

**CITY COMMISSION
AGENDA
REGULAR MEETING
DECEMBER 6, 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, DECEMBER 6, 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.harlingentx.gov and the City of Harlingen YouTube Page.

The public will be permitted to offer citizen communication or participate in items listed as public hearings as provided by the agenda and as permitted by the presiding officer during the meeting.

To offer citizen communication or participate in scheduled public hearings telephonically, go to www.harlingentx.gov 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.

To submit written comments regarding an item on the agenda for City Secretary, go to www.harlingentx.gov 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 3:00 P.M. THE DAY OF THE MEETING.

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

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

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

Call Meeting to Order

Invocation - Mayor Pro-Tem Rene Perez

Pledge of Allegiance/Welcome

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) Approval of Minutes

- a) Regular Meeting of October 18, 2023

2) Consent Agenda

- a) Consideration and possible action to approve a request from Sylvia Gamboa, Director of Guidance and Counseling for the Harlingen Consolidated Independent School District for a street closure off Fair Park Boulevard between "J" Street and "L" Street in front of Casa de Amistad, for their Elementary School Expo, Thursday, March 28, 2024, at the Casa de Amistad from 9:00 a.m. to 2:00 p.m. Attachment (**Police**)
- b) Consideration and possible action to approve a resolution authoring the City Manager to accept a grant award of \$1,250,000 from the Department of Justice – COPS Office 2023 COPS Hiring Program. COPS Funds \$1,250,000 / Matching Funds \$1,143,400. Project Total: \$2,393,400. Attachment (**Police**)
- c) Consideration and possible action to approve a request from St. Lutheran Church to close Washington Avenue, between Morgan Boulevard and Citrus Terrace, Saturday, December 9, 2023, and Sunday, December 10, 2023, from 4:00 p.m. to 8:30 p.m. for their Annual Nativity Nights Event. Attachment (**Police**)
- d) Consideration and possible action to renew a Subscription Master Agreement between the City of Harlingen and eCivis Grant Management Software for a one-year term. Attachment (**Special Projects**)
- e) Consideration and possible action to approve the Interlocal Agreement Between the Lower Rio Grande Valley Development Council (LRGVDC) and City of Harlingen, for the performance of governmental functions and provide basic police academy training, in-service police training for police department officers, other area officers and prospective peace officer candidates as per the agreement. Attachment (**Police**)
- f) Consideration and possible action to approve the Fire Services Agreements with Cameron County Emergency Services District No.1, and cities of Combes, Primera, and Palm Valley for FY 2023-2024. Attachment (**Fire Dept.**)
- g) Consideration and possible action to approve the installation of speed humps in the following locations: (**This item was requested by Commissioner Frank Morales and Mayor Pro-Tem Rene Perez**)
 - 1. 1400 Block of South "J" and 300 Block N. of "L" Streets.
 - 2. 900 Block of South 4th Street
 - 3. 3800/3900 Bourbon Street
 - 4. 3800/3900 Arroyo Vista Dr.
 - 5. Ona Ave. and Whitewing St.

- h) Presentation by Robert Rodriguez, Finance Director regarding the City of Harlingen Investment Reports for the quarter ending September 30, 2023, and for the year ending September 30, 2023. Attachment (**Finance Dept.**)

	NEW BUSINESS	
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- 3) Consideration and possible action to cancel the Harlingen City Commission Meeting of January 3, 2024. (**City Manager**)
- 4) Consideration and possible action to approve an interlocal Cooperation Agreement between the City of Harlingen and Cameron County to provide \$1,408,362.15 for the Grimes Road Improvement Project to be funded by TIRZ No. 1. Attachment (**City Manager**)
- 5) Consideration and possible action to approve a contract with the most qualified and responsible bidder for the purchase and "turn-key" installation of petroleum storage tanks, dispensers, and complete system upgrade to replace (2) above-ground fuel storage tanks located at 404 S. 54th St., and (2) underground storage tanks located at 1006 S. Commerce St., and related canopies at both locations to comply with the most current TCEQ regulations and Fire codes and authorize the City Manager to sign the contract. Attachment (**Public Works**)
- 6) Consideration and possible action to approve a service contract between the City of Harlingen and UniFirst Corporation to provide uniform rental and laundering services for city employees excluding Police and Fire employees and authorize the City Manager to sign the contract. Attachment (**Finance Dept.**)
- 7) Consideration and possible action to prioritize drainage improvement projects for the purposes of identifying grant funding; and to approve a resolution authorizing the City Manager to submit multiple grant applications to the Texas Division of Emergency Management Hazard Mitigation Grant and the Building Resilient Infrastructure and Communities (BRIC) Grant Program. Attachment (**Special Projects**)
- 8) Public hearing and possible action to approve an ordinance on first reading for a rezoning request from Not Designated ("N") District to Residential, Single-Family ("R-1") District for a property bearing a legal description of 3.99 acres out of Block 139, Adams Garden Subdivision "C", located along the south side of Hughes Road, approximately 400 feet east of Bass Boulevard. Applicant: Moore Land Surveying c/o Cano Home Builders. Attachment (**Planning & Development**)
- a) Public Hearing
- b) Consideration and possible action to adopt an ordinance on first reading for a rezoning request from Not Designated ("N") District to Residential, Single-Family ("R-1") District for a property bearing a legal description of 3.99 acres out of Block 139, Adams Garden Subdivision "C", located along the south side of Hughes Road, approximately 400 feet east of Bass Boulevard.
- 9) Public hearing and possible action to approve an ordinance on first reading for a rezoning request from Residential, Multi-family ("M-2") District to Planned Development District ("PD") for a 36-lot multi-family development with 5 ft. side yard setbacks, one access point instead of the required two, and one cul-de-sac instead of the required two for a property bearing a legal description of Lot 2, USBP Subdivision, located along the east side of New Hampshire Street approximately 1,200 ft south of Expressway 83. Applicant: David Chacon (**Planning & Development**)
- a) Public Hearing
- b) Consideration and possible action to adopt an ordinance on first reading for a rezoning request from Residential, Multi-family ("M-2") District to Planned Development District ("PD") for a 36-lot multi-family development with 5 ft. side yard setbacks, one access point instead of the required two, and one cul-de-sac instead of the required two for a property bearing a legal

description of Lot 2, USBP Subdivision, located along the east side of New Hampshire Street approximately 1,200 ft south of Expressway 83. Applicant: David Chacon

- 10) Consideration and possible action to authorize the City Manager to sign a gift deed for the conveyance from the Harlingen Irrigation District to the City of Harlingen of the Lipscomb Ditch, being a 15.094 acres of land out of Blocks 28, 29, 30, 31, 50, 51, and 52, of the Lon C Hill. Subdivision, located on the west side of Louisiana Street approximately 598 feet north of Morris Road. Applicant: Harlingen Irrigation District. Attachment (**Planning & Development**)
- 11) Consideration and possible action to authorize the city manager to sign an access and utility easement document to capture a sidewalk and water meter on the subject property bearing a legal description of 0.026 acres out of Block 1, Williamson Subdivision, located on the west side of "F" Street, approximately 370 feet north of Expressway 83. Applicant: F Street Retail Partners, LTD. Attachment (**Planning & Development**)
- 12) Consideration and possible action to adopt an ordinance on second and final reading for a Special Use Permit (SUP) request to allow a bar/lounge in a Light Industry (LI) District located at 1510 N. Commerce Street, bearing a legal description of Lot 3, Block 1, Replat of Lot 1, Block 1, Casa Blanca Subdivision. Applicant: Veronica Marie Rosas. Attachment (**Planning & Development**)
- 13) Consideration and possible action to approve the renewal of the Lease Document N62467-87-RP-00006 for 15.0 acres of land located at 1300 Teege Street., Harlingen, TX, currently used by the Navy Operational Support Center (NOSC) for a term beginning January 1, 2024, and ending December 31, 2024. Attachment (**Parks & Recreation**)
- 14) Consideration and possible action to approve a project for \$ 23,441, FY Budget 2023-2024 to improve a sidewalk on Dixieland Rd. across Harlingen South. Attachment (**Public Works**)
- 15) Consideration and possible action to approve the Harlingen Economic Development Corporation (HEDC) updated FY 2023-2024 Annual Work Plan. Attachment (**HEDC**)
- 16) 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 (2)
Audit Committee (Terms expire in June)
Charter Review Committee (4)
Civil Service Commission
Community Development Advisory Board (1)
Construction Board of Adjustments (4)
Convention & Visitors Bureau
Development Corporation of Harlingen, Inc.
Downtown Improvement Board
Golf Course Advisory Board
Harlingen Community Improvement Board
Harlingen Housing Authority Board
Harlingen Finance Corporation (5)
Harlingen Teen and Young Adult Advisory Board (2)
Healthy Harlingen Advisory Board
Keep Harlingen Beautiful Board (2)
Library Advisory Board
Mayor Wellness Council
Museum Advisory Board
Parks Advisory Board
Planning & Zoning Advisory Board
Senior Citizens Advisory Board (2)
Small Business Committee

Tax Increment Finance Board (1)
Utility Board of Trustees
Veterans Advisory Board
Zoning Board of Adjustment (2)

17) **Executive/Closed Session regarding the following items:**

a) pursuant to Tx. Government Code Section 551.071 (1) and (2) -attorney consultation; Section 551.072 regarding Bass Pro land issue. **(City manager)**

b) Consultation with City Attorney pursuant to Tx. Government Code Section 551.071 (2) regarding the Human Society Animal Shelter. **(City Manager)**

c) pursuant to Tx. Government Code Section 551.071 - attorney consultation; Section 551.072 - deliberation regarding real estate; and Section 551.087 - economic development relating to Project EDC and Project Spec Building 3 **(HEDC)**

18) **General Session:**

Consideration and possible action regarding Item #17 (a) as discussed in executive session. **(City Manager)**

19) **General Session:**

Consideration and possible action regarding Item # 17 (b) as discussed in executive session. **(City Manager)**

20) Consideration and possible action regarding Item # 17 (c) as discussed in executive session. **(HEDC)**

21) 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 TUESDAY, NOVEMBER 28, 2023 at or before 3:55 a.m./p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 1st day of DECEMBER, 2023



Amanda C. Elizondo, City Secretary