right-of-way. Attachment (**Engineering**)
 - t) Consideration and possible action to approve the Fiscal Year 2026 Annual Work Plan Final Report of the Harlingen Economic Development Corporation. Attachment (**HEDC**)
 - u) Consideration and possible action to approve the Harlingen Economic Development Corporation's Fiscal Year 2027 Annual Work Plan. Attachment (**HEDC**)
 - v) Consideration and possible action on a resolution (1) approving a Subdivision Improvement and Escrow Agreement between the City of Harlingen and Development Corporation of Harlingen, Inc. for the public improvements serving Victoria Commons Phase II Subdivision; (2) accepting the cash escrow of \$1,880,923.29 established under the agreement as the financial guarantee of performance required for plat recordation under Section 109-91(a)(2)b of the Code of Ordinances; (3) approving, under Texas Local Government Code Section 501.073, the Corporation's deposit and expenditure of those funds; and (4) authorizing the City Manager to execute the agreement and related instruments. Attachment (**HEDC**)
- 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 (3)
 - Audit Committee (Terms expire in June) (3)
 - Civil Service Commission
 - Community Development Advisory Board (CDBG) (1)
 - Construction Board of Adjustments (7)
 - 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 (4)
 - Library Advisory Board (2)
 - Mayor Wellness Council
 - Museum Advisory Board (3)
 - Parks Advisory Board
 - Planning & Zoning Advisory Board (2)
 - Senior Citizens Advisory Board (3)
 - Tax Increment Finance Board 1, 2 & 3 (2)

The Blind and Visually Impaired Advisory Committee (5)
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) 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:
1. Project Its Thyme (Retail)
 2. Project Organic (Mixed use development)
 3. Project Spool (Manufacturing)
 4. Project Truck (Logistics)
- b) 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(1-4) as discussed in executive session.
- b) Consideration and possible action on item 12(b) 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, OCTOBER 01, 2026**, at or before 3:10 a.m./p.m. and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated this 1st day of OCTOBER, 2026



Mayra Herrera, City Secretary