

REGULAR  
CITY COMMISSION  
AGENDA  
**January 3, 2018**  
**@ 5:30 P.M.**  
**TOWN HALL, CITY HALL**  
118 E. Tyler Street  
Harlingen, Texas

Notice is hereby given that the above governmental body will hold a Regular Meeting on Wednesday, **January 3, 2018 5:30 P.M.** in City Hall, Town Hall, 2<sup>nd</sup> Floor, Harlingen, Texas.

**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 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.**

Invocation/Commissioner Ruben De La Rosa

Pledge of Allegiance/Welcome

- 1) Presentation by Brandon Rainey, Developer with BC Lynd regarding the Harlingen Convention Center Project. **(City Manager)**
- 2) Recognition to the City of Harlingen, Vital Statistics Department, Recipient of the 2017 Exemplary Five-Star Service Award. Attachment **(Health)**
- 3) Approval of Minutes
  - a) Special Meeting of August 29, 2017
  - b) Regular Meeting of November 15, 2017
  - c) Special Meeting of November 29, 2017
  - d) Special Joint Meeting of the City Commission and The Economic Development Corporation of Harlingen, Inc. of November 29, 2017

## CONSENT AGENDA

**The following items are of a routine or administrative nature. The Council has been furnished with background material on each item and/or it has been discussed at a previous meeting. All items will be acted upon by one vote, without being discussed separately, unless requested by a Commission member. Items withdrawn from the Consent Agenda for individual consideration in their normal sequence will be heard after the remainder of the Consent Agenda has been acted upon.**

- 4a) Consideration and approval of an amendment to Section 217 of the City of Harlingen Personnel Policy Manual amending and modifying Grievance Policy process and procedure. Attachment **(City Attorney/HR Dept.)**
- b) Consideration to ratify and authorize the City Manager to sign for the renewal of the Lease Document N62467-87-RP-00006 for 15.0 acres of land located near Fair Park Blvd., Harlingen, TX, currently used by the Navy Operational Support Center (NOSC) for a term beginning January 1<sup>st</sup>, 2018 and ending December 31, 2018. Attachment **(Carlos Sanchez, Asst. City Manager)**
- c) Consideration and possible action to approve a refund of property taxes paid by M & T Mortgage Corporation, Acct. No. 97-1002-0040-0220-00 for \$622.02 due to an adjustment for an exemption for Year 2016. Attachment **(Finance)**
- d) Consideration and possible action to approve a resolution confirming the appointment of Ms. Diana Vargas as the Local Registrar for the City of Harlingen. Attachment **(Health Dept.)**

- 5) Consideration and possible action to authorize the City Engineer to negotiate a contract with the respondents to the call for Request for Qualifications for surveying services. Attachment **(Community Development)**
- 6) Update on the Multi Modal Transit Facility. Attachment **(Gabriel Gonzalez Asst. City Manager)**
- 7) Consideration and possible action to approve an ordinance on first reading amending Exhibit A of Ordinance No. 14-10 and amend Chapter 18, Master Fee Schedule of the Harlingen Code of Ordinances establishing new rental rates for vendor booths for various City events held at City parks, establishing rental rates for Harlingen Field, establishing rental rates for the mobile stage and establishing

rental rates for bathroom units, providing for publication and ordaining other matters related to the foregoing. Attachment (**Gabriel Gonzalez, Asst. City Manager**)

- 8) Public hearing to consider an ordinance on first reading to rezone from Residential, Single Family ("R-1") District to Residential, Triplex and Quadruplex ("M-1") District for Lots 1 and 2, Block 1, Adams Treasure Subdivision, located at the northeast corner of 7<sup>th</sup> Street and Vinson Avenue. Applicant: Town and Country Homes, c/o Armando Elizarde. Attachment (**Planning & Zoning**)
  - a) Public Hearing
  - b) Consideration and possible action to approve an ordinance on first reading for a rezone of the above described property.
  
- 9) Public hearing to consider an ordinance on first reading for a Specific Use Permit ("SUP") to allow a Bar/Lounge in a General Retail ("GR") District located at 1105 South Tamm Lane, bearing a legal description of 3.47 acres out of Block 33, Stuart Place Subdivision Survey 139/297/298. Applicant: Ruben Martinez. Attachment (**Planning & Zoning**)
  - a) Public Hearing
  - b) Consideration and possible action to approve an ordinance on first reading for a Specific Use Permit to allow a Bar/Lounge at the above described property.
  
- 10) Public hearing to consider an ordinance on first reading for a Specific Use Permit ("SUP") to allow an adult business (tattoo shop) in a General Retail ("GR") District located at 1617 East Harrison Avenue, Suite A, bearing a legal description of Lots 13-16, Block G, East Park Terrace Subdivision. Applicant: Roger Castillo. Attachment (**Planning & Zoning**)
  - a) Public Hearing
  - b) Consideration and possible action to approve an ordinance on first reading for a Specific Use Permit to allow an adult business (tattoo shop) at the above described property.
  
- 11) Board Appointments

Discussion and possible action regarding membership on any of the following listed board/entity:

  - a. Airport Board

- b. Animal Shelter Advisory Committee (2)
- c. Audit Committee (Terms expire annually in June)
- d. Civil Service Commission
- e. Community Development Advisory Board (2)
- f. Construction Board of Adjustments (5)
- g. Convention & Visitors Bureau (5)
- h. Development Corporation of Harlingen, Inc.
- i. Downtown Improvement District Board
- j. Golf Course Advisory Board (2)
- k. Harlingen Community Improvement Board (1)
- l. Harlingen Housing Authority Board
- m. Harlingen Finance Corporation
- n. Harlingen Proud Advisory Board (10)
- o. Library Advisory Board
- p. Mayor Wellness Council
- q. Museum Advisory Board (1)
- r. Parks Advisory Board
- s. Planning & Zoning Advisory Board (1)
- t. Senior Citizens Advisory Board (2)
- u. Tax Increment Finance Board (1)
- v. Utility Board of Trustees
- w. Veterans Advisory Board (4)
- x. Zoning Board of Adjustments (7)

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.

12) Executive Session/Closed Session on the following items:

- a) pursuant to Sections 551.071, 551.072 and 551.087, Texas Gov't Code, to discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives with ULA, and to deliberate the purchase, exchange, lease, or value of real property, and to seek legal advice from the City Attorney regarding the same. **(City Manager/City Attorney)**
- b) pursuant to Section 551.071, Texas Gov't Code to consult with the City Attorney in connection with the MPO Merger. **(City Manager/City Attorney)**

- c) Attorney consultation pursuant to Section 551.071, Texas Gov't Code, to receive legal advice and counsel in connection with the City's rights, duties, privileges, and obligations arising out of the Impass Ordinance adopted in September 2017 and the collective bargaining negotiations between the City and the duly recognized majority bargaining agent for the Harlingen Law Enforcement Personnel. **(City Manager/City Attorney)**
- d) pursuant to Section 551.071, Texas Gov't Code, attorney consultation to provide legal advice on the City's legal rights, duties, privileges, and obligations arising out of various industrial development agreements previously negotiated by the City. **(City Manager/City Attorney)**
- 13) Consideration and possible action on Project ULA as discussed in executive session. **(City Manager)**
- 14) Consideration and possible action on the MPO Merger as discussed in executive session. **(City Manager)**
- 15) Consideration and possible action to ratify a collective bargaining labor agreement between the City and the Police Department's duly recognized majority bargaining agent, the HPOLEA conditioned on prior ratification by the HPOLEA and its members. **(City Manager/City Attorney)**
- 16) Citizen Communication

I, the undersigned authority, do hereby certify that the above notice of meeting is a true and correct copy of said notice and that I posted said notice on the bulletin board in the City Hall of the City of Harlingen, a place convenient and readily accessible to the general public at all times and said notice was posted on Friday, December 29<sup>th</sup>, 2017 at 4:45 p.m. at least 72 hours preceding the scheduled time of said meeting.

Dated this 29<sup>th</sup> day of December, 2017

  
Amanda C. Elizondo, City Secretary