

REGULAR  
CITY COMMISSION  
AGENDA  
**December 7, 2016**  
**@ 5:30 P.M.**  
**TOWN HALL, CITY HALL**  
118 E. Tyler Street  
Harlingen, Texas

Notice is hereby given that the above governmental body will hold a Regular Meeting on Wednesday, **December 7, 2016 at 5:30 P.M.** in City Hall, Town Hall, 2<sup>nd</sup> Floor, Harlingen, Texas.

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

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

Invocation/Ruben De La Rosa, City Commissioner

Pledge of Allegiance/Welcome

- 1) Board Recognition
- 2) Special Recognition
- 3) Proclamation – proclaiming December 7, 2016 as “All-Star National Yankees from Harlingen Day”
- 4) Approval of Minutes
  - a) Regular Meeting of October 19, 2016
  - b) Jt. Special Meeting of the Harlingen City Commission and Harlingen Community Improvement Board – July 18, 2016

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|  | <b>CONSENT AGENDA</b> |  |
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**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 Items withdrawn from the Consent Agenda for individual consideration in their normal sequence will be heard after the remainder of the Consent Agenda has been acted upon.**

- 5a) Second and final reading to approve and adopt an ordinance amending Sections 32.181, 32.182, and 32.183 of Chapter 32 of the Harlingen City Code, as amended; establishing the number of and appointment criteria for Convention and Visitors Bureau Board Members and related matters. Attachment **(CVB)**

- 6) Discuss and approve an ordinance authorizing the issuance, sale and delivery of "City of Harlingen, Texas Combination Tax and Revenue Certificates of Obligation, Taxable Series 2016"; securing the payment thereof by authorizing the levy of an annual ad valorem tax; approving and authorizing the execution of all instruments and procedures related thereto, including a Paying Agent/Registrar Agreement; approving the form of an official statement; and declaring an effective date. Attachment **(City Manager)**

- 7) Public hearing to consider an ordinance on first reading for a Specific Use Permit ("SUP") to allow a Bar/Lounge in a General Retail ("GR") District located at 323 West Jackson, bearing a legal description of Lots 1-5, Block 61 Harlingen Original Townsite. Applicant: Raymond Reyes Jr. Attachment **(Planning & Zoning)**

a) Public hearing

b) Consider and take action to approve an ordinance on first reading for a Specific Use Permit to allow a Bar/Lounge at the above described property.

- 8) Public hearing to consider an ordinance on first reading for a Specific Use Permit ("SUP") to allow an adult business (micro-blading studio) in a General Retail ("GR") District located at 1325 South 77 Sunshine Strip, Suite 4, bearing a legal description of Part of Block 1, McKelvey Park Amended Subdivision. Applicant: Sonia Donaldson. Attachment **(Planning & Zoning)**

a) Public hearing

b) Consider and take action to approve an ordinance on first reading for a Specific Use Permit to allow an adult business (micro-blading studio) at the above described property.

- 9) Public hearing to consider an ordinance on first reading to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 30.0 acres

out of Block 6, Stuart Place Subdivision Survey 139/298; 19.69 acres out of Block E, Blocks 2 and 3 Stuart Place Subdivision Survey 139; 7.5 acres out of Block D, Resubdivision of Lots 2 and 3 Stuart Place Subdivision Survey 139; 2.5 acres out of Block D, Resubdivision of Lots 1 and 2 Stuart Place Subdivision Survey 139; 5.0 acres out of Block 3, Stuart Place Subdivision Survey 139; 5.0 acres out of Block 3, Stuart Place Subdivision Survey 139; 10.0 acres out of Block A, 16.48 acres out of Block B, and 5.0 acres out of Block C, Blocks 2 and 3 Stuart Place Subdivision Survey 139; 0.654 acre out of Tract A, 30.0 acres out of Tracts A and B, and 130.0 acres out of Tract B, L.L. Adams Subdivision Survey 140, all properties generally located south of Wilson Road between Altas Palmas Road and Beckham Road. Applicant: City of Harlingen. Attachment (**Planning & Zoning**)

- a) Public hearing
  - b) Consider and take action to approve an ordinance on first reading for a rezone request of all the above mentioned properties.
- 10) Consider and take action to approve a resolution authorizing the Mayor to accept grant funding in the amount of \$9,861.75 from the Texas Department of Transportation, acting on behalf of the Office of the Governor. Attachment (**Police**)
  - 11) Public hearing and presentation regarding the FY 15-16 Consolidated Annual Performance and Evaluation Report (CAPER). Attachment (**Community Development**)
  - 12) Consider and take action to approve a resolution of the City of Harlingen, Texas in support of the Baxter Housing Partners, LP, named Baxter Lofts for a proposed development for affordable rental housing in Harlingen, Texas and authorizing such other actions necessary or convenient to carry out this resolution. Attachment (**City Manager**)
  - 13) Consider and take action to approve and adopt a resolution to appoint a member to serve on the Cameron Appraisal District Board of Directors. Attachment (**City Manager**)
  - 14) Consider and take action to change or postpone the date of the Harlingen City Commission Regular Meeting of December 21, 2016 due to the Christmas Holiday. (This item was tabled at the last regular meeting of November 21, 2016) (**City Manager**)
  - 15) Consider and take action to consent to the execution of a revised employment agreement between the Development Corporation of Harlingen, Inc. and Raudel Garza, as the Manager and Chief Executive Officer. Attachment (**EDC**)

16) Board Appointments

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

- a. Airport Board
- b. Animal Shelter Advisory Committee (3)
- c. Audit Committee (Terms expire annually in June)
- d. Civil Service Commission
- e. Community Development Advisory Board (2)
- f. Construction Board of Adjustments (6)
- g. Convention & Visitors Bureau (4)
- h. Development Corporation of Harlingen, Inc.
- i. Downtown Improvement District Board (2)
- j. Golf Course Advisory Board (2)
- k. Harlingen Community Improvement Board (1)
- l. Harlingen Housing Authority Board
- m. Harlingen Finance Corporation
- n. Harlingen Proud Advisory Board (6)
- o. Library Advisory Board (1)
- p. Mayor Wellness Council
- q. Museum Advisory Board (1)
- r. Parks Advisory Board
- s. Planning & Zoning Advisory Board
- t. Senior Citizens Advisory Board (2)
- u. Tax Increment Finance Board (1)
- v. Tennis Advisory Board (2)
- x. Utility Board of Trustees (1)
- y. Veterans Advisory Board (5)
- z. Zoning Board of Adjustments (6)


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.

- 17) Executive/Closed Session, pursuant to Chapter 551, Subchapter D., V.T.C.A., Texas Government Code Sections 551.087 and 551.071, to discuss commercial, financial and economic information and incentives regarding business prospects known as **PROJECT LIBERTY** and **PROJECT LODGING 2** with which the City of Harlingen and the Economic Development Corporation of Harlingen, Inc., are conducting economic development negotiations, and to possibly seek legal advice from the City Attorney regarding said matters. **(City Manager)**

- 18) Consider and take action to enter into a Chapter 380 Economic Development Agreement with a business prospect known as **PROJECT LODGING 2. (City Manager)**
- 19) Citizen Communication

I, the undersigned authority, do hereby certify that the above notice of meeting is a true and correct copy of said notice and that I posted said notice on the bulletin board in the City Hall of the City of Harlingen, a place convenient and readily accessible to the general public at all times and said notice was posted on Friday, December 2, 2016 at 3.30 p.m. at least 72 hours preceding the scheduled time of said meeting.

Dated this 2<sup>nd</sup> day of December, 2016

  
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Elena Garza, Assistant City Secretary