CITY COMMISSION
AGENDA
MARCH 7, 2019
@ 5:00 P.M.
CITY HALL, TOWN HALL
118 E. Tyler Street
Harlingen, Texas

Notice is hereby given that the above governmental body will hold a Special Meeting on Thursday, March 7, 2019 5:00 P.M. in City Hall, Town Hall Meeting Room, 2nd 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) 216-5003 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/City Commissioner, Ruben De La Rosa

Pledge of Allegiance/WELCOME

1) Board Recognition

2) Approval of Minutes
   a) Regular Meeting of January 2, 2019
   b) Special Meeting of February 28, 2019

| 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 Items withdrawn from the Consent Agenda for individual consideration in their normal sequence will be heard after the remainder of the Consent Agenda has been acted upon.

3a) Second and final reading to approve and adopt an ordinance to rezone from Single Family Residential (“R1”) District to General Retail (“GR”) District for Lots 11 thru 13, Block 2 and Lots 12 and 13, Block 3, R. W. Nelson Amended Subdivision, located at 703 and 706 W. Hanson. Applicant: Jose Jaime Cano. Attachment (Planning & Zoning)
b) Second and final reading to approve and adopt an ordinance amending the City of Harlingen’s Budget for Fiscal Year Oct.1,2018 – Sep. 30,2019. Attachment *(Finance Dept)*

c) Consideration and possible action to approve the final plat of the proposed Sunshine Health Care Subdivision, bearing a legal description of 7.000 acre tract of land out of a 35.09 acre tract, located in Block 182 of the San Benito Land and Water Company Subdivision, located on the south side of S. 77 Sunshine Strip (Loop 448), west of North Whalen Rd. Applicant: James E. Rose of Mejia and Rose Inc., c/o Star Development Co. Attachment *(Planning and Zoning)*

d) Consideration and possible action to approve a request from the Immaculate Heart of Mary Catholic Church to close the 400 Block of “C” Street from Tyler Avenue to Polk Avenue beginning at 12:00 p.m., Friday, April 26, 2019 thru 12:00 a.m. and Sunday, April 28, 2019 for their 6th Annual Spring Fiesta. Attachment *(Police Dept.)*

e) Consideration and possible action to approve a request from the Harlingen South Student Council Advisor to close certain sections of the following streets for their 5th Annual 5K Color Run to benefit Autism on Saturday, April 27, 2019 from 6:45 a.m. to 11:00 a.m. Attachment *(Police Dept.)*

(1) Bothwell and Dixieland (blocking the south bound traffic at Dixieland);
(2) Aliani Circle (North and South at Dixieland);
(3) Haverford at Dixieland;
(4) Adrian (East and West at Dixieland);
(5) Topaz at Dixieland; and
(6) Garrett (East and West at Dixieland)

f) Consideration and possible action to approve a request from Mercedes Betancourt to close “A” Street between Van Buren Avenue, Monroe Avenue and Jackson Avenue between 1st Street and Commerce Avenue for the March Madness Event, Saturday, March 30, 2019 from 6:00 p.m. to 10:00 p.m. Attachment *(Police Dept.)*

g) Consideration and possible action to approve a refund of property taxes paid by Corelogic on behalf of Cabrera Lester E & Marrero Gladys in the amount of $3,072.20, Acct. #97-4861-0010-0630-00 due to a homestead and a 100% disabled veteran’s exemption for Years 2017-2018. Attachment *(Finance Dept.)*

h) Consideration and possible action to approve a refund of property taxes paid by Lereta on behalf of Camp Crystal K, Acct. #97-3805-0150-0130-00 in the amount of $1,491.30 due to a homestead and a 100% disabled veteran’s exemption for Years 2017-2018. Attachment *(Finance Dept.)*

i) Consideration and possible action to approve a refund property taxes paid by Lereta on behalf of Patten Kelly Dean in the amount of $524.47, Acct. #88-1922-0020-0060-00 due to 100% disabled veteran’s exemption for Year 2018. Attachment *(Finance Dept.)*

j) Consideration and possible action to approve a refund of property taxes paid by Mares Rodolfo G. Et Ux in the amount of $1,889.62, Acct. #18-4789-0130-0280-00 due to adding a veteran’s exemption for Years 2016-2018. Attachment *(Finance Dept.)*
4) Public hearing to receive comments regarding the proposed voluntary annexation and to establish the initial zoning to Residential, Single Family ("R-1") District for a 36.46 acre tract of land, more or less, out of Block 99, Wilson Tract Subdivision, located north of Pink Flamingo Street east of Tamm Lane. Applicant: David Salinas, c/o Arturo Ortega. Attachment (Planning & Zoning)

5) Consideration and possible action to accept (or reject) bids and award contract for the CDBG Vestal Park Parking Lot Improvements under Bid No. 2019-04 to the lowest responsible bidder and to waive any informalities. Attachment (Public Works)

6) Consideration and possible action to approve a resolution appointing an Early Voting Ballot Board Presiding Judge and Alternate Presiding Judge; appointment of Presiding Judges and Alternates Presiding Judge for Election Day; to serve as election officials for the City of Harlingen May 4, 2019 General Election. Attachment (City Secretary)

7) Consideration and possible action to approve the Convention Center Operating Budget. Attachment (Carlos Sanchez, Asst. City Manager)

8) Board Appointments

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

a. Airport Board (1)

b. Animal Shelter Advisory Committee (1)

c. Audit Committee (Terms expire annually in June) (4)

d. Civil Service Commission

e. Community Development Advisory Board (2)

f. Construction Board of Adjustments (5)

g. Convention & Visitors Bureau (3)

h. Development Corporation of Harlingen, Inc.

i. Downtown Improvement District Board

j. Golf Course Advisory Board (0)

k. Harlingen Community Improvement Board

l. Harlingen Housing Authority Board

m. Harlingen Finance Corporation

n. Harlingen Proud Advisory Board (4)

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 (5)

u. Tax Increment Finance Board (7)

v. Utility Board of Trustees

w. Veterans Advisory Board (5)
x. Zoning Board of Adjustments (6)
y. Complete Census Committee

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.

9) Citizen Communication

I, the undersigned authority, do hereby certify that the above notice of meeting is a true and correct copy of said notice posted on the City's bulletin board, City Hall, 118 E. Tyler Avenue, a place convenient and readily accessible to the general public at all times and said notice was posted on Friday, March 1st, 2019 at 5:00 p.m. at least 72 hours preceding the scheduled time of said meeting.

Dated this 1st day of March, 2019

[Signature]
Amanda C. Elizondo, City Secretary
REGULAR MEETING

CITY COMMISSION

JANUARY 2, 2019

HARLINGEN, TEXAS

A Regular Meeting of the Harlingen Elective Commission was held January 2, 2019 at 5:30 p.m., City Hall, Town Hall Meeting Room, 2nd Floor, 118 E. Tyler Street, Harlingen, Texas. Those in attendance were:

MAYOR and COMMISSIONERS

Chris Boswell, Mayor
Richard Uribe, City Commissioner, District 1
Tudor Utlhorn, District 2
Michael Mezmar, Mayor Pro-Tem, District 3
Ruben De La Rosa, District 4
Victor Leal, City Commissioner, District 5

STAFF PRESENT

Dan Serna, City Manager
Amanda C. Elizondo, City Secretary
Allison Bastian, Asst. City Attorney

Mayor Boswell called the meeting to order and announced the meeting was duly posted according to state law. The following proceedings were held:

Invocation/Commissioner Richard Uribe

Pledge of Allegiance/Welcome

Mayor Chris Boswell recited the Pledge of Allegiance and welcomed those in attendance.

1) Approval of Minutes

a) October 16, 2018

Motion was made by Commissioner De La Rosa and seconded by Commissioner Uribe to approve the minutes of October 16, 2018. Motion carried unanimously.

2) Second and final reading to approve and adopt an ordinance to rezone from Not Designated ("N") District to Residential, Mobile Home ("MH") District for 3.82+ acres out of Lot 7, Block 147, San Benito Land and Water Company Subdivision; rezone from Not Designated ("N") District to Residential, Multi-Family ("M-2") District for 19.83 acres out of Block 66, Harlingen Land and Water Company Subdivision; 6.5 acres out of Lot 10, 5.0 acres out of Lot 11, 4.7 acres out of Lot 14, and 9.39 acres out of Lot 15, Block 147, San Benito Land and Water Company Subdivision; rezone from Light Industry ("LI") District to Residential, Multi-Family ("M-2") District for 7.55 acres out of Block 119, San Benito Land and Water Company Subdivision; rezone from Not Designated ("N") District to General Retail ("GR") District for 4.12 acres out of Block 27, and 4.32 acres out of Block 28, Briggs Coleman Subdivision Survey 49; Lot 1, Block 1, Coastal Bend Subdivision; 7.52+ acres out of Block 57, 6.03 acres out of Block 68, 34.99 acres out of Block 90, 19.08 acres out of Block 91, Harlingen Land and Water Company Subdivision; 30.73 acres out of Block 49, Palmetto Company Subdivision; Lots 1-4, Rio Subdivision; Part of Lot 4, Block 1, Cameron County Juvenile Detention Center Subdivision; 4.35 acres out of Lots 1 and 2, 4.95 acres out of Lot 2, 4.0 acres out of Lot 7, and
3.5 acres out of Lot 10, Block 147, and 7.91 acres out of Block 179, San Benito Land and Water Company Subdivision; and rezone from Not Designated ("N") District to Light Industry ("L") District for 3.08 acres out of Block 91, Harlingen Land Water Company Subdivision, all properties generally located along Loop 499 east of 7th Street, and north of 77 Sunshine Strip between Camelot Drive and FM 509. Applicant: City of Harlingen.

Motion was made by Commissioner Leal and seconded by Commissioner De La Rosa to approve Item No. 2 under the consent agenda item. Motion carried unanimously.

For the record, the caption of Ordinance No. 2019-01 read as follows:

ORDINANCE NO. 2019-01

AN ORDINANCE TO REZONE FROM NOT DESIGNATED ("N") DISTRICT TO RESIDENTIAL, MOBILE HOME (MH) DISTRICT FOR 3.82+ ACRES OUT OF LOT 7, BLOCK 147, SAN BENITO LAND AND WATER COMPANY SUBDIVISION; REZONE FROM NOT DESIGNATED ("N") DISTRICT TO RESIDENTIAL, MULTI-FAMILY ("M-2") DISTRICT FOR 19.83 ACRES OUT OF BLOCK 66, HARLINGEN LAND AND WATER COMPANY SUBDIVISION; 6.5 ACRES OUT OF LOT 10, 5.0 ACRES OUT OF LOT 11, 4.7 ACRES OUT OF LOT 14, AND 9.39 ACRES OUT OF LOT 15, BLOCK 147, SAN BENITO LAND AND WATER COMPANY SUBDIVISION; REZONE FROM LIGHT INDUSTRY ("L") DISTRICT TO RESIDENTIAL, MULTI-FAMILY ("M-2") DISTRICT FOR 7.95 ACRES OUT OF BLOCK 119, SAN BENITO LAND AND WATER COMPANY SUBDIVISION; REZONE FROM NOT DESIGNATED ("N") DISTRICT TO GENERAL RETAIL ("GR") DISTRICT FOR 4.12 ACRES OUT OF BLOCK 27, AND 4.32 ACRES OUT OF BLOCK 28, BRIGGS COLEMAN SUBDIVISION SURVEY 49; LOT 1, BLOCK 1, COASTAL BEND SUBDIVISION; 7.52+ ACRES OUT OF BLOCK 57, 6.03 ACRES OUT OF BLOCK 68, 34.99 ACRES OUT OF BLOCK 90, 19.08 ACRES OUT OF BLOCK 91, HARLINGEN LAND AND WATER COMPANY SUBDIVISION; 30.73 ACRES OUT OF BLOCK 49, PALMETAL COMPANY SUBDIVISION; LOTS 1-4, RIO SUBDIVISION; PART OF LOT 4, BLOCK 1, CAMERON COUNTY JUVENILE DETENTION CENTER SUBDIVISION; 4.35 ACRES OUT OF LOTS 1 AND 2, 4.95 ACRES OUT OF LOT 2, 4.0 ACRES OUT OF LOT 7, AND 3.5 ACRES OUT OF LOT 10, BLOCK 147, AND 7.91 ACRES OUT OF BLOCK 179, SAN BENITO LAND AND WATER COMPANY SUBDIVISION; AND REZONE FROM NOT DESIGNATED ("N") DISTRICT TO LIGHT INDUSTRY ("L") DISTRICT FOR 3.08 ACRES OUT OF BLOCK 91, HARLINGEN LAND WATER COMPANY SUBDIVISION; ALL PROPERTIES GENERALLY LOCATED ALONG LOOP 499 EAST OF 7TH STREET, AND NORTH OF 77 SUNSHINE STRIP BETWEEN CAMELOT DRIVE AND FM 509.

PASSED AND APPROVED on first reading this 19th day of December, 2018.
PASSED AND APPROVED on second reading this 2nd day of January, 2019.

ATTEST:

CITY OF HARLINGEN
/\CHRIS BOSWELL, MAYOR
/\AMANDA C. ELIZONDO, CITY SECRETARY

3) Consideration and possible action to grant a variance with regards to the sidewalk requirement for the proposed Storage Depot Subdivision, bearing a legal description of a 3.743 acre tract of land, more or less being all of Lot 2, Block 1, replat of Lots 1, 2 and 4 Stone Subdivision Phase II, and a 2.766 acre tract out of Block 54, David and Stephenson Subdivision, located on the north side of Loop 499, west of Briggs Coleman Rd. Applicant: Jack Brown of Brown, Leal & Associates, c/o Troy Investment Company No. 7, L.P.

Mayor Boswell announced Item No. 3 would be postponed for further review.

4) Consideration and possible action to adopt an ordinance on first reading to annex and to establish the initial zoning to General Retail ("GR") District for a 1.0+ acre of land being the North 50 feet of a 2.766 acre tract of land out of Block 54, David and Stephenson Subdivision.
located on the west side of Briggs Coleman Road north of Loop 499. Applicant: John W. Drennan, c/o Troy Investment Company No. 7, L.P. (Planning & Zoning)

Rodrigo Davila, Planning & Zoning Director stated according to the Texas Local Government Code and City ordinance, three public hearings are required for voluntary annexation and all three public hearings were held. Mr. John W. Drennan with Troy Investment Company No. 7, L.P. is proposing to subdivide the subject property into a four lot commercial subdivision under the name of Storage Depot Subdivision to expand their existing storage unit business. Staff recommends approval of the ordinance.

Allison Bastian, Asst. City Attorney, read the caption of the ordinance.

Motion was made by Commissioner Leal and seconded by Commissioner De La Rosa to approve the ordinance on first reading to annex and establish the initial zoning to General Retail ("GR") District for a 1.0+ acre of land being the North 50 feet of a 2.766 acre tract of land out of Block 54, David and Stephenson Subdivision, located on the west side of Briggs Coleman Road north of Loop 499. Motion carried unanimously.

5) Presentation by Carlos A. Sanchez, Asst. City Manager, on the current state and efforts to improve the Tony Butler Golf Course.

Carlos Sanchez, Asst. City Manager presented a power point regarding the state of the Tony Butler Golf Course and the on-going efforts to improve management, operations, and marketing with the ultimate goal of creating a sustainable facility. As a business unit, the golf course operates as an enterprise fund expected to operate with a balanced budget. Where revenues cover operating expenses and provide reserves for foreseeable capital improvements. Staff’s mission statement is to become the golf course of choice by providing an exceptional recreational and social experience to all customers. The Tony Butler Golf Course has been in existence almost 90 years. It was established in 1929 and there is a lot of history in this golf course and it was part of the PGA Tour. Staff’s goals to improve the operation of the Tony Butler Golf Course are as follow:

- Manage revenues and operational costs in order to operate within a balanced budget;
- Develop programs that maintain current level of play (golfers) and attract new players of all ages and skill levels;
- Market programs to individuals, businesses, and tourists;
- Develop a competitive price structure reflective or industry;

TRGC – Facility
- Operate over 206 acres of land;
- 27 holes, driving range and two practice greens;
- Pro-Shop/Snack-Bar (4,500 square feet);
- Food and Beverage Inventory;
- Pro-Shop Inventory;
- 65 brand new Club Cart Golf Gas Cars;
- Golf Cart storage rental buildings (6,055 square feet);
- Maintenance Facility/Barn (8,900 square feet enclosed);
- Two storage building that house a fleet of 65 golf carts;
- Flowtronix irrigation system;
- 120 foot metal bridge on 19-27;
- Two brick (field) restrooms;
- Various piece of maintenance equipment; and
- Staff: 17 FTE and 6 PTE

Mr. Sanchez stated the number of rounds played at the golf course have decreased due to various factors internally and externally. On the operating cost, there is a 60% or more associated with personnel and fringe benefits. The supplies/equipment is at an 11.2% and utilities are at 8.4% of
the budget. These are some of the major expenses. Revenues are mainly generated from green fees and cart rentals which have also declined. Rounds have dropped by 17.7% over the past five years. One of factors is competition; there are currently 33 golf courses in the Rio Grande Valley within a 35 mile radius of the City of Harlingen. The Tony Butler Golf Course is the most economical. The City reduced the prices for the last six months and as of January 1, 2019 the prices are at regular price. Other private industries have the flexibility of creating packages and providing discounts and the City does not. Another factor on the revenues was the weather. Some of the City's repeating customers are as follow:

Repeating Customers are as follow:
- Ladies Golf Association (35 players)
- 8:00 AM Group (15-45 players per week)
- Pan American Golf Association (10-30 players)
- Various Winter Texan Parks/Leagues throughout the Valley (20-100 players)
- 10 Winter Texan Parks on holes 1-18
- 15 Winter Texan Parks on holes 19-27
- Several Middle and High Schools throughout the Valley (HCISD, SB, La Feria)

The condition of the facility is another factor that could relate to the performance of the golf course. Improvements are needed mainly in the irrigation system and greens/tee box renovation. The Golf Course Committee and staff did a self-assessment to focus on improving the golf course. He highlighted the following information that could be utilized to overcome some of the weaknesses and strengths to bring success to the golf course.

Strengths:
- Voted Best Golf Course by the readers of Valley Morning Star 6 of the last 7 years.
- Pricing position, we are lower than most other golf courses in the area.
- Geographical location – Readily accessible from Interstate 69E.
- Tony Butler Golf Course is a governmentally owned and operated facility.
- Tony Butler G.C. is a 27-hole facility; staff can utilize multiple starting tees at the same time.
- Experienced Agronomist on staff.

Weakness:
- Fees set by City Ordinance
- Fixed fees limit ability to compete/price match*
- TBGC is a 27-hole facility; maintenance cost
- Participation in sport (revenue) is dependent on weather conditions
- Participation in sport (revenue) is dependent on economic conditions that impact

Opportunities:
- Continual maintenance and improvement of golf course – healthy turf.
- Develop and adopt an ordinance that provides for a competitive/fee structure.
- Launch of the First Tee Link Program.
- Improve website – promote use of booking tee times and sell merchandise online.
- Capitalize on market created by visitors that travel to Rio Grande Valley.
- Partner with airport, hotel and convention center marketing programs to increase visitor play

Threats:
- Decrease in pay a result of change in demographics. Number of Baby Boomers playing sport has decreased and Millennium generation not actively participating in sport.
- Decrease in the amount of Winter Texans, disposable income and exchange rates.
- Weather dependent; rain and heat
- Aging infrastructure and availability of funds for capital improvements
- Competition – “discount-driven”

Staff is recommending to do an operational review/market analysis by hiring a consultant that has the expertise to measure the City's performance relatively to the competitive market and the facility's potential. There are certain numbers of rounds that are played throughout the days, but staff
does not have knowledge to the exact number of rounds to identify the percentage of the City's
market rate vs. the competitive market. The City needs to be aware of the golfers' considerations prior
to them playing golf. By reviewing all of the factors at the golf course, the City will have knowledge of
location, quality, and condition of the facility, pricing, level of service, and overall environment and
more. Staff is recommending proceeding with contracting a consultant to perform a comprehensive
review of golf course. The consultant will review operations, management of the facility, external
factors affecting the operation of public golf courses such as: demographics, economy, competition,
market analysis and weather. The estimated cost to do the study would be approximately $20 to $25
thousand dollars with an expected date of completion of 60 to 90 days.

Commissioner Leal stated he had met with a group of golfers and they indicated that the cost
of doing this type of evaluation would be in the $5,000 range. Is there a difference between what they
are talking about and what staff is proposing and what would be the difference?

Mr. Sanchez responded staff had received a similar quote and it was based on a monthly rate,
depending on the amount of time the consultant would be on board. Staff spoke to several companies
and one of the companies was National Golf Foundation. Their average price including reimbursable
expenses was about $20-25K.

Commissioner Uribe asked how much does it costs the City to operate the golf course. How
much has it changed in the last 15 years? The consultant would need to use the same analogy to
determine what has changed in the last 10 to 15 years to verify if the golf course is over or under
staffed and how can the City address this issue, whether it be through technology or something else.

Discussion was in regards to the 67% of revenues in salaries and the hiring of a consultant.

Commissioner Uhilon stated this is a problem that is not unique for the Tony Butler Golf
Course because almost every golf course within the surrounding areas is struggling with the same
problem. Golf Courses are very expensive to maintain. The recommendation of hiring a consultant is
way to proceed and the cost to hire a consultant may sound like a lot of money, but when you have an
enterprise that is making top-line revenues of $800,000 to $900,000, and trying to get it back in the
black by $20,000; it is not a large amount of money to spend. The Fire and Police Departments
salaries are about two-thirds of what is spent and that is because of the services that the City
provides.

Dan Serna, City Manager stated this is only a presentation to show the progress staff has
done and discuss the intent of hiring a consultant. The City needs someone who understands the
industry to provide a comprehensive review of the market and the golf course. Staff will present the
information to the City Commission at a future meeting once the study is completed.

6) Board Appointments

Commissioner De La Rosa reappointed Richard Newton to the Veterans Board.

Motion was made by Mayor Pro-Tem Mezmar and seconded by Commissioner Uhilon to
reappoint Richard Newton to the Veterans Board. Motion carried unanimously.

7) Citizen Communication

Mike Hendricks, resident of 818 E. Bowie Avenue, stated he is a golfer. He is a school teacher
and on the weekends he is a pastor. He spoke about accountability and as he heard the presentation
and the discussion he stated there were two areas of accountability, horizontal and vertical. He stated
as a citizen, he will be listening and paying attention to the City's action on the golf course.
Steve Brewer, former Mayor of La Feria and resident of 2825 Poinciana Street, stated if the City sold the golf course, the City would be selling off the history of the golf course. In 1931 to 1937 this was a PGA Tour stop for the State of Texas and many famous golfers came to Harlingen to play those nine holes at the TBGC. The golf course is not only about business and profits and how it's breaking even. This is a destination place, there is history in it, but has been neglected.

Tim Elliot, resident of 1025 E. Leggett Street, spoke in regards to attracting people to the golf course. He suggested getting ideas from other pro-shops in the valley and look into marketing strategies to promote the golf course.

Buck Brickley, resident of 125 Arcadia, spoke about having hospitality with the people that come to play at TBGC. He stated hospitality and recreation were the main things in this City.

Mayor Boswell stated they review the budget on a yearly basis; they look at every department and make changes whenever they need to. For several years, they have been seeing how the golf course has changed. The revenues have been declining and the golf course is classified as an enterprise fund. We want to address this; no action will be taken tonight; and we are a long way from making any decisions. There may be some people that might think that discussions have been held about selling the nine holes and that obviously is what has gotten everybody’s attention and the newspaper’s attention. Many of you have sent me and the City Commissioners communications about this and have given us really good ideas. I have tried to respond to each and every one of you. If you did not get a response call me again or write me again, because I have tried to respond to each one of you that have reached out to me. We appreciate your input tonight. Thank you to all the Winter Texans that have come out to our community and spending your time here with us. We want to make this golf course a great recreational place for you all to come and play and spend your time here with us. We want to make the TBGC a better place for people to come out and play and to promote the sport within the area because it is a great sport. It gives an opportunity to people to get outside and walk around and improve your health. You have our commitment that we will look into this even though we are not taking any action tonight.

There being no other business to discuss, Mayor Boswell adjourned the meeting at 6:18 p.m.

CITY OF HARLINGEN

Chris Boswell, Mayor

ATTEST:

Amanda C. Elizondo, City Secretary
SPECIAL MEETING

CITY COMMISSION

February 28, 2019

HARLINGEN, TEXAS

A Special Meeting of the Harlingen Elective Commission was held February 28, 2019 at 12 noon, City Hall, Town Hall Meeting Room, 2nd Floor, 118 E. Tyler Street, Harlingen, Texas. Those in attendance were:

MAYOR and COMMISSIONERS

Chris Boswell, Mayor
Michael Mezmar, Mayor Pro-Tem, District 3
Richard Uribe, City Commissioner, District 1
Tudor Uhlhorn, City Commissioner, District 2
Ruben De La Rosa, City Commissioner, District 4
Victor Leal, City Commissioner, District 5

STAFF PRESENT

Dan Serna, City Manager
Amanda C. Elizondo, City Secretary
Allison Bastian, Asst. City Attorney

Mayor Boswell called the meeting to order and announced the meeting was duly posted according to state law. The following proceedings were held:

1) Executive closed session pursuant to Chapter 551, Sections 551.087, 551.071 and 551.072 of the Gov't Code regarding commercial and financial information from a business prospect with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives with the business prospect known as Project Dream and to seek legal advice from the City Attorney regarding the subject matter.

At 12:02 p.m., Mayor Boswell announced the City Commission would convene into executive session to discuss Item No. 1.

Motion was made by Commissioner Mezmar and seconded by Commissioner De La Rosa to convene into executive session to discuss Item No. 1. Motion carried unanimously.

At 12:10 p.m., Mayor Boswell announced the City Commission had completed its executive session and declared the meeting open to the public.

2) Consideration and possible action to approve Item 1 and authorize the City Manager to proceed as discussed in executive session.

Motion was made by Commissioner De La Rosa and seconded by Commissioner Leal to approve Item No. 1 and authorize the City Manager to proceed as discussed in executive session. Motion carried unanimously.

There being no further business to discuss, Mayor Boswell adjourned the meeting.

CITY OF HARLINGEN

ATTEST:

Chris Boswell, Mayor

Amanda C. Elizondo, City Secretary
ORDINANCE NO. 19

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM SINGLE FAMILY RESIDENTIAL ("R1") DISTRICT TO GENERAL RETAIL ("GR") DISTRICT FOR LOTS 11-13, BLOCK 2 AND LOTS 12 AND 13, BLOCK 3, R. W. NELSON AMENDED SUBDIVISION, LOCATED AT 703 AND 706 W HANSON.; 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 change in the zoning classification 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 rezoning having been fully made and complied with as required by said Zoning Ordinance 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:

Rezone from Single Family Residential ("R1") District to General Retail ("GR") District for Lots 11-13, Block 2 and Lots 12 and 13, Block 3, R. W. Nelson Amended Subdivision, located at 703 and 706 W Hanson.
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 ______ day of ____________, 2019 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

__________________________
Chris Boswell, Mayor

ATTEST:

__________________________
Amanda C. Elizondo, City Secretary
ORDINANCE NO. 2019 - ___

AN ORDINANCE AMENDING THE REVENUE AND EXPENDITURE BUDGET FOR THE CITY OF HARLINGEN, TEXAS, FOR FISCAL YEAR OCTOBER 1, 2018 THROUGH SEPTEMBER 30, 2019. TOTAL BUDGET REVENUES WILL INCREASE TO $78,696,109 AND TOTAL BUDGET EXPENDITURES WILL INCREASE TO $85,261,894 RESPECTIVELY; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.

WHEREAS, the City Manager of the City of Harlingen has prepared and presented to the City Commission budget amendment #2 for fiscal year October 1, 2018 through September 30, 2019; and

WHEREAS, amending the current fiscal year budget is desirable for clarity and is required by law: now therefore

BE IT ORDAINED BY THE CITY OF HARLINGEN:

SECTION I. That an amendment to the budget of the City of Harlingen, Texas for the fiscal year October 1, 2018 and ending September 30, 2019 (exclusive of the revenues and expenditures of the Harlingen Waterworks System, Valley International Airport, Harlingen Downtown Fund, Community Development Block Grant Fund, and Development Corporation Fund) in the total amount of Seventy-Eight Million, Six Hundred Ninety-Six Thousand, One Hundred Nine Dollars ($78,696,109) in revenues and Eighty-Five Million, Two Hundred Sixty-One Thousand, Eight Hundred Ninety-Four Dollars ($85,261,894) in expenditures is hereby adopted. A summary of the budget adopted is hereby attached to this Ordinance and incorporated herein as Exhibit A and the complete detail budget adopted by this Ordinance is incorporated herein by reference and shall be made available for public inspection at the office of the City
Secretary during regular business hours.

SECTION II. That the City Manager of the City of Harlingen, Texas, is hereby authorized to increase the budget by the amount of purchase orders outstanding as of September 30, 2018.

SECTION III. That the City Manager of the City of Harlingen, Texas, is hereby authorized to increase the budget by the amount of funds recovered for repair or replacement of property or equipment damaged by others.

SECTION IV. 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 having general circulation in the City of Harlingen, Cameron County, Texas.

FINALLY ENACTED THIS _____ day of ____________, 2019 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

ATTEST:

Chris Boswell, Mayor

Amanda C. Elizondo, City Secretary
## EXHIBIT "A"

**CITY OF HARLINGEN**

**BUDGET AMENDMENT NO. 2**

**FISCAL YEAR 2018-2019**

**135 Days of Operation**

<table>
<thead>
<tr>
<th></th>
<th>Unaudited Fund Balance 09/30/2018</th>
<th>Revenues $44,064,196</th>
<th>Expenditures $47,248,690</th>
<th>Estimated Fund Balance 09/30/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund</td>
<td>$20,716,257</td>
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<td>$423,985</td>
<td>98</td>
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<tr>
<td>Metropolitan Planning Organization</td>
<td>98</td>
<td></td>
<td>38,147</td>
<td>(18,526)</td>
</tr>
<tr>
<td>Tennis Court</td>
<td>12,121</td>
<td>7,500</td>
<td>859,492</td>
<td>305,463</td>
</tr>
<tr>
<td>Hotel / Motel</td>
<td>299,955</td>
<td>865,000</td>
<td>799,082</td>
<td></td>
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<tr>
<td>Catastrophic Emergency</td>
<td>819,382</td>
<td>4,700</td>
<td>162,471</td>
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</tr>
<tr>
<td>Free Trade Bridge</td>
<td>936,446</td>
<td>325,200</td>
<td>936,446</td>
<td></td>
</tr>
<tr>
<td>Air Services Development Program</td>
<td>-</td>
<td>1,550,000</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Communication Center</td>
<td>41,636</td>
<td>12,776</td>
<td>37,156</td>
<td></td>
</tr>
<tr>
<td>COPS / UHP Grant</td>
<td>-</td>
<td>49,322</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Convention &amp; Visitors Bureau</td>
<td>244,848</td>
<td>426,800</td>
<td>162,471</td>
<td></td>
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<tr>
<td>Awards - Restricted</td>
<td>3,710,554</td>
<td></td>
<td>3,710,554</td>
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<tr>
<td>PEG Programming</td>
<td>609,613</td>
<td>85,000</td>
<td>694,613</td>
<td></td>
</tr>
<tr>
<td>Federal Forfeitures</td>
<td>61,811</td>
<td>124,000</td>
<td>(10,317)</td>
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<tr>
<td>State Forfeitures</td>
<td>267,277</td>
<td>80,000</td>
<td>94,107</td>
<td></td>
</tr>
<tr>
<td>Tax Increment Financing #1</td>
<td>373,348</td>
<td>114,625</td>
<td>487,973</td>
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<tr>
<td>Tax Increment Financing #2</td>
<td>336,718</td>
<td>246,458</td>
<td>583,176</td>
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<tr>
<td>Tax Increment Financing #3</td>
<td>429,638</td>
<td>293,400</td>
<td>199,642</td>
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<tr>
<td>Debt Service</td>
<td>920,076</td>
<td>4,908,483</td>
<td>1,133,664</td>
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<tr>
<td>Capital Improvement</td>
<td>41,265</td>
<td>41,265</td>
<td>-</td>
<td></td>
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<tr>
<td>Street Improvement</td>
<td>15,426</td>
<td>15,426</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Infrastructure</td>
<td>1,575,817</td>
<td>1,428,500</td>
<td>3,004,317</td>
<td></td>
</tr>
<tr>
<td>Municipal Auditorium (Note 1)</td>
<td>112,922</td>
<td>349,426</td>
<td>341,791</td>
<td>120,557</td>
</tr>
<tr>
<td>Sanitation/Sanitary Landfill (Note 1)</td>
<td>8,167,589</td>
<td>9,402,900</td>
<td>10,318,508</td>
<td>7,252,381</td>
</tr>
<tr>
<td>Harlingen Arts &amp; Heritage Museum (Note 1)</td>
<td>51,099</td>
<td>100,100</td>
<td>125,107</td>
<td>26,092</td>
</tr>
<tr>
<td>Municipal Golf Course (Note 1)</td>
<td>(671,105)</td>
<td>1,293,289</td>
<td>1,886,732</td>
<td>(764,548)</td>
</tr>
<tr>
<td>Motor Vehicle / Warehouse (Note 1)</td>
<td>872,935</td>
<td>1,871,500</td>
<td>2,411,588</td>
<td>332,847</td>
</tr>
<tr>
<td>Motor Vehicle / Replacement</td>
<td>3,070,338</td>
<td>1,339,943</td>
<td>1,583,895</td>
<td>2,826,386</td>
</tr>
<tr>
<td>Health Insurance (Note 1)</td>
<td>662,237</td>
<td>5,618,452</td>
<td>671,836</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>39,968,149</strong></td>
<td><strong>78,696,109</strong></td>
<td><strong>85,261,894</strong></td>
<td><strong>33,402,363</strong></td>
</tr>
</tbody>
</table>

*Note 1 - Working capital is the fund balance amount.*
## General Fund

### Revenues
- **Court / Security Funds (Court remodel)**
  - General Ledger Account Number: 001-0000-321-14-00
  - Budget Requests: 74,122
- **Reimbursements / Economic Development (Traffic signal study)**
  - General Ledger Account Number: 001-0000-333-92-00
  - Budget Requests: 19,800
- **Outside Sources / Harlingen Finance Corporation**
  - General Ledger Account Number: 001-0000-371-80-00
  - Budget Requests: 30,000

**Total General Fund Revenues**

<table>
<thead>
<tr>
<th></th>
<th>General Ledger Account Number</th>
<th>Budget Requests</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>74,122</strong></td>
</tr>
</tbody>
</table>

### Expenditures
- **Administrative Svcs - Appraisal District Fees**
  - General Ledger Account Number: 001-1399-413-30-17
  - Budget Requests: 17,758
- **Administrative Svcs - Capital Outlay / Habitat for Humanity**
  - General Ledger Account Number: 001-1399-901-80-03
  - Budget Requests: 30,000
- **Municipal Court - Capital Outlay / Improvements (Court remodel)**
  - General Ledger Account Number: 001-2215-902-80-21
  - Budget Requests: 74,122
- **Fire - Office Equipment/Furniture Non-Capital (Replenish/Gear)**
  - General Ledger Account Number: 001-3510-511-20-02
  - Budget Requests: 2,000
- **Fire - Chemical & Medical Supplies (Replenish/Gear)**
  - General Ledger Account Number: 001-3510-511-20-10
  - Budget Requests: 2,000
- **Fire - Food, Drinks & Ice (Replenish/Gear)**
  - General Ledger Account Number: 001-3510-511-20-80
  - Budget Requests: 1,500
- **Fire - Equipment Non-Capital (Replenish/Gear)**
  - General Ledger Account Number: 001-3510-511-20-80
  - Budget Requests: 10,000
- **Fire - Medical Examinations (Replenish/Gear)**
  - General Ledger Account Number: 001-3510-511-30-13
  - Budget Requests: 3,000
- **Fire - Dues, Memberships & Subscriptions (Replenish/Gear)**
  - General Ledger Account Number: 001-3510-511-30-30
  - Budget Requests: 1,000
- **Fire - Miscellaneous Equip Main (Replenish/Gear)**
  - General Ledger Account Number: 001-3510-511-31-34
  - Budget Requests: 10,000
- **Fire - Internal Service Charges (Replenish/Gear)**
  - General Ledger Account Number: 001-3510-511-31-51
  - Budget Requests: 10,000
- **Fire - Contract Labor (Additional office support and Grant Writer)**
  - General Ledger Account Number: 001-3510-511-30-60
  - Budget Requests: 5,814
- **Street Maintenance - Equipment Non-Capital (LED lights)**
  - General Ledger Account Number: 001-5015-612-20-80
  - Budget Requests: 30,000
- **Engineering - Transfer / 9th & 13th St Drainage (Grant match)**
  - General Ledger Account Number: 001-9999-991-12-02
  - Budget Requests: 30,064
- **Engineering - Transfer / LRGVDC Sidewalk Project (Grant match)**
  - General Ledger Account Number: 001-9999-991-12-03
  - Budget Requests: 18,778

**Total General Fund Expenditures**

<table>
<thead>
<tr>
<th></th>
<th>General Ledger Account Number</th>
<th>Budget Requests</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>246,956</strong></td>
</tr>
</tbody>
</table>

## Communication Center Fund

### Expenditures
- **Fire - Miscellaneous Equipment Maintenance (Tower maintenance)**
  - General Ledger Account Number: 112-3540-513-31-34
  - Budget Requests: 15,998

**Total Communication Center Fund Expenditures**

<table>
<thead>
<tr>
<th></th>
<th>General Ledger Account Number</th>
<th>Budget Requests</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>15,998</strong></td>
</tr>
</tbody>
</table>

## COPS / UHP Grant Fund

### Revenues
- **Police - Grants**
  - General Ledger Account Number: 115-0000-350-19-00
  - Budget Requests: 14,322

**Total COPS / UHP Grant Fund Revenues**

<table>
<thead>
<tr>
<th></th>
<th>General Ledger Account Number</th>
<th>Budget Requests</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>14,322</strong></td>
</tr>
</tbody>
</table>

### Expenditures
- **Police - Salaries - Full Time**
  - General Ledger Account Number: 115-3010-501-10-01
  - Budget Requests: 14,322

**Total COPS / UHP Grant Fund Expenditures**

<table>
<thead>
<tr>
<th></th>
<th>General Ledger Account Number</th>
<th>Budget Requests</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>14,322</strong></td>
</tr>
</tbody>
</table>
### Award Programs - Restricted Fund

<table>
<thead>
<tr>
<th>Revenues</th>
<th>General Ledger Account Number</th>
<th>Budget Requests</th>
<th>Awards &amp; Grants</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police - Bullet Proof Vests</td>
<td>120-0000-350-05-00</td>
<td>(1,213)</td>
<td>(1,213)</td>
<td></td>
</tr>
<tr>
<td>Police - STEP Commercial Motor Vehicle (CMV)</td>
<td>120-0000-350-28-00</td>
<td>(770)</td>
<td>(770)</td>
<td></td>
</tr>
<tr>
<td>Police - Drug Enforcement Administration (DEA)</td>
<td>120-0000-350-30-00</td>
<td>(1,472)</td>
<td>(1,472)</td>
<td></td>
</tr>
<tr>
<td>Police - Operation Stonegarden</td>
<td>120-0000-350-34-00</td>
<td>29,140</td>
<td>29,140</td>
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<tr>
<td>Engineering - LRGVDC Sidewalk Project</td>
<td>120-0000-350-35-02</td>
<td>225,385</td>
<td>225,385</td>
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<tr>
<td>Police - CJD2016 Body Armor 3469401</td>
<td>120-0000-350-35-04</td>
<td>50,400</td>
<td>50,400</td>
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<tr>
<td>Police - Homeland Security #3654001</td>
<td>120-0000-350-35-06</td>
<td>17,800</td>
<td>17,800</td>
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<tr>
<td>Health - TX DSH # HHS000371500005</td>
<td>120-0000-350-35-07</td>
<td>349,038</td>
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<tr>
<td>Engineering - TDEM 9th &amp; 13th St Drainage</td>
<td>120-0000-350-35-08</td>
<td>92,953</td>
<td>92,953</td>
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<tr>
<td>Police - FBI RGV Task Force</td>
<td>120-0000-350-36-01</td>
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<td>(156)</td>
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<tr>
<td>Police - Border Star Grant</td>
<td>120-0000-351-09-00</td>
<td>65,000</td>
<td>65,000</td>
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<tr>
<td>Police - STEP Impaired Driving Mobilization (IDM) Wave</td>
<td>120-0000-351-26-00</td>
<td>10,000</td>
<td>10,000</td>
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<tr>
<td>Parks and Recreation - UTHSCSA/UTHSCH Grant</td>
<td>120-0000-351-33-00</td>
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<td>60,000</td>
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<tr>
<td>Police - JLEO Task Force</td>
<td>120-0000-351-34-00</td>
<td>(3,000)</td>
<td>(3,000)</td>
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<tr>
<td>Engineering - Harlingen Economic Development Corporation</td>
<td>120-0000-352-91-00</td>
<td>241,111</td>
<td>241,111</td>
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<tr>
<td>Museum - RGV Museum Association</td>
<td>120-0000-371-04-00</td>
<td>108,050</td>
<td>108,050</td>
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</tr>
<tr>
<td>Outside Sources / Sponsors (Lon C Hill Restrooms)</td>
<td>120-0000-371-05-00</td>
<td>150,000</td>
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<tr>
<td>Parks and Recreation - Farmer's Market Canopies</td>
<td>120-0000-371-06-01</td>
<td>14,102</td>
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<tr>
<td>Parks and Recreation - Victor Park Pool ramp</td>
<td>120-0000-371-06-02</td>
<td>7,300</td>
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<td>Parks and Recreation - Arroyo Trail Extension</td>
<td>120-0000-371-07-01</td>
<td>1,185,650</td>
<td>1,185,650</td>
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<tr>
<td>Library - Junior League Teen Room</td>
<td>120-0000-371-08-01</td>
<td>161,000</td>
<td>161,000</td>
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<tr>
<td>Parks and Recreation - It's Time TX Community Challenge</td>
<td>120-0000-371-18-00</td>
<td>1,800</td>
<td>1,800</td>
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<tr>
<td>Transfer from General Fund / TDEM 9th &amp; 13th St Drainage</td>
<td>120-0000-391-01-02</td>
<td>30,984</td>
<td>30,984</td>
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<tr>
<td>Transfer from General Fund / LRGVDC Sidewalk Project</td>
<td>120-0000-391-01-03</td>
<td>18,778</td>
<td>18,778</td>
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<tr>
<td><strong>Total Award Programs - Restricted Fund Revenues</strong></td>
<td></td>
<td><strong>$ -</strong></td>
<td><strong>$ 2,811,880</strong></td>
<td><strong>$ 2,811,880</strong></td>
</tr>
</tbody>
</table>

### Expenditures

<table>
<thead>
<tr>
<th></th>
<th>General Ledger Account Number</th>
<th>Budget Requests</th>
<th>Awards &amp; Grants</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police - Bullet Proof Vests</td>
<td>120-3012-501-20-21</td>
<td>(1,213)</td>
<td>(1,213)</td>
<td></td>
</tr>
<tr>
<td>Police - SHSP - Equipment Non-Capital</td>
<td>120-3014-503-20-80</td>
<td>17,800</td>
<td>17,800</td>
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<tr>
<td>Police - STEP Impaired Driving Mobilization (IDM) - Overtime</td>
<td>120-3026-501-10-03</td>
<td>10,000</td>
<td>10,000</td>
<td></td>
</tr>
<tr>
<td>Police - Border Star - Overtime</td>
<td>120-3032-501-10-03</td>
<td>65,000</td>
<td>65,000</td>
<td></td>
</tr>
<tr>
<td>Police - Drug Enforcement Administration (DEA) - Overtime</td>
<td>120-3033-501-10-03</td>
<td>(1,472)</td>
<td>(1,472)</td>
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</tr>
<tr>
<td>Description</td>
<td>General Ledger Account Number</td>
<td>Budget Requests</td>
<td>Awards &amp; Grants</td>
<td>Total</td>
</tr>
<tr>
<td>-----------------------------------------------------------------</td>
<td>-------------------------------</td>
<td>----------------</td>
<td>----------------</td>
<td>--------</td>
</tr>
<tr>
<td>Police - Joint Law Enforcement Operations - Overtime</td>
<td>120-3038-501-10-03</td>
<td>(3,000)</td>
<td></td>
<td>(3,000)</td>
</tr>
<tr>
<td>Police - STEP Commercial Motor Vehicle (CMV) - Overtime</td>
<td>120-3039-501-10-03</td>
<td>(770)</td>
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<td>(770)</td>
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<tr>
<td>Police - Stonegarden - Overtime</td>
<td>120-3045-501-10-03</td>
<td>29,140</td>
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<td>29,140</td>
</tr>
<tr>
<td>Police - Federal Bureau of Investigation - Overtime</td>
<td>120-3060-501-10-03</td>
<td>(156)</td>
<td></td>
<td>(156)</td>
</tr>
<tr>
<td>Street Maintenance - LRGVDC Sidewalk Project</td>
<td>120-5015-903-80-24</td>
<td>87,483</td>
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</tr>
<tr>
<td>Engineering - 9th &amp; 13th St Drainage - Professional Services</td>
<td>120-5019-615-30-10</td>
<td>123,937</td>
<td></td>
<td>123,937</td>
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<tr>
<td>Engineering - Sidewalk Improvements - Professional Services</td>
<td>120-5056-615-30-10</td>
<td>241,111</td>
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<td>241,111</td>
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<tr>
<td>Parks and Recreation - Buildings</td>
<td>120-6010-902-80-11</td>
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<td>1,464</td>
<td>1,464</td>
</tr>
<tr>
<td>Parks and Recreation - Imprs Other Than Buildings</td>
<td>120-6014-903-80-21</td>
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<td>14,104</td>
<td>14,104</td>
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<tr>
<td>Parks and Recreation - Arroyo Trail - Professional Services</td>
<td>120-6016-802-30-10</td>
<td>259,542</td>
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<td>259,542</td>
</tr>
<tr>
<td>Parks and Recreation - Equipment Non-Capital</td>
<td>120-6017-802-20-80</td>
<td>1,600</td>
<td></td>
<td>1,600</td>
</tr>
<tr>
<td>Library - Teen Room - Building Improvements</td>
<td>120-6232-902-80-21</td>
<td>39,877</td>
<td></td>
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</tr>
<tr>
<td>Museum - Building Improvements</td>
<td>120-6301-902-80-21</td>
<td>108,050</td>
<td></td>
<td>108,050</td>
</tr>
<tr>
<td>Health - State Health Services - Office Supplies</td>
<td>120-7206-721-20-01</td>
<td>625</td>
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<td>625</td>
</tr>
<tr>
<td>Health - State Health Services - Chemical &amp; Medical Supplies</td>
<td>120-7206-721-20-10</td>
<td>31,107</td>
<td></td>
<td>31,107</td>
</tr>
<tr>
<td>Health - State Health Services - Educational &amp; Recreation</td>
<td>120-7206-721-20-51</td>
<td>5,760</td>
<td></td>
<td>5,760</td>
</tr>
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<td>Health - State Health Services - Equipment Non-Capital</td>
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**EXHIBIT "B"**

CITY OF HARLINGEN
BUDGET AMENDMENT NO. 2
FISCAL YEAR 2018-2019

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**State Forfeitures Fund**

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**Infrastructure Fund**

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<th>Program Description</th>
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**Grand Total**

$ 482,302 $ 5,185,439 $ 5,647,741
AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: March 7, 2019

Agenda Item:
Consider take action to approve the final plat of the proposed Sunshine Health Care Subdivision, bearing a legal description of 7.000 acre tract of land out of a 35.09 acre tract, located in Block 182 of the San Benito Land and Water Company Subdivision, located on the south side of S. 77 Sunshine Strip (Loop 448), west of North Whalen Rd. Applicant: James E. Rose of Mejia and Rose Inc, c/o Star Development Co.

Prepared By: Rodrigo Davila, CPM
Title: Planning and Development Director
Signature:

Brief Summary:

Project Timeline
- October 5, 2018 – Original preliminary plat application submitted to the City (ATTACHMENT I).
- October 17, 2018 – Subdivision reviewed by the Subdivision Review Committee.
- October 22, 2018 – Letter sent to applicant outlining deficiencies; application deemed incomplete.
- October 29, 2018 – Preliminary plat resubmitted based on deficiency letter; application deemed complete.
- November 14, 2018 – Approval of the preliminary plat by the Planning and Zoning Commission.
- March 7, 2019 – Consideration of the final plat by the City Commission.

Summary
- The proposed subdivision consists of one commercial lot (ATTACHMENT II). It is located inside the City Limits, on the south side of S. 77 Sunshine Strip (Loop 448), west of North Whalen Rd.
- The intended use is allowed based on the existing zoning designation of General Retail (“GR”).
- Water and sanitary sewer services will be provided by HWWS.
- All items on the final plat checklist have been addressed. (ATTACHMENT III).

Staff Recommendation:
Staff recommends approval of the final plat.

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
City Manager’s approval:  
Yes  No  N/A

City Attorney’s approval:  
Yes  No  N/A
CITY OF HARLINGEN PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)
Project Address 2902 S. Sunshine Strip Nearest Intersection Centennial Vermont Avenue
(Proposed) Subdivision Name Sunshine Health Care Subdivision Lot 1 Block 1
Existing Zoning Designation General Retail (GR) Future Land Use Plan Designation

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)
Applicant/Authorized Agent Smithers Merchant Builders, LP Phone 210-479-2500 FAX
Email Address (for project correspondence only): monealy@smithersconstruction.com
Mailing Address 21728 Hardy Oak City San Antonio State Tx Zip 78258
Property Owner RBC Harlingen Group Investments LLC Phone
Email Address (for project correspondence only):
Mailing Address City State Zip

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

- [ ] Annexion Request No Fee $100.00
- [ ] Administrative Appeal (ZBA) $125.00
- [ ] Comp. Plan Amendment Request $250.00
- [ ] Re-zoning Request $250.00
- [ ] SUP Request/Renewal $250.00
- [ ] Zoning Variance Request (ZBA) $250.00
- [ ] PD D Request $250.00
- [ ] License to Encroach $250.00
- [ ] Preliminary Plat $50.00
- [ ] Final Plat $100.00
- [ ] Re-plat $250.00
- [ ] Vacating Plat $50.00
- [ ] Development Plat $100.00
- [ ] Subdivision Variance Request $250.00 (each)

Please provide a basic description of the proposed project: Skilled Nursing Facility in a 7 Acre Tract.

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant’s Signature:  Date: 2-25-2019
Property Owner(s) Signature:  Date: 2-27-2019

Accepted by:  Date:
**FINAL PLAT SUBMITTAL CHECKLIST**

*Please submit the following items along with the completed master application and appropriate fees. The project cannot be scheduled for consideration unless all items are marked complete. Citations come from the Subdivision Ordinance.*

**Complete**

- Fifteen (15) paper copies of the plat drawn to a scale of one (1) inch to one hundred (100) feet on sheets no larger than 24” X 36”. (Section 3.5.3)
- An 8 ½” X 11” reduced copy of the submitted final plat drawing. (Section 3.5.4.E)
- No less than two (2) copies of the plat drawn in ink and on a permanent reproducible medium (mylar) suitable for filing in the office of the County Clerk. (Mylars may be submitted to the City after the final plat has been reviewed, however, no later than 5 business day prior to consideration by the Planning and Zoning Commission) (Section 3.5.3)
- All required public improvements have been constructed and accepted by the appropriate public entity or an appropriate financing mechanism (i.e. letter of credit, bond) has been submitted to and accepted by said entities. (Section 3.5.1.B)
- The existing zoning designation of the subject tract allows for the proposed use(s). (Section 3.5.1.A)
- Variance requests, if any, have completed the respective process. (Section 7.1)
- The applicant shall submit the final plat to the appropriate drainage/irrigation district, if applicable. (Section 3.5.5)
- Written statements from appropriate utilities that the plat has been reviewed and service can be provided. (Section 3.5.4.A)
- Submit list of restrictive covenants if not listed on plat. (Section 3.5.4.B)
- Original tax certificates from City, School District, and County that all taxes have been paid. (Section 3.5.4.C)
- Title commitment less than six (6) months old. Any liens shall be secured and noted on plat. (Section 3.5.4.D)
- Payment of all drainage and/or street assessments, and street sign/light deposits, if applicable. (Section 3.5.4.G)
- Check(s) payable to the County Clerk for the filing of the Final Plat. (Section 3.5.4.H)
- Digital submittal of plat with control points in .dxf or .dgn format. (3.5.4.I)

**Final Plat form and content:**

- The final plat submittal shall substantially conform to the conditionally approved preliminary plat and incorporate all conditions imposed by the Planning and Zoning Commission. (Section 3.5.3)
- Proposed name of subdivision printed across the lots and blocks. (Section 3.5.3.B)
- Names of adjoining subdivisions and notation as to whether adjoining properties are platted. (Section 3.5.3.C)
- Subdivision boundary lines (indicated by heavy lines) and computed acreage of subdivision. (Section 3.5.3.C)
- Primary control points (set concrete monuments on each corner of subdivision) with description and location of said points with ties to original block corners per Statute. (Section 3.5.3.F)
- Existing site information: (Section 3.5.3.F)
  1. Exact locations and names of all roads, easements, reservations, alleys, or other public right-of-ways within and/or contiguous to the subdivision.
  2. Exact locations and dimensions of all lots, parks, public areas, permanent structures, water courses, irrigation canals, and drainage structures within and/or contiguous to the subdivision.
  3. Cross section(s) of any existing ditches and canals within the subdivision with ties to the subdivision boundary.
  4. Regulatory flood elevations and boundaries of flood prone areas, including floodways, if known.
5. Location of City limits, extraterritorial jurisdiction (ETJ), and zoning district boundaries if within or contiguous to the proposed subdivision.

Date of preparation, north arrow, and scale of plat. (Section 3.5.3.H)

A number or letter to identify each lot, tract, and block. (Section 3.5.3.I)

Building setback lines (if different from Zoning Ordinance). (Section 3.5.3.J)

 Vicinity map of not more than 1:2,000 showing existing streets, and city limit and/or ETJ boundary. (Section 3.5.3.L)

Street system in compliance with the City of Harlingen’s Long Range Thoroughfare Plan. (Section 4.1.3.A)

Appropriate signature blocks for the following:

1. Subdivider, record owner, lien holders, engineer and/or surveyor. (Section 3.5.3.M)

2. All signature blocks required in “Exhibit F” of the Subdivision Ordinance. (Section 3.5.3.N-S)

3. A signed statement from the appropriate drainage and/or irrigation district that the final plat has been approved by such entity. (Section 3.5.3.T)

4. An engineer’s statement of the minimum finished floor elevation based on average flood waters in the flood zone location, if applicable. (Section 3.5.3.U)

Plats shall not be scheduled for the Planning and Zoning Commission review unless items on this list are completed. I have read and understand in its entirety the City of Harlingen’s Subdivision Ordinance and understand that the requirements of a final plat are subject to the terms and conditions therein. This final plat checklist is used to ensure compliance with the Ordinance and in some instances the City may require additional information for approval. An endorsement of this application checklist by the applicant shall be acknowledgment that all of the items on the above list have been submitted. I also understand that, pursuant to Section 6 of the City of Harlingen Zoning Ordinance, no building permit will be issued until the plat has been approved by the Planning and Zoning Commission and filed in the office of the County Clerk.

Project Name: Sunshine Health Care Subdivision

Owner: RBC Harlingen Group Investments, LLC / See attached Authorization Form

Owner Address: 

Signature: 

Date: 12-7-18

Owner: 

Phone/Fax: 

Signature: 

Date: 12-7-18

Engineer/ Surveyor: James E. Rose

Address: 1643 West Pace Road

Phone/Fax: (956)544-3022 / (956)544-3066

Signature: 

Date: 

4
Harlingen Engineering Department
502 E. Tyler Avenue
Harlingen, TX 78550
(956) 216-5290
(956) 430-8113 (fax)

January 08, 2019

Mr. Albert Molina
City Planner
Planning & Development Department
502 E. Tyler Ave.
Harlingen, Texas 78550

RE: Review of Sunshine Health Care Subdivision (Final Plat Re-Submittal)

Dear Mr. Molina:

We are in receipt of the final plat for the above referenced subdivision and it is approved as submitted. The reviewer’s comment does not relieve the Engineer/Developer/Contractor from complying with the City of Harlingen’s Subdivision Rules and Regulations.

If you have any questions, please feel free to contact me at (956) 216-5280 or via email at ogil@myharlingen.us.

Sincerely,

Olivia Gil

cc: Ponceiano N. Longoria, P.E. CFM, Assistant Public Work Director/City Engineer
AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: March 6, 2019

Agenda Item:
Consider and take action to approve a request from the Immaculate Heart of Mary Catholic Church to close the 400 Block of “C” Street from Tyler Avenue to Polk Avenue beginning at 12:00 p.m. on Friday, April 26, 2019 thru 12:00 a.m. on Sunday, April 28, 2019 for their 6th Annual Spring Fiesta.

Prepared By (Print Name): Michael Kester
Title: Chief of Police
Signature: [Signature]

Brief Summary:
Rev. Msgr. Luis Javier Garcia, J.C.L., Pastor for Immaculate Heart of Mary Catholic Church is requesting the closure of the 400 Block of “C” Street from Tyler Avenue to Polk Avenue from 12:00 p.m. on Friday, April 26, 2019 thru 12:00 a.m. on Sunday, April 28, 2019 for Immaculate Heart of Mary 6th Annual Spring Fiesta. The street closures will help to ensure the safety of the visitors attending this event.

The Asst. Fire Chief has reviewed this request and provided his approval.

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: N/A

Finance Director’s approval: Yes No N/A

Staff Recommendation:
Staff recommends approval.

For Street Closures ONLY, Fire Chief’s approval: X Yes No N/A

City Manager’s approval: Yes No N/A

Comments:

City Attorney’s approval: Yes No N/A
TO: Chief of Police

FROM: District Representative Hector Villegas # 4211

RE: Immaculate Heart of Mary Spring Fiesta

REQUESTOR: Reverend Luis Javier Garcia, 412 S C St., Harlingen TX, (956) 423-0855

EVENT NAME: 6th Annual Spring Fiesta

DATE: Friday, April 26, 2019 to April 28, 2019

TIME: 12:00 PM to 12:00 AM

LOCATION: 400 Block of S C St

DESCRIPTION: Immaculate Heart of Mary Catholic Church will be hosting their 6th Annual Spring Fiesta. The event will be held in the parking lot across the street from the actual church. Most of the booth will be for food vendors and small games. The street to be closed will be the 400 Block of C St from Tyler Ave to Polk Ave. In the street there will be a ticket booth, motorized train, Cake Walk and several Children Games.

COMMENTS/NOTES: Due to the large amount of citizens attending this event, it is recommended that the barricades be dropped off as early as Thursday, April 25, 2019 or as late as Friday, April 26, 2019 by 8:00 AM. Contact was made with the Martha Yanez who is the Secretary during the day. A copy of the request letter and map will be included with this IDC.

RECOMMENDATION: Approve / Disapprove

<table>
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<th>OFFICER / EMPLOYEE</th>
<th>SIGNATURE</th>
<th>DATE</th>
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<td>Officer H. Villegas</td>
<td>Officer H. Villegas # 4211</td>
<td>February 18, 2019</td>
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<tr>
<td>Chief of Police</td>
<td>2/16/2019</td>
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February 1st, 2019

Mr. Jeffry Adickes, Chief of Police
The Police Department of Harlingen
1018 Fairpark Blvd.
Harlingen, Texas 78550

Dear Chief Adickes:

The Catholic Community of the Immaculate Heart of Mary Parish will be having its Sixth Annual Spring Fiesta on Saturday and Sunday, April 27th and 28th, 2019, from 6:00 to 10:00 p.m. Therefore, due to certain safety issues and the unlimited number of people that is expected for this event (at the external and internal grounds of our church buildings), we are hereby requesting permission to temporarily close a section of “C” Street, between Tyler Ave and Polk Street (a block only), for the two days of the event, beginning 12:00 Noon on Friday, April 26th, until midnight on Sunday, April 28th.

We thank you in advance, for your kind attention to this matter and for your continuous cooperation. Rest assured of our prayers for each of you, in the department, and your loved ones.

Should you have any further questions or need more information, please contact our church office at (956) 423-0855, during office hours.

Sincerely,

[Signature]
Rev. Msgr. Luis Javier Garcia, J.C.L.
Pastor

412 South “C” Street – Harlingen, Texas 78550 – Phone 956-423-0855
Harlingen Fire Department has no issues with these closures.

E. Alvarez
Asst. Fire Chief

Good Morning Asst. Fire Chief Alvarez:

I would ask if you could please review the attached two (2) street closure requests and provide your recommendation so that I can include as an agenda item at the next City Commission meeting.

1. Immaculate Heart of Mary Spring Fiesta; and,
2. Harlingen H.S. South Color Run.

Thank you for your assistance!

Frances Pena, Executive Admin. Assistant
Office of the Interim Chief of Police Michael E. Kester
HARLINGEN POLICE DEPT.
1018 Fair Park Blvd., Harlingen, TX 78550
(956) 216-5403 office / (956) 216-5407 fax
email: francespena2@harlingenpolice.com

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**AGENDA ITEM**

**EXECUTIVE SUMMARY**

**Meeting Date:** March 6, 2019

**Agenda Item:**
Consider and take action to approve a request from the Harlingen South Student Council Advisor to close certain sections of roadways / streets for their 5th Annual 5K Color Run to benefit Autism being held on Saturday, April 27, 2019 from 6:45 a.m. to 11:00 a.m.

**Prepared By (Print Name):** Michael Kester  
**Title:** Chief of Police  
**Signature:**

**Brief Summary:**
Claudia Rogers, Harlingen South Student Council Advisor with the Harlingen C.I.S.D. is requesting the closure of (1) Bothwell and Dixieland (blocking the south bound traffic at Dixieland); (2) Ailani Circle (North and South at Dixieland); (3) Haverford at Dixieland; (4) Adrian (East and West at Dixieland); (5) Topaz at Dixieland; and, (6) Garrett (East and West at Dixieland) from approximately 6:45 a.m. to 11:00 a.m. on Saturday, April 27, 2019 for their 5th Annual 5K Color Run to benefit Autism. The street closures will help to ensure the safety of the visitors attending this event.

The Asst. Fire Chief has reviewed this request and provided his approval.

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

**Finance Director’s approval:**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
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**Staff Recommendation:**
Staff recommends approval.

**For Street Closures ONLY, Fire Chief’s approval:**

| X | Yes | No | N/A |

**City Manager’s approval:**

| Yes | No | N/A |

**Comments:**

**City Attorney’s approval:**

| Yes | No | N/A |

*form revised 01/26/09*
TO: Chief of Police
FROM: District Representative
RE: Street Closure Request

REQUESTOR: Claudia Rodgers, Harlingen High School South Student Council Advisor, 956-427-3800 ext 1718

EVENT NAME: Harlingen High School South Color Run

DATES AND TIMES: April 27, 2019 6:45 am til 11:00 am

LOCATION: 1700 Dixieland Rd, Harlingen, TX 78552

DESCRIPTION: Claudia Rodgers is requesting the 1700 block of Dixieland Rd, Harlingen, TX 78552 to be closed on the dates and times listed above in preparation of their Harlingen High School South color run event. They have requested the street closure early so that there will be no automobiles parked in the area so that they may begin set up for the event. Attached is a copy of the street closure map and request. (SAME ROUTE AS LAST YEAR)

COMMENTS/NOTES:

RECOMMENDATION: Approve

[Signature]

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<td>CHIEF OF POLICE</td>
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Harlingen Police Chief
Michael Kester
1018 Fairpark
Harlingen, Texas 78550

February 13, 2019

Dear Chief of Police Kester:

The Harlingen High School South Student Council is hosting its 5th Annual 5K Color Run to benefit Autism. The run will take place Saturday April 27th, 2019. The Color Run will start at the Harlingen South Mini Stadium parking lot and end at the parking lot as well (please see the map included). Runners will run half the distance one way on Dixieland then turn around to finish off at the school. We would like to request traffic support from HPD as well as barricades to close the streets on the Color Run route. The street closures would be from approximately 6:45 am – 11:00 am. The affected streets would be:

- Bothwell and Dixieland (blocking the south bound traffic at Dixieland)
- Ailani Circle (North and South at Dixieland)
- Haverford at Dixieland
- Adrian (East and West at Dixieland)
- Topaz at Dixieland
- Garrett (East and West at Dixieland)

Our past 5k Color Runs have been a success and we would really appreciate your help in making our 5th annual 5K Color run a reality. This year we would like to request for 2 officers along with their units to be paid by HHSS Student Council. The officers would be needed for 3 hours from 7:00-10:00 a.m. HPD also participated by having 2 officers volunteer to register autistic children and provide their families with information on the services HPD provides. We would like to request your participation and services again this year. Thank you for your continued support to our school and community. I hope to hear from you soon. If you need any additional information, please do contact me at 427-3800 ext 1718 or by email at claudia.rogers@hcisd.org.

Respectfully,

Claudia Rogers
Harlingen South
Student Council Advisor
Harlingen Fire Department has no issues with these closures.

E. Alvarez
Asst. Fire Chief

---

From: Pena, Frances
Sent: Tuesday, February 19, 2019 11:38 AM
To: Rubio, Roy; Alvarez, Eduardo; Henderson, Donna; Robles, Lile
Subject: STREET CLOSURE REQUESTS

Good Morning Asst. Fire Chief Alvarez:

I would ask if you could please review the attached two (2) street closure requests and provide your recommendation so that I can include as an agenda item at the next City Commission meeting.

(1) Immaculate Heart of Mary Spring Fiesta; and,
(2) Harlingen H.S. South Color Run.

Thank you for your assistance!

Frances Peña, Executive Admin. Assistant
Office of the Interim Chief of Police Michael E. Kester
HARLINGEN POLICE DEPT.
1018 Fair Park Blvd., Harlingen, TX 78550
(956) 216-5403 office / (956) 216-5407 fax
email: francespena2@harlingenpolice.com

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AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: March 7, 2019

Agenda Item:
Consider and take action to approve a request for street closures for the March Madness event on Saturday, March 30, 2019 from 6:00 p.m. to 10:00 p.m.

Prepared By (Print Name): Michael Kester
Title: Interim Chief of Police
Signature: 

Brief Summary:

Mercedes Betancourt, member of the Junior League of Harlingen is requesting to close down “A” Street in between Van Buren Avenue, Monroe Avenue and Jackson Avenue in between 1st Street and Commerce Avenue early in the morning for their March Madness event being held on Saturday, March 30, 2019 from 6:00 p.m. to 10:00 p.m. This event will be for 21 years and over only due to the sale of alcohol. There will also be food, other non-alcoholic beverages, live music and games.

The street closures will help to ensure the safety of the participants and visitors attending this event.

The Assistant Harlingen Fire Chief has reviewed the request and provided approval.

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: N/A

Finance Director’s approval: Yes No N/A

Staff Recommendation:

Staff recommends approval.

For Street Closures ONLY, Fire Chief’s approval: X Yes No N/A

City Manager’s approval: Yes No N/A

Comments:

City Attorney’s approval: Yes No N/A

form revised 01/26/09
TO: Chief of Police

FROM: Sergio Ruiz #4110

RE: Street Closure Request

Requestor: Junior League of Harlingen
Date: Saturday, March 30, 2019
Time: 6:00-10:00pm
Location: Downtown Jackson Street

Description: Junior League of Harlingen is planning an event in downtown Harlingen. The event is scheduled to take place on March 30th, 2019 (Saturday) from 6-10pm. The event will be called Junior League of Harlingen presents March Madness on Jackson Street, we will have food, beverages, live music and games (non-alcoholic, wine and beer). The event has been approved by the city.

Comments: They are requesting to close down A St. in between Van Buren and Monroe and Jackson Ave. in between 1st St. and Commerce.

Recommendation: I am recommending for the street closure to be granted and barricades be provided by the Street Department on the day specified by the request. A copy of the request and map will turned in with the IDC.
Ruiz, Sergio

From: Brooks, Michael
Sent: Tuesday, February 26, 2019 10:29 AM
To: Ruiz, Sergio
Subject: FW: Junior League of Harlingen

March Madness Street Closure

-M. Brooks

From: Kester, Mike
Sent: Monday, February 25, 2019 4:24 PM
To: Villarreal, Danny; Osborne, David; Brooks, Michael
Cc: Pena, Frances
Subject: FW: Junior League of Harlingen

The march Madness event has changed. we need a new road closure processed. Thanks

From: Mercedes Betancourt [mailto:carlitoswinehouse.mercedes@gmail.com]
Sent: Monday, February 25, 2019 3:32 PM
To: Kester, Mike
Subject: Junior League of Harlingen

Good afternoon Mr. Kester, Junior League of Harlingen is planning an event downtown Harlingen. The event is scheduled to take place on March 30th, 2019 (Saturday) from 6-10. The event will be called Junior League of Harlingen presents March Madness on Jackson Street, we will have food, beverages, live music and games (non-alcoholic, wine and beer). The event has been approved by the city.

At our commission meeting Mr. Dan Serna (City Manager) mentioned Lozano Plaza would be a good addition for our event, I agree. I am requesting permission to close and barricade “A” Street (starting from Van Buren down to Monroe), 1st Street that leads down to Jackson Ave all the way down to Commerce (same streets as the Shrimp Fest, Rotary event). If we could close the street off in the morning that would definitely ensure the area is free of vehicles. Please let me know if you may need any additional information. Thank you

Junior League of Harlingen
IRS 501 (c) 3 Tax Exempt Number 74-6043140

--
Mercedes Betancourt
Vice President/Owner

Carlito's Wine House
204 W. Jackson St
Harlingen, TX 78550
Cell (956)341-2531
**AGENDA ITEM**

**EXECUTIVE SUMMARY**

Meeting Date: **03/06/2019**

**Agenda Item:**

Consideration and possible action to approve a refund of property taxes paid by Corelogic on behalf of Cabrera Lester E & Marrero Gladys # 97-4861-0010-0630-00

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<th>Prepared By (Print Name):</th>
<th>Elvia Treviño</th>
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<tbody>
<tr>
<td>Title:</td>
<td>Finance Director</td>
</tr>
<tr>
<td>Signature:</td>
<td>[Signature]</td>
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**Brief Summary:**

This refund request in the amount of $3,072.20 for account # 97-4861-0010-0630-00 is due to a homestead and a 100% disabled veteran’s exemption for years “2017-2018”.

Total amount of refund requested is $3,072.20

Refunds over $500.00 require Commission approval.

**Funding (if applicable):**

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

Finance Director’s approval:  

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**Staff Recommendation:**

Staff recommends approval of refund.

City Manager’s approval:

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**Comments:**

City Attorney’s approval:

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MEMORANDUM

TO: Elvia Trevino  
City of Harlingen  
Harlingen, Texas 78550

FROM: Aurora Lozano  
TAX OFFICE  
Harlingen, Texas 78550

DATE: February 14, 2019

RE: Account #97-4861-0010-0630-00, Cabrera Lester(Corelogic)

Attached please find a refund of over $500 which will require Commissioner’s approval. Please let this memo serve as a request for this refund to be considered for approval of disbursement on the next Commissioner’s meeting.

The enclosed refund request is due to an adjustment. The adjustment is due to a homestead and a 100% disabled veteran’s exemptions for years “2017-2018”.

Therefore the amount of $3,072.20 needs to be refunded to:

Corelogic  
P.O. Box 9202  
Coppell, Texas 75019

Should you have any questions regarding this matter, please contact me at (956)428-7999
Geo

2018 SUPPLEMENT ROLL 17
Supp Group: 300

Supp Code: ADVHS
Supp Action: M

12/28/2018 8:57AM

Current Property Data as of Supp 17

Prop ID  Owner % Legal Description  Effective Acres: 0.0000  Values
223767 559915 100.00 R GEO: 97-4861-0010-0630-00 LOT 63 BLK 1 DILWORTH RANCH ESTATES
APPRaiser JR ABREG  OPERAtor Jaccosta
STate Code: A
STate Us: 2201 HORSESHOE CIR HARLINGEN, TX 78552

Assessed: 179,909
Imp HS: 179,909
Market: 210,090
Imp NHS: 0
Prod Loss: 0
Land HS: 31,200
Approved: 210,090
Land NHS: 0
Cap: 0
Map ID: 05-14-00
Prod Use: 0
Assessed: 210,090
Ref ID: 0
Prod Mil: 0

LeAnd Ag: F

Exemptions
Entity  Pct  Ent Pct Statement  Assessed  Taxable  Freeze  Tax
DV4  CHG  100.00  210,909  0  0.00
DVHS
HS

Previous Property Data as of Supp 0

Prop ID  Owner % Legal Description  Effective Acres: 0.0000  Values
223767 559915 100.00 R GEO: 97-4861-0010-0630-00 LOT 63 BLK 1 DILWORTH RANCH ESTATES
APPRaiser JR ABREG  OPERAtor Jaccosta
STate Code: A
STate Us: 2201 HORSESHOE CIR HARLINGEN, TX 78552

Assessed: 179,909
Imp HS: 179,909
Market: 210,090
Imp NHS: 0
Prod Loss: 0
Land HS: 31,200
Approved: 210,090
Land NHS: 0
Cap: 0
Map ID: 05-14-00
Prod Use: 0
Assessed: 210,090
Ref ID: 0
Prod Mil: 0

LeAnd Ag: F

Exemptions
Entity  Pct  Ent Pct Statement  Assessed  Taxable  Freeze  Tax
DV4  CHG  100.00  210,909  173,909  0.00
HS

Gain or Loss of Value for:

Property: 223767  Geo: 97-4861-0010-0630-00

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True Automation, Inc.
AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: 03/06/2019

**Agenda Item:**
Consideration and possible action to approve a refund of property taxes paid by Lereta on behalf of Camp Crystal K # 97-3805-0150-0130-00

**Prepared By (Print Name):** Elvia Treviño  
**Title:** Finance Director  
**Signature:**

**Brief Summary:**
This refund request in the amount of $1,491.30 for account # 97-3805-0150-0130-00 is due to a homestead and a 100% disabled veteran’s exemption for years “2017-2018”.

Total amount of refund requested is $1,491.30

Refunds over $500.00 require Commission approval.

**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: X Yes ☐ No ☐ N/A

**Staff Recommendation:**
Staff recommends approval of refund.

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

**Comments:**

**City Attorney’s approval:** ☐ Yes ☐ No ☐ N/A
MEMORANDUM

TO: Elvia Trevino
   City of Harlingen
   Harlingen, Texas 78550

FROM: Aurora Lozano
   TAX OFFICE
   Harlingen, Texas 78550

DATE: February 14, 2019

RE: Account #97-3805-0150-0130-00, Camp Crystal(Lereta)

Attached please find a refund of over $500 which will require Commissioner’s approval. Please let this memo serve as a request for this refund to be considered for approval of disbursement on the next Commissioner's meeting.

The enclosed refund request is due to an adjustment. The adjustment is due to a homestead and a 100% disabled veteran’s exemptions for years “2017-2018”.

Therefore the amount of $1,491.30 needs to be refunded to:

   Lereta
   1123 South Parkview Drive
   Covina, CA 91724

Should you have any questions regarding this matter, please contact me at (956)428-7999
Geo: 97-3865-0150-0130-00
LOT 13 BLK 15 SPRINGFIELD ESTATES NO. 4 (C-1-2689-B)
Appraiser: LUPE GUE Oper: Kneyer
State Codes: A
Situs: 2801 WINCREST LN HARLINGEN, TX

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Gain or Loss of Value for:

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<th>Gain / Loss</th>
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### Change Desc:

1/19-4K ENTERED H/SDV4 FOR 2018 & PRORATED ON DVHS AS OF JUNE 16, 2017 FOR CRYSTAL CAMP (SINGLE) WHO APPLIED ON 1/19/19 AND HAS LIVED THERE SINCE JUNE 10, 2017. NO OTHER PROPERTY OWNED. RATING IS 100%. EFFECTIVE DATE 12/8/16.

## Previous Property Data as of Supp: 0

<table>
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<th>Owner</th>
<th>%</th>
<th>Legal Description</th>
<th>Values</th>
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<td>Geo: 97-3805-0190-0130-00 Effective Acres: 0.0000</td>
<td>Imp HS: 133,222 Market 154,722</td>
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<td></td>
<td>Operator: Kmeyer:</td>
<td>Map ID: 05-06-00 Prod Use: 0</td>
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<td>State Codes: A</td>
<td>Mgt Cd: Prod Mkt: 0</td>
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<tr>
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<td></td>
<td></td>
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### Change Desc:

## Gain or Loss of Value for:

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<tbody>
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<td><strong>Previous</strong></td>
</tr>
<tr>
<td><strong>Entity</strong></td>
<td><strong>Assessed</strong></td>
</tr>
<tr>
<td>CHG</td>
<td>154,722</td>
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<tr>
<td>IG</td>
<td>154,722</td>
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**AGENDA ITEM**
**EXECUTIVE SUMMARY**

Meeting Date: 03/06/2019

<table>
<thead>
<tr>
<th>Agenda Item:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consideration and possible action to approve a refund of property taxes paid by Lereta on behalf of Patten Kelly Dean # 88-1922-0020-0060-00</td>
</tr>
</tbody>
</table>

| Prepared By (Print Name): Elvia Treviño |
| Title: Finance Director |
| Signature: |

| Brief Summary: |
| This refund request in the amount of $524.47 for account # 88-1922-0020-0060-00 is due to 100% disabled veteran’s exemption for year “2018”.

Total amount of refund requested is $524.47

Refunds over $500.00 require Commission approval. |

| 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 refund. |

| City Manager’s approval: Yes | No | N/A |

| Comments: |
| |

| City Attorney’s approval: Yes | No | N/A |
MEMORANDUM

TO: Elvia Trevino
City of Harlingen
Harlingen, Texas 78550

FROM: Aurora Lozano
TAX OFFICE
Harlingen, Texas 78550

DATE: February 14, 2019

RE: Account #88-1922-0020-0060-00, Patten Kelly(Lereta)

Attached please find a refund of over $500 which will require Commissioner’s approval. Please let this memo serve as a request for this refund to be considered for approval of disbursement on the next Commissioner’s meeting.

The enclosed refund request is due to an adjustment. The adjustment is due to a 100% disabled veteran’s exemption for year “2018”.

Therefore the amount of $524.47 needs to be refunded to:

Lereta
1123 South Parkview Drive
Covina, CA 91724

Should you have any questions regarding this matter, please contact me at (956)428-7999
2018 SUPPLEMENT ROLL 19  
Supp Group: 302  
1/17/2019 8:17AM

Geo

Current Property Data as of Supp 19  
Supp Code: ADVHS  
Supp Action: M

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<tr>
<td></td>
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<td>HONEYSUCKLE ESTATES BLK 2 LOT 6 (CAB 1 SLOT 2145-A CCMM)</td>
<td>Market: 193,517</td>
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<td></td>
<td></td>
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<td>Appraiser: ARNOLD G Operator: Jacosta</td>
<td>Imp NIS: 0</td>
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<td>State Codes: A</td>
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<td></td>
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<td>Site: 4510 N HUMMINGBIRD LN HARLINGEN, TX</td>
<td>Appraised: 193,517</td>
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<td>Map ID: 05-16-00</td>
<td>Cap: 0</td>
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<td></td>
<td>Mig Cld:</td>
<td>Assessed: 193,517</td>
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<td>Ref Id:</td>
<td>Taxable: 104,466</td>
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<td>Ent Pct Stmtntn:</td>
<td>Freeze: 0</td>
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Change Desc:
1/16/2019 JAMIE ENTERED DVHS FOR 2018-2019 FOR KELLY D PATTEN WHO APPLIED ON 1/8/2019. PRORATED DVHS ON AS OF 7/17/2018 AS PER VA AWARD LETTER. IS CONSIDERED 100% TOTALY & PERMANENTLY DISABLED DUE TO SERVICE CONNECTED CURRENTLY HAS HS & DVHS NO OTHER PROPERTY OWNED. Phis is 714-931-6608.

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<th>Taxable</th>
<th>Freeze</th>
<th>Tax</th>
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<tr>
<td>PATTEN KELLY DEAN</td>
<td>660111 100.00</td>
<td>DVHS</td>
<td>100.00</td>
<td>193,517</td>
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Previous Property Data as of Supp 0

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<tr>
<td></td>
<td></td>
<td></td>
<td>HONEYSUCKLE ESTATES BLK 2 LOT 6 (CAB 1 SLOT 2145-A CCMM)</td>
<td>Market: 193,517</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Appraiser: ARNOLD G Operator: Jacosta</td>
<td>Imp NIS: 0</td>
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<td>State Codes: A</td>
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<td></td>
<td>Map ID: 05-16-00</td>
<td>Cap: 0</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Mig Cld:</td>
<td>Assessed: 193,517</td>
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<td>Taxable: 193,517</td>
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Change Desc:

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<tr>
<td>MATABALAN MARY DORIS</td>
<td>317639 100.00</td>
<td>HS</td>
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<td>193,517</td>
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Gain or Loss of Value for:

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<th>Property: 187440 Geo: 88-1922-0020-0060-00</th>
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<table>
<thead>
<tr>
<th>Entity</th>
<th>Assessed</th>
<th>Taxable</th>
<th>Tax</th>
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</thead>
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<tr>
<td>HG</td>
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<td>193,517</td>
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</table>

Gain / Loss

| CHG    | 0       | -77,564 | 0.00|

| HG     | 0       | -60,971 | 0.00|
### AGENDA ITEM
**EXECUTIVE SUMMARY**

**Meeting Date:** 03/06/2019

**Agenda Item:**
Consideration and possible action to approve a refund of property taxes paid by Mares Rodolfo G. Et Ux # 18-4789-0130-0280-00

<table>
<thead>
<tr>
<th>Prepared By (Print Name):</th>
<th>Elvia Treviño</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title:</td>
<td>Finance Director</td>
</tr>
<tr>
<td>Signature:</td>
<td></td>
</tr>
</tbody>
</table>

**Brief Summary:**
This refund request in the amount of $1,689.62 for account # 18-4789-0130-0280-00 is due to adding a Veterans exemption for years “2016-2018”.

Total amount of refund requested is $1,689.62

Refunds over $500.00 require Commission approval.

**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:    X Yes No N/A

**Staff Recommendation:**
Staff recommends approval of refund.

City Manager’s approval:      Yes No N/A

**Comments:**

City Attorney’s approval:    Yes No N/A
MEMORANDUM

TO: Elvia Trevino  
City of Harlingen  
Harlingen, Texas 78550

FROM: Aurora Lozano  
TAX OFFICE  
Harlingen, Texas 78550

DATE: February 11, 2019

RE: Account #18-4789-0130-0280-00, Mares Rodolfo

Attached please find a refund of over $500 which will require Commissioner's approval. Please let this memo serve as a request for this refund to be considered for approval of disbursement on the next Commissioner's meeting.

The adjustment is due a adding a veterans exemption for years “2016-2018”.

Therefore the amount of $1,689.62 to be refunded to:

Mares Rodolfo G. Et Ux  
2210 W Ann Arbor Street  
Harlingen, Texas 78552

Should you have any questions regarding this matter, please contact me at (956)428-7999
### Current Property Data as of Supp 17

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<th>Owner</th>
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<td>LOT 28 BLK 13 HAVENFORD PLACE SUBDIVISION SEC-7</td>
<td>Imp HS: 151,933</td>
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<td>Imp NHHS: 0</td>
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<td>Land HS: 12,300</td>
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<td>MARES RODOLFO G ET UX</td>
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<td>LOT 28 BLK 13 HAVENFORD PLACE SUBDIVISION SEC-7</td>
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<td></td>
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<td>Prod Loss: 0</td>
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### Gain or Loss of Value for:

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**Change Desc:**

### Geo

**2017 SUPPLEMENT ROLL 44**  
**Supp Group: 300**

**12/28/2018 8:57AM**

#### Current Property Data as of Supp 44

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<th>Appraised</th>
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<th>Taxable</th>
<th>Freeze</th>
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<td>Geo: 18-4789-0130-0280-00 LOT 28 BLK 13 HAVENFORD PLACE SUBDIVISION SEC-7 Appraiser: ROBERT T Operator: Ecamps State Codes: A Site: 2210 ANN ARBOR ST HARLINGEN, TX 78552</td>
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<tr>
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<th>Land HS</th>
<th>Evald</th>
<th>Appraised</th>
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<th>Taxable</th>
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<th>Late Ag.</th>
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</thead>
<tbody>
<tr>
<td>73912</td>
<td>70599</td>
<td>100.00</td>
<td>Geo: 18-4789-0130-0280-00 LOT 28 BLK 13 HAVENFORD PLACE SUBDIVISION SEC-7 Appraiser: ROBERT T Operator: Ecamps State Codes: A Site: 2210 ANN ARBOR ST HARLINGEN, TX 78552</td>
<td>0.0000</td>
<td>111,903</td>
<td>0</td>
<td>12,300</td>
<td>0</td>
<td>123,240</td>
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<tr>
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#### Gain or Loss of Value for:

| Entity | Assessed | Taxable | Tax | Assessed | Taxable | Tax | Gain / Loss | Taxable | Tax  
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### Change Desc:

12/06/18 EC ENTERED DVHS FOR 2016-2018 FOR RODOLFO & MODESTA MARES WHO APPLIED 12/20/18. MOVED IN 1986, NO OTHER PROPERTY OWNED. DISABILITY RATING 100% EFFECTIVE 11/02/2010.

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### Owner

MARES RODOLFO G ET UX
2210 W ANN ARBOR ST
HARLINGEN, TX 78552-7450

## Gain or Loss of Value for:

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Trox Automation, Inc.
AGENDA ITEM  
EXECUTIVE SUMMARY  

Meeting Date: **March 7, 2019**  

**Agenda Item:**  
Public hearing to receive comments regarding the proposed voluntary annexation and to establish the initial zoning to Residential, Single Family ("R-1") District for a 36.46 acre tract of land, more or less, out of Block 99, Wilson Tract Subdivision, located north of Pink Flamingo Street east of Tamm Lane. Applicant: David Salinas, c/o Arturo Ortega  

Prepared By: Rodrigo Davila, CPM  
Title: Planning and Development Director  
Signature: [Signature Image]

**Brief Summary:**  

**Project Timeline**

- **December 21, 2018** – Voluntary Annexation Request submitted to the City (ATTACHMENT I AND II).  
- **January 16, 2019** – The City Commission approved a resolution directing staff to prepare a service plan for the annexation and to initiate proceedings.  
- **February 2, 2019** – In accordance with Statute and local law, notice of required public hearings (for the zoning and first public hearing for the annexation) published in the Valley Morning Star.  
- **February 13, 2019** – Public hearing was conducted by the Planning and Zoning Commission on the requested annexation. The P&Z Commission recommended approval by a 5 to 0 vote.  
- **February 20, 2019** – First Public Hearing was conducted by the City Commission.  
- **February 23, 2019** – In accordance with Statute and local law, notice of second public hearing published in the Valley Morning Star.  
- **March 7, 2019** – Second Public Hearing before the City Commission.  
- **March 20, 2019** – Consideration of annexation by the City Commission via First Ordinance Reading.  
- **April 3, 2019** – Pending approval of 1st ordinance reading, consideration of annexation by the City Commission via Second Ordinance Reading.  

**Summary**

- In accordance with the Texas Local Government Code and the City Code of Ordinances, three public hearings are required as related to the voluntary annexation request. One public hearing is required before the Planning and Zoning Commission and two public hearings are required before the City Commission. This represents the second of two public hearings required before the City Commission.  
- David Salinas, the applicant on behalf of Arturo Ortega, the property owner, has requested the voluntary annexation of a 36.46 acre tract of land. All of the subject property is outside, but adjacent to, the current city limits (ATTACHMENT II).  
- The subject property is currently vacant. The applicant is proposing to subdivide the subject property into a one hundred sixty lot single family residential subdivision to be
done in four phases. The proposed subdivision will have frontage and access from Brown Pelican Lane and access from Seahawk Lane (ATTACHMENT III-VI).

- The developer will be responsible for all infrastructure provisions, including street development, street lights, water and wastewater services, storm sewer, and other requirements as specified under the subdivision regulations.

- Water and wastewater disposal for this subdivision is proposed to be provided through HWWS.

- The developer has requested Residential, Single Family ("R-1") District zoning for the subject property (ATTACHMENT III). The requested zoning is consistent with the Future Land Use Plan component of the City of Harlingen Comprehensive Plan One Vision One Harlingen (ATTACHMENT VII).

- The subject annexation requires three public hearings and two readings of the ordinance to annex the property. The above timeline delineates the annexation process.

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<td>*If no, specify source of funding and amount requested:</td>
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<td>Staff recommends conducting the public hearing. No action is required.</td>
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<th>City Attorney’s approval:</th>
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CITY OF HARRILGEN PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)
Project Address_ Not Assigned _ Nearest Intersection: Pink Flamingo & Beach
(Proposed) Subdivision Name: Palacio's Beach Lot: Block:
Existing Zoning Designation: Agricultural Future Land Use Plan Designation: Residential

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)
Applicant/Authorized Agent: David Salinas Phone: 682-9001 FAX: 682-1486
Email Address (for project correspondence only): d.salinas@salinaseng.com
Mailing Address: 2231 Daffodil Ave., McAllen, TX 78501
Property Owner: Arturo Ovando Phone: 638-2363 FAX:
Email Address (for project correspondence only):
Mailing Address: d.salinas@salinaseng.com City: McAllen State: TX Zip: 78501

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

☒ Annexation Request: No Fee ☐ Preliminary Plat: $100.00
☐ Administrative Appeal (ZBA): $125.00 ☐ Final Plat: $50.00
☐ Comp. Plan Amendment Request: $250.00 ☐ Minor Plat: $100.00
☐ Re-zoning Request: $250.00 ☐ Re-plat: $250.00
☐ SUP Request/Renewal: $250.00 ☐ Vacating Plat: $50.00
☐ Zoning Variance Request (ZBA): $250.00 ☐ Development Plat: $100.00
☐ POD Request: $250.00 ☐ Subdivision Variance Request: $25.00 (each)
☐ License to Encroach: $250.00

Please provide a basic description of the proposed project: Request to Annex 36.46 Acres into City of Harlingen for Residential Use & Development.

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: _______________________________ Date: 12/21/18
Property Owner(s) Signature: _______________________________ Date: 12/21/18

Accepted by: _______________________________ Date:

form revised 04/29/09
ANNEXATION AND RE-ZONING REQUEST

METES AND BOUNDS DESCRIPTION

BEING A 36.46 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 99, WILSON TRACT SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 09, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 36.46 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD SET ON THE SOUTHWEST CORNER OF SAID BLOCK 99 LOCATED ON THE WEST LINE OF PELICAN'S LANDING ESTATES, PHASE I, HARLINGEN, CAMERON COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN CAB. I, PAGE 2810-B, MAP RECORDS OF CAMERON COUNTY, TEXAS; THENCE, AS FOLLOWS:

NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID BLOCK 99 SAME BEING THE WEST LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 35.0 FEET TO A ¼ INCH DIAMETER IRON ROD SET ON THE NORTHWEST CORNER OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HERIN DESCRIBED TRACT;

(1) THENCE, NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID BLOCK 99, A DISTANCE OF 1,265.0 FEET PASS THE SOUTH LINE OF A 40.0 FOOT UN-OPENED UN-NAMED PUBLIC ROAD RIGHT-OF-WAY, AT A DISTANCE OF 1,285.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD SET ON THE NORTHWEST CORNER OF SAID BLOCK 99 AND THE SOUTHWEST CORNER OF BLOCK 98 OF SAID WILSON TRACT SUBDIVISION FOR THE NORTHWEST CORNER OF THIS HERIN DESCRIBED TRACT;

(2) THENCE, NORTH 89 DEGREES 52 MINUTES 16 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID BLOCK 99 AND THE SOUTH LINE OF SAID BLOCK 98, A DISTANCE OF 1,320.0 FEET TO A ¼ INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID BLOCK 99 AND THE SOUTHEAST CORNER OF BLOCK 98 FOR THE NORTHEAST CORNER OF THIS HERIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID BLOCK 99, A DISTANCE OF 20.0 FEET PASS THE SOUTH RIGHT-OF-WAY LINE OF SAID 40.0 FOOT UN-OPENED UN-NAMED PUBLIC ROAD RIGHT-OF-WAY, AT A DISTANCE OF 1,285.0 FEET IN ALL TO A ¼ INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR THE SOUTHEAST CORNER OF THIS HERIN DESCRIBED TRACT;

(4) THENCE, SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST, COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 150.0 FEET TO A ¼ INCH DIAMETER IRON ROD FOUND ON A NORTHERN CORNER OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR A SOUTHERN CORNER OF THIS HERIN DESCRIBED TRACT;

form revised 04/29/09
(5) THENCE, NORTH 44 DEGREES 58 MINUTES 52 SECONDS WEST, CONTINUING COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 21.16 FEET TO A ¼ INCH DIAMETER IRON ROD FOUND ON A NORTHERN CORNER OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR A SOUTHERN CORNER OF THIS HEREEIN DESCRIBED TRACT;

(6) THENCE, SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST, CONTINUING COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 60.0 FEET TO A ¼ INCH DIAMETER IRON ROD FOUND ON A SOUTHERN CORNER OF LOT 15 OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR AN INSIDE SOUTHERN CORNER OF THIS HEREEIN DESCRIBED TRACT;

(7) THENCE, NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 15, A DISTANCE OF 100.0 FEET TO A ¼ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 15 FOR A SOUTHERN CORNER OF THIS HEREEIN DESCRIBED TRACT;

(8) THENCE, SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST, CONTINUING WITH THE MOST NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 920.0 FEET TO A ¼ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 1 OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR A SOUTHERN CORNER OF THIS HEREEIN DESCRIBED TRACT;

(9) THENCE, SOUTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 100.0 FEET TO A ¼ INCH DIAMETER IRON ROD FOUND ON A SOUTHERN CORNER OF SAID LOT 1 FOR AN INSIDE SOUTHERN CORNER OF THIS HEREEIN DESCRIBED TRACT;

(10) THENCE, SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST, COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 60.0 FEET TO A ¼ INCH DIAMETER IRON ROD FOUND ON A NORTHERN CORNER OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR A SOUTHERN CORNER OF THIS HEREEIN DESCRIBED TRACT;

(11) THENCE, SOUTH 45 DEGREES 01 MINUTES 06 SECONDS WEST, CONTINUING COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 21.27 FEET TO A ¼ INCH DIAMETER IRON ROD FOUND ON A NORTHERN CORNER OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR A SOUTHERN CORNER OF THIS HEREEIN DESCRIBED TRACT;

(12) THENCE, SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST, CONTINUING COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING, CONTAINING 36.46 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: PELICAN'S LANDING ESTATES, PHASE I, E.C.T

form revised 04/29/09
Attachment II

DAVID OMAR SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE.
MCALLEN, TEXAS, 78501
(956) 682-9081

DATE: JANUARY 11, 2019
JOB NO. 5B-18-23968

REF: SURVEY OF 36.46 ACRES OUT OF BLOCK 99, WILSON TRACT SUBDIVISION, CCT, PREPARED BY VICTOR BANUELOS, RPLS.
DATE: 01/01/12 (ATTACHED)
REF: COPY OF RECORDED PLAT OF FELICIAN'S LANDING ESTATES, PHASE 1, HARBISON, CCT. (ATTACHED)
R:\SUBDIVISION\PLATS\FELICIAN'S\REACH\PHASE FU16-05111119
"MASTER DRAINAGE PLAN"
FOR
PELICANS REACH, PHASE I
Request for the voluntary annexation and establish the initial zoning to Single Family Residential ("R1") District for 34.46 acre tract of land, more or less, consisting of all of Block 99, Wilson Tract Subdivision, located on the north side of Wilson Road, east of N Tamm Lane. Applicant Arturo Ortega

This map has been produced by the City of Harlingen for the sole purpose of locating jurisdictional boundaries and is not intended for any other. The map data is compiled from various sources including orthophoto imagery, engineer plans and plats, survey field notes, and other sources. This map is intended for graphic representation only. No warranty is made by the City regarding its accuracy or completeness. Before relying on any information on the map, check with the Planning Department. Date of map 10/17/18

Form revised 04/29/09
Future Land Use Map

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

This map has been produced by the City of Harlingen for the sole purpose of locating jurisdictional boundaries and is not intended for any other. The map data is compiled from various sources including orthophoto imagery, engineer plans and plats, survey field notes, and other sources. This map is intended for graphic representation only. No warranty is made by the City regarding its accuracy or completeness. Before relying on any information on the map, check with the Planning Department. Date of map 10/3/18.

form revised 04/29/09
ORDINANCE NO. 19-———

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HARLINGEN THROUGH ANNEXATION AND ESTABLISHING THE INITIAL ZONING TO RESIDENTIAL, SINGLE FAMILY ("R-1") DISTRICT CONSISTING OF 36.46 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 99, WILSON TRACT SUBDIVISION; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.

WHEREAS, it is deemed to be in the best interest of the City of Harlingen, Texas to consider the annexation and zoning of certain land area hereinafter described; and

WHEREAS, said land area is adjacent to and abutting upon the present city limits of the City of Harlingen, and is within the exclusive extra-territorial jurisdiction of the City of Harlingen; and

WHEREAS, the Elective Commission has heretofore held two public hearings at a meeting of the Elective Commission at the City Commission Room at City Hall, 118 E. Tyler Avenue, Harlingen, Texas on February 20, 2019 and March 6, 2019 pursuant to the provisions of Chapter 43, Texas Local Government Code, as amended; and

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

WHEREAS, such public hearing was duly conducted at the time and public place indicated above,

WHEREAS, the Elective 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 ORDENAED BY THE CITY OF HARLINGEN

That the corporate boundary limits of the City of Harlingen, Texas are hereby extended and
as shown on Exhibit “A” pursuant to the provisions of Chapter 43, Texas Local Government Code to include the areas described as:

A 36.46 acre tract of land, more or less, out of Block 99, Wilson Tract Subdivision, located north of Pink Flamingo Street east of Tamm Lane.

All of which property is located in Cameron County, Texas and said property lying adjacent to and abutting upon the current boundaries of the City of Harlingen, Texas and within the exclusive extraterritorial jurisdiction of the City of Harlingen; and

That the territory hereinafore described from shall be zoned upon annexation to Residential, Single Family (“R-1”) and after the date hereof shall be subject to all the acts, ordinances, resolutions and regulations of the City of Harlingen, Texas and all ad valorem and other applicable taxes to the area.

A service plan prepared pursuant to Section 43.056 of Chapter 43, Texas Local Government Code providing for the extension of municipal services into the area hereby annexed is attached hereto as Exhibit “A”, and said service plan is hereby in all things approved and adopted. The area identified by the property description compromizes a total of approximately 36.36 acres and is identified on the map attached to the service plan.

FINALLY ENACTED this ____ day of __________, 2019 such date being the date of the second presentation of said Ordinance to the said Elective Commission. This Ordinance was finally enacted at a regular meeting of the Elective Commission of the City of Harlingen, Texas on April 3, 2019 at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551, as amended.
CITY OF HARLINGEN

Chris Boswell, Mayor

ATTEST:

Amanda Elizondo, City Secretary
Exhibit “A”

CITY OF HARLINGEN
TEXAS

SERVICE PLAN
FOR
PROPOSED ANNEXED AREA

DESCRIPTION OF TRACT:

A 36.46 acre tract of land, more or less, out of Block 99, Wilson Tract Subdivision, located north of Pink Flamingo Street east of Tamm Lane.

PREPARED BY
CITY OF HARLINGEN PLANNING AND ZONING DEPARTMENT

DATE COMPLETED: January 18, 2019
# TABLE OF CONTENTS

<table>
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<tbody>
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<td>Introduction</td>
<td>2</td>
</tr>
<tr>
<td>Map of Proposed Annexation</td>
<td>3</td>
</tr>
<tr>
<td>Services to be Provided within 60 days</td>
<td>4</td>
</tr>
<tr>
<td>Services to be Provided within 2-1/2 years</td>
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INTRODUCTION

In accordance with Chapter 43, Section 43.056, Texas Local Government Code, “governing body of the City proposing the annexation shall direct its planning or other appropriate department to prepare a service plan that provides for extension of municipal services into each area to be annexed”. It is for this reason that this plan has been prepared.

Texas Local Government Code Section 43.056(f), requires that a service plan may not: 1) require the creation of another political subdivision; 2) require a landowner in the area to fund the capital improvement necessary to provide municipal services in a manner inconsistent with Chapter 395 unless otherwise agreed to by the landowner; or 3) provide services in the area in a manner that would have the effect of reducing by more than a negligible amount the level of the fire and police protection and emergency services provided within the corporate boundaries of the municipality before annexation.

The plan is divided into three sections that will illustrate the area proposed for annexation and explain the quality and quantity of services to be delivered to the proposed annexed area. The first section is a map of the area(s) to be annexed. The second and third sections consist of description of services that will be delivered within sixty (60) days after the effective date of annexation and the capital improvements that will begin construction within two and one-half (2 ½) years of the effective date of annexation.
Annexation Area Map

Annexation of a 36.46 acre tract of land, more or less, consisting of all of Block 99, Wilson Tract Subdivision.

36.46 Acres

Boundary lines

Proposed Annexation

Harlingen City Limits

This map has been produced by the City of Harlingen for the sole purpose of showing jurisdictional boundaries and is not intended for any other. The map data is compiled from various sources including orthophoto imagery, engineer plans and plots, survey field notes, and other sources. This map is intended for graphic representation only. No warranty is made by the City regarding its accuracy or completeness. Before relying on any information on the map, check with the Planning Department. Date of map 07/28/19.
Services to be Provided within 60 days of Annexation

**Fire:**
The Harlingen Fire Department will provide fire protection immediately upon annexation utilizing present staff and equipment. Additional facilities, fire apparatus, and personnel will be requested as population and geographic size warrants.

**Police:**
Patrolling and on-call police protection available on effective date of annexation using present personnel and equipment. Patrol positions will be added when population warrants.

**Solid Waste Collection:**
City provided garbage collection services will be provided to all residential and commercial customers within the annexed areas in accordance with adopted city ordinances.

Brush and Debris collections services will be made available to all residential and commercial customers in accordance with adopted city ordinances within the annexed area. Within two years from the date of annexation, solid waste services provided by the City will become mandatory for all customers.

As per Texas Local Government Code Section 43.056, before the second anniversary of the date an area is included within the corporate boundaries of a municipality by annexation, the municipality my not prohibit the collection of solid waste in the area by a privately owned solid waste management service provider. After that time period, solid waste services provided by the City becomes mandatory.

**Water and Wastewater:**
Routine maintenance of city-owned water and wastewater facilities, if any, in the annexed area.

Water and wastewater facilities for domestic and commercial uses will be available at City rates according to policies of the Harlingen Waterworks Department from existing lines not within the service area of another water or wastewater utility on the effective date of annexation.

**Streets and Street Lighting:**
Public streets within the annexed area will be included into the street improvement program for routine maintenance on the same basis as presently occurs in the city. Maintenance of streets including the repair of hazardous potholes and measures necessary for traffic flow will begin within 60 days of the effective date of annexation. Unpaved streets will be graded as necessary on the same basis as presently occurs in the city.

Maintenance of traffic control devices will begin within 60 days of the effective date of annexation.
Operation and Maintenance of Parks, Playgrounds & Swimming Pools: Access to all public parks, playgrounds, and swimming pools, immediately upon annexation.

Operation and Maintenance of Publicly Owned Facilities & Buildings: Maintenance of any publicly owned facilities, buildings, or services will begin within 60 days of the effective date of annexation.

Capital Improvements to be Completed within 2 1/2 Years of Annexation

Fire: No capital improvement funds or equipment requested at this time. Additional facilities, fire apparatus, and personnel will be requested as population and geographic size warrants.

Police: None at this time. Additional personnel and equipment will be requested as population and geographic size warrants.

Solid Waste Collection: City provided garbage collection services will be provided to all residential and commercial customers within the annexed areas in accordance with adopted city ordinances. Brush and Debris collection services will be provided to all residential and commercial customers in accordance with adopted city ordinances within the annexed area.

As per the Texas Local Government Code Section 43.056, before the second anniversary of the date an area is included within the corporate boundaries of a municipality by annexation, the municipality may not prohibit the collection of solid waste in the area by privately owned solid waste management service provider. After that time period, solid waste collections service provided by the City becomes mandatory.

Water and Wastewater: New water and wastewater lines of the Harlingen Waterworks will be extended to areas not within the service area of another water or wastewater utility by developers as land becomes subdivided in accordance with City and Waterworks ordinances and policies. Pursuant to V.T.C.A., Local Government Code Section 43.056(F)(2), landowners in the area are not required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 unless otherwise agreed to by the landowner.

Streets and Street Lighting: Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other major improvements will be accomplished under the established policies of the city as need determines and upon development and subdivision of said areas.

Provision of additional street lighting as needed to be spaced similar to other similarly populated areas of Harlingen.
Traffic signals, street markings and other traffic control devices will be installed as need is established by appropriate study and traffic standards.

Street lighting is to be installed by developers according to city policies when land is subdivided.

Landowners in the area are not required to fund street and drainage capital improvements necessary to provide full municipal services that are inconsistent with V.T.C.A. Local Government Code Chapter 395 unless otherwise agreed to by the landowner.

Parks, Playgrounds & Swimming Pools:
None

Publicly Owned Facilities & Buildings:
None
ANNEXATION AND RE-ZONING REQUEST

METES AND BOUNDS DESCRIPTION

BEING A 36.46 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 99, WILSON TRACT SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 09, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 36.46 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD SET ON THE SOUTHWEST CORNER OF SAID BLOCK 99 LOCATED ON THE WEST LINE OF PELICAN’S LANDING ESTATES, PHASE I, HARLINGEN, CAMERON COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN CAB. 1, PAGE 2810-8, MAP RECORDS OF CAMERON COUNTY, TEXAS; THENCE, AS FOLLOWS:

NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID BLOCK 99 SAME BEING THE WEST LINE OF SAID PELICAN’S LANDING ESTATES, PHASE I, A DISTANCE OF 35.0 FEET TO A ½ INCH DIAMETER IRON ROD SET ON THE NORTHWEST CORNER OF SAID PELICAN’S LANDING ESTATES, PHASE I, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID BLOCK 99, A DISTANCE OF 1,265.0 FEET PASS THE SOUTH LINE OF A 40.0 FOOT UN-OPENED UN-NAMED PUBLIC ROAD RIGHT-OF-WAY, AT A DISTANCE OF 1,265.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD SET ON THE NORTHWEST CORNER OF SAID BLOCK 99 AND THE SOUTHWEST CORNER OF BLOCK 98 OF SAID WILSON TRACT SUBDIVISION FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

2. THENCE, NORTH 89 DEGREES 52 MINUTES 16 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID BLOCK 99 AND THE SOUTH LINE OF SAID BLOCK 98, A DISTANCE OF 1,320.0 FEET TO A ½ INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID BLOCK 99 AND THE SOUTHEAST CORNER OF BLOCK 98 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

3. THENCE, SOUTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID BLOCK 99, A DISTANCE OF 20.0 FEET PASS THE SOUTH RIGHT-OF-WAY LINE OF SAID 40.0 FOOT UN-OPENED UN-NAMED PUBLIC ROAD RIGHT-OF-WAY, AT A DISTANCE OF 1,285.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID PELICAN’S LANDING ESTATES, PHASE I, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

4. THENCE, SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST, COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN’S LANDING ESTATES, PHASE I, A DISTANCE OF 150.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON A NORTHERN CORNER OF SAID PELICAN’S LANDING ESTATES, PHASE I, FOR A SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
(5) THENCE, NORTH 44 DEGREES 58 MINUTES 52 SECONDS WEST, CONTINUING COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 21.16 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON A NORTHERN CORNER OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR A SOUTHERN CORNER OF THIS HEREOF DESCRIBED TRACT;

(6) THENCE, SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST, CONTINUING COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 60.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON A SOUTHERN CORNER OF LOT 15 OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR AN INSIDE SOUTHERN CORNER OF THIS HEREFON DESCRIBED TRACT;

(7) THENCE, NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, CONTINUING WITH THE EAST LINE OF SAID LOT 15, A DISTANCE OF 100.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 15 FOR A SOUTHERN CORNER OF THIS HEREOF DESCRIBED TRACT;

(8) THENCE, SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST, COINCIDENT WITH THE MOST NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 920.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 1 OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR A SOUTHERN CORNER OF THIS HEREOF DESCRIBED TRACT;

(9) THENCE, SOUTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 100.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON A SOUTHERN CORNER OF SAID LOT 1 FOR AN INSIDE SOUTHERN CORNER OF THIS HEREOF DESCRIBED TRACT;

(10) THENCE, SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST, COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 60.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON A NORTHERN CORNER OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR A SOUTHERN CORNER OF THIS HEREOF DESCRIBED TRACT;

(11) THENCE, SOUTH 45 DEGREES 01 MINUTES 06 SECONDS WEST, CONTINUING COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 21.27 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON A NORTHERN CORNER OF SAID PELICAN'S LANDING ESTATES, PHASE I, FOR A SOUTHERN CORNER OF THIS HEREOF DESCRIBED TRACT;

(12) THENCE, SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST, CONTINUING COINCIDENT WITH A NORTHERN LINE OF SAID PELICAN'S LANDING ESTATES, PHASE I, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING, CONTAINING 36.46 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: PELICAN'S LANDING ESTATES, PHASE I, C.C.T
# AGENDA ITEM
**EXECUTIVE SUMMARY**

**Meeting Date:** March 6, 2019  

**Agenda Item:**  
Consider and take action to accept (or reject) bids and award contract for the CDBG Vestal Park Parking Lot improvements under Bid No. 2019-04 to the lowest responsible bidder and to waive any informalities.

| Prepared By (Print Name): | Celina Gonzales  
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Title:</td>
<td>Public Works Director</td>
</tr>
</tbody>
</table>

**Signature:**  

**Brief Summary:**  
The project consists of improvements to Vestal Park Parking Lot. Proposed improvements will include base repair, excavation, flexible base (caliche), concrete valley gutter, tack coat, and asphaltic concrete pavement.

On Tuesday, February 12, 2019, staff received and opened a total of 7 bids for the proposed project. Attached is the bid tabulation for your review along with a summary of each bid submittal. Staff has reviewed the bids and is recommending award of contract to the lowest responsible bidder, RG Enterprises, LLC dba G&G Contractors; and to waive any informalities provided the documentation is submitted.

**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 RG Enterprises, LLC dba G&G Contractors be awarded the bid as the lowest responsible bidder in the amount of $59,035.00.

City Manager’s approval: [ ] Yes [ ] No [ ] N/A

**Comments:**  

City Attorney’s approval: [ ] Yes [ ] No [ ] N/A
### PROJECT: Vystal Park Parking Lot Improvement Project

**TYPE:** Parking Lot  
**LIMITS:** Vystal Park  
**Bid No.:** 2019-04

#### Total
- **Engineers Estimate:** $53,739.00
- **RG Enterprise, LLC dba G&G Contractors:** $59,035.00 (Lowest Bidder)
- **Roll Transport, LLC:** $59,166.00
- **Pederson ConstructIon:** $69,212.00
- **Chloe Equipment, LLC:** $90,227.89
- **Rhyme Construction Services, Inc:** $90,560.00
- **Foremost Paving, Inc:** $125,724.00
- **Diamond Eight Industries, LLC:** $129,973.00

<table>
<thead>
<tr>
<th>Item No</th>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Unit Price</th>
<th>Total Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>350</td>
<td>G-GB HMA (SG) TY-35AC.9 PS44-22 (1/4&quot;)</td>
<td>CEM IN PLACE</td>
<td>220 YD</td>
<td>$32,050.00</td>
<td>$23,435.00</td>
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<tr>
<td>351</td>
<td>BASE REPAIR</td>
<td>YD75</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
<td></td>
</tr>
<tr>
<td>352</td>
<td>BACK EROSION CONTROL LOGS 7.5&quot; dia (INSTALLED)</td>
<td>LF</td>
<td>$42.00</td>
<td>$420.00</td>
<td></td>
</tr>
<tr>
<td>353</td>
<td>BASE REPAIR</td>
<td>YD</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
<td></td>
</tr>
<tr>
<td>354</td>
<td>CONTRACTOR'S EXPERIENCE IN THE FIELD</td>
<td>LF</td>
<td>$476.00</td>
<td>$800.00</td>
<td></td>
</tr>
<tr>
<td>355</td>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>$11,899.60</td>
<td>$11,899.60</td>
</tr>
<tr>
<td>466</td>
<td>INSTALLATION OF DRAINAGE SYSTEM</td>
<td>LF</td>
<td>$1,600.00</td>
<td>$1,600.00</td>
<td></td>
</tr>
<tr>
<td>467</td>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>$1,600.00</td>
<td>$1,600.00</td>
</tr>
<tr>
<td>468</td>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>$11,999.60</td>
<td>$11,999.60</td>
</tr>
</tbody>
</table>

**TOTAL:** $53,739.00
AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: 3/7/19

Agenda Item:
Consideration and possible action to approve a resolution appointing an Early Voting Ballot Board Presiding Judge and Alternate Presiding Judge and Presiding Judges and Alternate Presiding Judges to serve as election officials on Election Day for the City of Harlingen May 4, 2019 General Election.

Prepared By (Print Name): Amanda C. Elizondo
Title: City Secretary
Signature: [Signature]

Brief Summary:
The Election Judges/Alternate Judges mentioned on the proposed resolution have been verified by the City and School to serve as election officials. These individuals have served in this capacity in previous City and School Elections. The Harlingen Independent School District will consider the same appointments at their School Board Meeting on March 19, 2019.

Funding (if applicable):

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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<tr>
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<td></td>
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</tbody>
</table>

Finance Director's approval:

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
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<tbody>
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</tbody>
</table>

Staff Recommendation:
Staff recommends the appointments of the Presiding Judges and Alternate Presiding Judges to serve as election officials for the May 4, 2019 General Election as specified in the resolution.

City Manager's approval:

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

Comments:

City Attorney's approval:

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
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</tr>
</tbody>
</table>
RESOLUTION NO.____

A RESOLUTION OF THE CITY OF HARLINGEN, TEXAS APPOINTING AND ORDERING AN EARLY VOTING BALLOT BOARD PRESIDING JUDGE AND ALTERNATE PRESIDING JUDGE; ORDERING THE ELECTION DAY PRESIDING JUDGES AND ALTERNATE PRESIDING JUDGES; EACH TO SERVE AS ELECTION OFFICIALS FOR THE MAY 4, 2019 GENERAL ELECTION FOR THE PURPOSE OF ELECTING A MAYOR (AT-LARGE), AND TWO (2) CITY COMMISSIONERS FOR DISTRICTS 1 AND 2 TO THE HARLINGEN CITY COMMISSION; AND OTHER MATTERS RELATED TO THE FOREGOING.

WHEREAS, Texas Election Code §32.005 provides for the appointment of election officials by the governing body of the political subdivision conducting an election; and

WHEREAS, the governing body of the City of Harlingen, Texas is the Elective Commission of the City of Harlingen, Texas ("Harlingen City Commission"); and

WHEREAS, the Harlingen City Commission has ordered that a General Election be held Saturday, May 4, 2019 to elect one (1) member to the position of Mayor-at-Large, two (2) members to the position of City Commissioners, Districts 1 and 2 to the Harlingen City Commission; and

WHEREAS, the City of Harlingen Election Administrator has considered the qualifications of the individuals named in this resolution to serve as election officials for the Early Voting Ballot Board and Election Day; and

WHEREAS, the Harlingen City Commission has considered the appointment of each individual named in this resolution and hereby orders the appointment of the presiding judges and alternate judges for the Early Voting Ballot Board and Election Day.

NOW, THEREFORE, BE IT RESOLVED BY THE HARLINGEN CITY COMMISSION THAT:

1. **Qualifications for the Early Voting Ballot Board & General Election Day Presiding Judges and Alternate Presiding Judges.**

   a) The Harlingen City Commission hereby finds that the individuals named in this resolution comply with the Texas Election Code to serve as election officials for the Early Voting Ballot Board and Election Day.

   b) The Texas Election Code, Section 271.005 (Election Officers) provides that an election officer for a joint election may be appointed to serve more than one of the participating political subdivisions.

2. **Early Voting Ballot Board Presiding Judge and Alternate Presiding Judge.**

The Harlingen City Commission hereby finds, appoints and orders that the following presiding judges and alternate presiding judges who reside in the City of Harlingen, Texas at their respective addresses and within the Harlingen Consolidated Independent School District boundaries be appointed to process the early voting results for the May 4, 2019 Joint City and School General Election:
### Early Voting Ballot Board Clerks.

Pursuant to the Texas Election Code §87.002, the Early Voting Ballot Board Presiding Judge shall appoint at least two (2) clerks to serve on the Early Voting Ballot Board.

### Election Day Presiding Judges and Alternate Presiding Judges.

The Harlingen City Commission hereby finds, appoints and orders the following named individuals who reside in Cameron County at the their respective listed addresses to be appointed as presiding judges and alternate presiding judges for the May 4, 2019 General Election:

<table>
<thead>
<tr>
<th>Dist.</th>
<th>Presiding Judge</th>
<th>Alternate Judge</th>
<th>Polling Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Rosita Preston</td>
<td>Virginia King</td>
<td>Long Elem School</td>
</tr>
<tr>
<td></td>
<td>1826 Cherry Court</td>
<td>2125 Summerfield Lane</td>
<td>2601 N. 7th Street</td>
</tr>
<tr>
<td></td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
</tr>
<tr>
<td>2</td>
<td>Marta Cruz</td>
<td>Rosie Lucio</td>
<td>Bonham Elem. School</td>
</tr>
<tr>
<td></td>
<td>1601 E. Van Buren Ave.</td>
<td>1101 Rio Hondo Rd.</td>
<td>2400 E. Jefferson</td>
</tr>
<tr>
<td></td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
</tr>
<tr>
<td>2</td>
<td>Linda Keener</td>
<td>Mary G. Delgado</td>
<td>Zavala Elem. School</td>
</tr>
<tr>
<td></td>
<td>2614 Jeff Street</td>
<td>4117 Washmon Ave.</td>
<td>1111 N. &quot;B&quot; St.</td>
</tr>
<tr>
<td></td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
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<tr>
<td>3</td>
<td>Alma Barerra</td>
<td>Sam Torres</td>
<td>Treasure Hills Elem. School</td>
</tr>
<tr>
<td></td>
<td>701 Nuttucket Drive</td>
<td>419 Countryside Ave.</td>
<td>2525 Haine Dr.</td>
</tr>
<tr>
<td></td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
</tr>
<tr>
<td>4</td>
<td>Lupita Canales</td>
<td>Ramona Lopez</td>
<td>Bowie Elem. School</td>
</tr>
<tr>
<td></td>
<td>514 N. Eye Street</td>
<td>514 N. Eye Street</td>
<td>309 W. Lincoln Ave.</td>
</tr>
<tr>
<td></td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
</tr>
<tr>
<td>4</td>
<td>Nadine De Leon</td>
<td>Cindy Worley</td>
<td>Jefferson Elem. School</td>
</tr>
<tr>
<td></td>
<td>137 W. Spencer</td>
<td>2701 W. Mark Circle</td>
<td>601 S. &quot;J&quot; St.</td>
</tr>
<tr>
<td></td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
</tr>
<tr>
<td>5</td>
<td>Yolanda Lozano</td>
<td>Gustavo Garcia</td>
<td>Stuart Place Elem. School</td>
</tr>
<tr>
<td></td>
<td>222 E. Polk Street</td>
<td>28513 S. Palm Court</td>
<td>6701 W. Business 83</td>
</tr>
<tr>
<td></td>
<td>Harlingen, Tx. 78552</td>
<td>Harlingen, Tx. 78552</td>
<td>Harlingen, Tx. 78552</td>
</tr>
<tr>
<td>5</td>
<td>Shelly Silva</td>
<td>Michael Machieto</td>
<td>Ben Milam Elem. School</td>
</tr>
<tr>
<td></td>
<td>114 W. Pierce</td>
<td>504 Lozano Street</td>
<td>1215 Rangerville Road</td>
</tr>
<tr>
<td></td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78550</td>
<td>Harlingen, Tx. 78552</td>
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</tbody>
</table>
5. **Election Clerk Appointments.**

Pursuant to the Texas Election Code §32.031 - §32.033, the Presiding Judges shall appoint at least two (2), but no more than four (4) election clerks including the Alternate Presiding Judge to serve in the respective polling places for the General Election.

**FINALLY ENACTED THIS 7th day of March, 2019 at a Special 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, TEXAS

BY: __________________________

Chris Boswell, Mayor

_______________________________

Amanda C. Elizondo, City Secretary
AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: March 6, 2019

Agenda Item:

Consideration and possible action to approve the Convention Center Operating Budget.

Prepared By (Print Name): Carlos A. Sanchez, P.E.
Title: Assistant City Manager – External Services
Signature: [Signature]

Brief Summary:

In accordance to the Developer’s Agreement, representatives from BC Lynd Hospitality will present to the Mayor and City Commission the proposed operating budget for the initial twelve (12) month period; April 2019 to March 2020. For said period, the Total Revenue after Cost of Sales is projected at $477,444. The Total Operating Expense is projected at $800,733. The Net Operating Income is -$323,289. Attached is a detail breakdown of the budget as submitted by the BC Lynd. In addition, HVS Convention, Sports & Entertainment Facilities Consulting, was hired to evaluate the proposed budget. HVS found that the proposed budget is within acceptable variances.

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 is recommending approval.

City Manager’s approval: [ ] Yes [ ] No [ ] N/A

Comments:

City Attorney’s approval: [ ] Yes [ ] No [ ] N/A

form revised 04/29/09
<table>
<thead>
<tr>
<th>怅俐理Helperation</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
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</thead>
<tbody>
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<td><strong>Revenue</strong></td>
<td>$12,314</td>
<td>$13,030</td>
<td>$13,950</td>
<td>$14,920</td>
<td>$16,080</td>
<td>$17,320</td>
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<tr>
<td><strong>Cost</strong></td>
<td>$7,711</td>
<td>$8,196</td>
<td>$9,046</td>
<td>$10,076</td>
<td>$11,286</td>
<td>$12,676</td>
</tr>
<tr>
<td><strong>Gross Profit</strong></td>
<td>$4,603</td>
<td>$4,834</td>
<td>$4,904</td>
<td>$4,844</td>
<td>$4,794</td>
<td>$4,644</td>
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<tr>
<td><strong>Operating Income</strong></td>
<td>$3,260</td>
<td>$3,560</td>
<td>$3,640</td>
<td>$3,560</td>
<td>$3,540</td>
<td>$3,520</td>
</tr>
<tr>
<td><strong>Net Income</strong></td>
<td>$3,000</td>
<td>$3,200</td>
<td>$3,260</td>
<td>$3,240</td>
<td>$3,220</td>
<td>$3,200</td>
</tr>
</tbody>
</table>

**Notes:**
- **Revenue:** Calculated as the difference between Gross Profit and Operating Income.
- **Cost:** Includes all expenses related to operations.
- **Gross Profit:** Revenue minus Cost.
- **Operating Income:** Gross Profit minus Operating Expenses.
- **Net Income:** Operating Income minus Other Expenses.
<table>
<thead>
<tr>
<th>Item</th>
<th>2019</th>
<th>2020</th>
<th>% Change</th>
<th>2019</th>
<th>2020</th>
<th>% Change</th>
<th>2019</th>
<th>2020</th>
<th>% Change</th>
<th>2019</th>
<th>2020</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Sales</td>
<td>4,480</td>
<td>4,890</td>
<td>9.7%</td>
<td>4,480</td>
<td>4,890</td>
<td>9.7%</td>
<td>4,480</td>
<td>4,890</td>
<td>9.7%</td>
<td>4,480</td>
<td>4,890</td>
<td>9.7%</td>
</tr>
<tr>
<td>Food</td>
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February 19, 2019

Mr. Gabriel Gonzalez  
City of Harlingen Texas  
404 South 54th Street, Public Works Department  
Harlingen, Texas, 78550  
ggonzalez@myharlingen.us

Re: Proposed Hotel and Convention Center  
Harlingen, TX

Dear Mr. Gonzalez:

The City of Harlingen, Texas ("City") engaged HVS Convention, Sports, and Entertainment Facilities Consulting ("HVS") to review the convention center financial projections for the first year of operations of the Harlingen Convention Center ("HCC") which will open on April 1, 2019. The HCC will be managed by BC Lynd Hospitality (the "Operator") under a management contract signed with the City. The Operator is developing a 149-room Hilton Garden Inn ("HGI") attached to the HCC, which is projected to open in the first quarter of 2020.

The first year of operation of the HCC (April 1, 2019, through March 31, 2020) will be a transition year. The facility will open as an independent convention center and end the year, operate with an attached HGI. The mix of business that can be generated by an independent facility is limited when compared to a facility that can offer the benefits of an attached hotel. The Operator will initially focus on generating events that do not require an adjacent hotel. Once the HGI opens in the first quarter of 2020, the hotel will be able to generate events that require an adjacent hotel.

In a prior study, HVS projected the demand for and financial operations of the HCC under the assumption that the HGI and HCC would open at the same time. For the purpose of comparing the HVS pro forma with the Operator's pro forma, we adjusted our demand and financial estimates to reflect the currently projected opening dates.

The figure below compares the adjusted HVS pro forma with the Operator’s pro forma (as restated by HVS) for the first year of operation.
### FIGURE 1

PRO FORMA COMPARISON HVS VS OPERATOR APRIL 1, 2019 TO MARCH 31, 2020

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<td>31,902</td>
<td>143,680</td>
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<tr>
<td><strong>Total Revenue</strong></td>
<td>$471,577</td>
<td>$332,570</td>
<td>($60,993)</td>
</tr>
<tr>
<td><strong>Direct Operating Expenses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost of F&amp;B Sold*</td>
<td>$91,224</td>
<td>$27,406</td>
<td>$63,818</td>
</tr>
<tr>
<td>Salaries</td>
<td>124,743</td>
<td>55,055</td>
<td>69,688</td>
</tr>
<tr>
<td>Benefits</td>
<td>37,423</td>
<td>11,011</td>
<td>26,412</td>
</tr>
<tr>
<td>*<em>Event Services Expense</em></td>
<td>27,792</td>
<td>36,543</td>
<td>9,051</td>
</tr>
<tr>
<td><strong>Total Direct Operating Expenses</strong></td>
<td>$281,181</td>
<td>$130,315</td>
<td>$150,866</td>
</tr>
<tr>
<td><strong>NET OPERATING INCOME (LOSS)</strong></td>
<td>$190,396</td>
<td>$402,255</td>
<td>($211,859)</td>
</tr>
<tr>
<td><strong>Undistributed Expenses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative and General</td>
<td>$174,483</td>
<td>$242,629</td>
<td>($68,146)</td>
</tr>
<tr>
<td>Marketing Expenses</td>
<td>165,052</td>
<td>226,974</td>
<td>($61,922)</td>
</tr>
<tr>
<td>Utilities</td>
<td>84,884</td>
<td>120,165</td>
<td>($35,281)</td>
</tr>
<tr>
<td>Repairs and Maintenance</td>
<td>47,158</td>
<td>97,800</td>
<td>($50,642)</td>
</tr>
<tr>
<td>Base Management Fee</td>
<td>14,147</td>
<td>15,977</td>
<td>($1,830)</td>
</tr>
<tr>
<td><strong>Total Undistributed Expenses</strong></td>
<td>$485,724</td>
<td>$703,545</td>
<td>($217,821)</td>
</tr>
<tr>
<td><strong>Fixed Expenses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Insurance</td>
<td>$27,434</td>
<td>22,000</td>
<td>5,434</td>
</tr>
<tr>
<td>Reserve for Replacement</td>
<td>18,863</td>
<td>18,863</td>
<td></td>
</tr>
<tr>
<td><strong>Total Fixed Expenses</strong></td>
<td>$46,297</td>
<td>22,000</td>
<td>$24,297</td>
</tr>
<tr>
<td><strong>TOTAL NET INCOME (LOSS)</strong></td>
<td>($341,625)</td>
<td>($323,290)</td>
<td>($18,335)</td>
</tr>
</tbody>
</table>

*Stated as a percent of Food and Beverage revenue.

Sources: HVS and Operator

The HCC will generate revenues from three primary sources:

- **Facility Rental** – The Operator estimates a higher level of facility rental income as compared to the HVS estimate.

- **Food and Beverage ("F&B") Sales** – HVS projects a higher level of F&B sales as compared to the Operator's estimate.

- **Event Services** – The Operator projects a higher level of events services income than HVS.

The Operator estimates the HCC will generate approximately $60,000 more in total revenue than the HVS estimates. Variances in revenue line items may reflect
differences in the classification of revenue or in the anticipated structure of rental rates, F&B charges, and other service charges.

The HCC will have direct operating expenses associated with the generation of revenues including the following.

- The Operator projects that the cost of food sold will be 19% of food and beverage revenues, whereas HVS projects a 30% direct operating expense.

- Similarly, HVS projects higher direct salaries and benefits expense ratios. This difference may simply reflect a difference in the allocation of salary costs between direct expenses and undistributed expenses.

- Events services expense is higher in the Operator's estimate due to higher levels of event services revenues. But, the Operator's ratio of event services expense to event services sales is lower than the HVS estimate.

While the Operator's estimates of direct operating expenses are lower than the HVS estimate, its estimate of undistributed expenses are substantially higher.

Undistributed expenses include the following.

- Administrative Expenses
- Marketing Expenses
- Utility Expenses
- Repair and Maintenance
- Base Management Fee

The Operator estimates $218,000 more in undistributed expenses than HVS. This may reflect a higher allocation of expenses to these expense categories.

Fixed expenses include insurance costs and a contribution to a reserve for capital replacement. HVS assumes insurance costs will be a higher percentage of gross revenue than the Operator, 6% vs. 4%. HVS calculated a reserve for replacement that is 4% of gross revenue. The Operator pro forma does not include a capital maintenance reserve line item.

In summary, the mix of revenues projected in the Operator's estimate varies from HVS estimates, but the overall level of revenues is similar. The direct operating expenses, undistributed expenses, and fixed expense vary between the Operator and HVS, but the total net income (loss) is similar for both estimates. The total net income (loss) difference is only $18,000, an immaterial amount.

We certify that we have no undisclosed interest in the property, and our employment and compensation are not contingent upon our findings. This review
is subject to the comments made throughout this review and to all assumptions and limiting conditions set forth herein.

It has been a pleasure working with you. Please let us know if you have any questions.

Sincerely,
HVS Convention, Sports & Entertainment
Facilities Consulting

Thomas Hazinski
Thomas A Hazinski, MPP
Managing Director

Brian Harris
Project Manager