

**CITY COMMISSION  
AGENDA  
REGULAR MEETING  
JULY 6, 2022  
@ 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, July 06, 2022 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](http://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](http://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](http://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.**

Pledge of Allegiance/Welcomes

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 this time? **(City Attorney)**

Citizen Communication/Input

- 1) Presentation of Recognition Award to the Harlingen High School South "HAWKS" UIL One Act Play Cast.
- 2) Approval of Minutes - Regular Meeting of May 4, 2022
- 3) Consent Agenda
  - a) Second and final reading to approve an ordinance for a rezoning request from Planned Development ("PD") District for commercial use to Residential, Multi-Family ("M-2") District for Lot 1, Block 1, Adam's Landing Subdivision, located at 1302 Adams Landing Avenue. Applicant: Moore Land Surveying. Attachment **(Planning & Development Department)**
  - b) Second and final reading to approve an ordinance for a rezoning request from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for Lots 11 and 12, Block 4, Reyna Subdivision, located at 721 Pittman Street. Applicant: Marcos Reyes, c/o Juan F. Salazar. Attachment **(Planning & Development Department)**.
  - c) Second and final reading to approve an ordinance for a Special Use Permit (SUP) to allow an unmanned telecommunications/internet facility in a General Retail ("GR") District located at 114 and 118 West Madison Avenue, bearing legal descriptions of Lots 10 and 11, Block 25, Harlingen Original Townsite. Applicant: Norma Branscum c/o Vexus Fiber. Attachment **(Planning & Development Department)**
  - d) Second and final reading to approve an ordinance for a rezoning request from Residential, Single Family ("R-1") District to General Retail ("GR") District for 30.28 acres out of a portion of Block 12, Stuart Place Subdivision Survey 139, all of Block 7 and a portion of Block 8, Sun Village Subdivision, located along the north side of US Expressway 83 between Tamm Lane and Altas Palmas Road. Applicant: Mariano Garcia c/o Natasha A. Del Barrio. Attachment **(Planning & Development Department)**
  - e) Second and final reading to approve an ordinance amending City of Harlingen Ordinance No. 2022-09 in part and amending Sections 40-130 (3) of Chapter 40 of the Harlingen City Code as amended to remove the requirement that streets have existing curb and gutters to qualify for the placement, alteration or removal of speed Humps. Attachment **(This item was requested by Commissioner Rene Perez and Commissioner Frank Morales)**.
  - f) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Texas Division of Emergency Management Hazard Mitigation Grant Program 4485 Texas Covid-19 Pandemic. Attachment **(Special Projects Dept)**

	NEW BUSINESS	
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- 4) Investment Report of the City of Harlingen for the quarter ending March 31, 2022. **(Finance)**
- 5) Consideration and possible action to approve a resolution designating the Finance Director, as employee, to calculate the "no-new-revenue" and the "voter-approval" property tax rates for the City of Harlingen, Texas. The designated Finance Director will also certify the accuracy of the Tax Rate Calculations worksheet. Attachment **(Finance)**.
- 6) Consideration and possible action to increase salaries for the part-time lifeguard positions in the Parks and Recreation Aquatics Division and to be effective July 6, 2022 with a tiered salary between \$13.00 and \$15.00 per hour. Attachment **(Javier Mendez)**.
- 7) Public hearing to consider an ordinance on first reading for a rezoning request from Residential, Single Family ("R-1") District to General Retail ("GR") District for a property located along the south side of U.S. Expressway 77 approximately 475 feet west from Louisiana Street, bearing a legal description of the south 595 feet of Block 8, WM Sparrow Subdivision. Applicant: Sandra Garcia. Attachment **(Planning & Development Department)**
  - a) Public Hearing
  - b) Consideration and possible action to approve an ordinance on first reading for a rezoning request from Residential, Single Family ("R-1") District to General Retail ("GR") District for a property located along the south side of U.S. Expressway 77 approximately 475 feet west from Louisiana Street, bearing a legal description of the south 595 feet of Block 8, WM Sparrow Subdivision.
- 8) Consideration and possible action to increase salaries for positions that require a CDL license in the Public Works Department to be effective July 6, 2022 with a starting salary of \$18.00 per hour for positions that require the Class "B" CDL and \$19.00 per hour for those positions that require the Class "A" CDL. Attachment **(Public Works Dept.)**
- 9) Consideration and possible action on presentation by Eric Holz from TXU Energy on electric rates. **(City Manager)**.
- 10) Consideration and possible action to approve a resolution regarding conflict of interest admonition to be read before all city board meetings. **(Legal)**
- 11) Consideration and possible action regarding the City of Harlingen resolution to televise the regular and special meetings of the City Commission on City Channel. **(Legal)**
- 12) Consideration and possible action regarding the revision of the City of Harlingen's Website. **(Mayor)**
- 13) Consideration and possible action regarding the creation of an Ad-Hoc Small Business Committee. **(Mayor)**
- 14) Board Appointments  
Discussion and possible action regarding membership on any of the following listed board/entity:
  - Airport
  - Animal Shelter Advisory Committee (2)
  - Audit Committee (4-Vacancies) (Terms expired June, 2021)
  - Civil Service Commission
  - Community Development Advisory Board (1)
  - Construction Board of Adjustments (5)
  - Convention & Visitors Bureau (1)
  - Development Corporation of Harlingen, Inc.

Downtown Improvement Board (7)  
Golf Course Advisory Board (1)  
Harlingen Community Improvement Board (3)  
Harlingen Housing Authority Board (2)  
Harlingen Finance Corporation (5)  
Harlingen Teen and Young Adult Advisory Board  
Keep Harlingen Beautiful Board (13)  
Library Advisory Board (2)  
Mayor Wellness Council  
Museum Advisory Board (5)  
Parks Advisory Board (3)  
Planning & Zoning Advisory Board (3)  
Senior Citizens Advisory Board (8)  
Tax Increment Finance Board (5)  
Utility Board of Trustees  
Veterans Advisory Board (3)  
Zoning Board of Adjustment (8)

- 15) Executive Session pursuant to Texas Government Code Section 551.071, regarding contemplated or pending litigation, or matters where legal advice is requested of the attorney on a matter in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Act; Texas Government Code Section 551.072, regarding the purchase, lease or value of real estate, if the deliberation in an open meeting would have a detrimental effect on the position of the City of Harlingen in negotiations with a third person regarding some of the following projects; Texas Government Code Section 551.087, regarding commercial and financial information from business prospects with which the Commission is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives relating to the following projects: **(HEDC)**
- a. Project San Pedro
  - b. Project Machine Rental
  - c. Project Gas N Go
  - d. Project Alphabet
  - e. Project Spec Building 3
  - f. Project Retail
  - g. Project Organic
  - i. Project Garden
- 16) Consideration and possible action on Item No. 15 to approve Projects: a.) San Pedro, b.) Machine Rental, c.) Gas N Go, d.) Alphabet and e.) Spec Building. **(HEDC)**

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 on the City's Internet Website and said Notice was posted on Friday, July 1<sup>st</sup>, 2022 at or before 7:30 p.m. and remained so posted on at least 72 hours preceding the time of said meeting.

Dated this the 1<sup>st</sup>. day of July, 2022

  
Amanda C. Elizondo, City Secretary