

**CITY COMMISSION
AGENDA
REGULAR MEETING
JANUARY 4, 2023
@ 5:30 PM
CITY HALL, TOWN HALL MEETING ROOM
2ND FLOOR, 118 E. TYLER AVENUE
HARLINGEN, TEXAS**

Notice is hereby given that the City Commission of the City of Harlingen, Texas will hold a Regular Meeting on **WEDNESDAY, JANUARY 4, 2023 at 5:30 P.M.** at City Hall, Town Hall Meeting Room, 118 E. Tyler Avenue, Harlingen, Texas and provide the public the ability to view the meeting via internet live streaming at www.myharlingen.us and the City of Harlingen YouTube Page.

The public will be permitted to offer citizen communication or participate in items listed as public hearings telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Written comments may also be submitted for City staff to read aloud during the meeting.

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

Please indicate (1) the agenda item on which you wish to speak, (2) whether you prefer to speak on the item during citizen communication or at the time the agenda item is brought for consideration before the City Commission, and (3) a working telephone number at which you may be reached to submit your comments. The City will then call you when the item you wish to address is being considered. You will then address the City Commission through speaker phone and your call will be made audible to the City Commission and to the public through the live stream. Please submit this request before 4 p.m. on the day of the meeting.

To submit written comments for City staff to read aloud during the meeting, go to www.myharlingen.us and click on " PUBLIC HEARING AND CITIZEN COMMUNICATION FORM" write your comments (limited to 400 words or less) and submit the form.

Please submit written comments before 4 p.m. the day of the meeting.

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

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

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

Invocation - Commissioner Daniel N. Lopez

Pledge of Allegiance/Welcome

Call Meeting to Order

Conflict of Interest

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

Citizen Communication/Input

- 1) Presentation of Recognition Certificates to: Fidel Espinoza, Felix Siller, Vicente Rodriguez, and Oliverio Ocuna
- 2) Approval of Minutes
 - a) Regular Meeting of September 21, 2022
- 3) Consent Agenda
 - a) Consideration and possible action to approve a resolution authorizing the City Manager, on behalf of the City of Harlingen, to accept a grant award via the FY23 Bullet Resistant Shield Grant Program in the amount of \$56,104.50 from the Office of the Governor, Public Safety Office, Criminal Justice Division. Attachment **(Police)**
 - b) Consideration and possible action to approve an ordinance on second and final reading amending Chapter 18 of the Harlingen Code of Ordinances establishing the rental fees for the HEB Tennis Center. Attachment **(Parks & Recreation)**
 - c) Consideration and possible action to approve an ordinance on second and final reading, amending the Harlingen Code of Ordinances, Chapter 18, Master Fee Schedule to add daily junior fees for golf and group rates at Tony Butler Golf Course, and granting the ability for the General Manager to designate one "Daily Special" each Month on Special Days. Attachment **(Golf)**

NEW BUSINESS

- 4) Presentation by UTRGV on Community Surveys. **(City Manager)**
- 5) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Building Resilient Infrastructure and Communities 2022 Grant Program. Attachment **(Special Projects Department)**.
- 6) Consider and take action to approve the selection of TEDSI under RFQ No. 2023-05, Professional Engineering Services for Street Lighting and Traffic Signal Projects, to provide engineering services to design the Texas Department of Transportation Dixieland Road Street Safety Lighting Project and traffic signals at two intersections of West Spur 54. **(Assistant City Manager Craig Cook)**
- 7) Public hearing to consider an ordinance on first reading to amend the City of Harlingen "Vision 2020" Comprehensive Plan Long Range Thoroughfare Plan by downgrading FM 509 from US 281 to FM 508 from a Freeway to a Minor Arterial; extending Dixieland Road from I-2 Frontage to FM 509 as a Major Arterial; upgrading Fair Park Boulevard from Commerce Street to West Spur 54 as a Major Arterial;

and upgrading Altas Palmas Road from Rodeo Drive to Garrett Road to a Minor Arterial. **Attachment (Assistant City Manager Craig Cook)**

- a) Public Hearing
 - b) Consideration and possible action to approve an ordinance on first reading amending the City of Harlingen "Vision 2020" Comprehensive Plan Long Range Thoroughfare Plan by downgrading FM 509 from US 281 to FM 508 from a Freeway to a Minor Arterial; extending Dixieland Road from I-2 Frontage to FM 509 as a Major Arterial; upgrading Fairpark Blvd. from Commerce Street to West Spur 54 as a Major Arterial, and upgrading Altas Palmas Road from Rodeo Drive to Garrett Road to a permanent Minor Arterial, providing a severability clause, providing for publication, and ordaining other matters related to the foregoing.
- 8) Consideration and possible action to approve a resolution in support of the Project with Bahnman Realty Inc. to build a 60 unit Apartment Complex known as Pendleton Square Affordable Rental Housing Apartments at NEC of Doctors Memorial Drive and Medical Drive/Vermont Avenue. Attachment **(City Manager)**
- 9) Public Hearing regarding a proposed Tax Abatement Agreement with SOG Properties pursuant to the Texas Property Tax Abatement Act, Texas Tax Code, Section 312 et seq. **(Legal)**
- A) Public Hearing regarding a Tax Abatement Agreement with the City of Harlingen, Texas pursuant to Texas Property Tax Abatement Act, Texas Tax Code Section 312 involving the following particulars: **(Legal)**
- 1) Property Owners Name: Harlingen Economic Development Corporation
 - 2) Applications Name: SOG Properties, LLC.
 - 3) Name and Location of the Reinvestment Zone subject to the agreement: Harlingen Reinvestment Zone-"Fifteen acres out of Lot 1, Liberty Subdivision, Cameron County, Texas"
 - 4) General Description of the Improvements and Repairs: SOG LLC to construct a new 100,000 square ft. warehouse on the property.
 - 5) Estimated Cost of the Improvements: Between 11 and 16 Million Dollars of new construction (to be eventually added to the tax roles)
- B) Discussion and possible action to approve Property Tax Abatement Agreement with SOG Properties Pursuant to the Texas Property Tax Abatement Act, Texas Tax Code, Section 312. **(Legal)**
- 10) Board Appointments
Specifically, appointment or discussion and possible action to include appointment and/or removal of any position subject to appointment or removal by statute, ordinance, or bylaws.
- Airport
 - Animal Shelter Advisory Committee
 - Audit Committee (2-Vacancies) (Terms expire in June)
 - Civil Service Commission
 - Community Development Advisory Board (1)
 - Construction Board of Adjustments (10)
 - Convention & Visitors Bureau (1)
 - Development Corporation of Harlingen, Inc.
 - Downtown Improvement Board (1)
 - Golf Course Advisory Board (1)
 - Harlingen Community Improvement Board (1)
 - Harlingen Housing Authority Board
 - Harlingen Finance Corporation (5)
 - Harlingen Teen and Young Adult Advisory Board (7)
 - Healthy Harlingen Advisory Board (5)

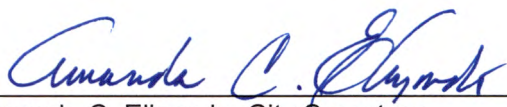
Reg. CC Mtg.
1/4/23

Keep Harlingen Beautiful Board (10)
Library Advisory Board
Mayor Wellness Council
Museum Advisory Board (3)
Parks Advisory Board
Planning & Zoning Advisory Board (1)
Senior Citizens Advisory Board (7)
Small Business Committee
Tax Increment Finance Board (2)
Utility Board of Trustees
Veterans Advisory Board (1)
Zoning Board of Adjustment (7)

- 11) Executive/Closed Session: .
- a) Consultation with legal counsel pursuant to Texas Government Code 551.071 (1)(a) regarding pending litigation **(Legal)**
 - b) Consultation with legal counsel pursuant to Texas Government Code 551.071 (2) to receive attorney-client consultation protected by the attorney - client communications privilege. **(Legal)**
 - c) Consultation with legal counsel pursuant to Texas Government Code 551.071 (2) to receive attorney-client consultation protected by the attorney - client communications privilege. **(Legal)**
- 12) Adjournment

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Harlingen City Commission is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the City's Internet Website and said Notice was posted on THURSDAY, DECEMBER 29th, 2022 at or before 7:00 p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 29th day of DECEMBER, 2022



Amanda C. Elizondo, City Secretary