

WORKSHOP

CITY COMMISSION

HARLINGEN, TEXAS

December 5, 2016

A Workshop of the Harlingen Elective Commission was held on Monday, December 5, 2016 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

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

Staff Present

Dan Serna, City Manager
Amanda C. Elizondo, City Secretary
Richard Bilbie, City Attorney

Mayor Boswell called the workshop to order and stated a notice of the meeting was duly posted according to State law. The following proceedings were held.

1) Discuss and take action to approve the design for the Harlingen Convention Center.

Dan Serna, City Manager stated the interior layout of the convention center was approved and staff has been working with the developer and architect to finalize the exterior look of the building. Two separate focus groups reviewed the Convention Center Project and the developer was present to answer any questions.

Carlos Sanchez, Asst. City Manager stated the focus groups and staff members met regularly to review the work submitted by the architect. He presented a power presentation and highlighted the final renditions for the Convention Center.

• Convention Center Site Plan & Floor Plan were approved September 7, 2016.
Staff met with the architects to review the exterior plans.

• Exterior – consideration

Most visible Profiles - the location for the facility from the following areas:

- East - Boulevard and Expressway (boulevard may extend to frontage road);
- South, southeast;
- Hotel - top floors, elevated floors will provide different perspective;

• Floor Plan

- Two Elevations
- Ballroom roof Line is 8 feet higher than the area/meeting rooms
- wider Porte Cochere
- Added outdoor pavilion
- Hallway connecting to hotel
- Landscape will be provided, but not shown to focus on building profiles.

The highest of the ballroom is 28 ft. and the surrounding hallways in facilities have an elevation of 20 ft.

• Initial Rendition - not favorable

- Color scheme not clearly defined
- Pavilion components too simple
- Boxy, Lines, etc.

• OPTION 1

- Not showing wider Porte Cochere
- Need more contrast between colors
- Focus groups liked:

- Curvature on the windows
- Columns on Porte Cochere
- Ticket booths - wall allow for some sort of decorative art, tile, etc.
- Use of LED lights to highlight features

- Pearcy's Recommendations

- Increase height of columns/curve
- Tiles that tie both ticket booths together
- Wrought iron on windows
- Note the use of Nichihk (wood like type) material to blend in the top level walls.

Discussion was held regarding the arches, if they would be open, and if there was an open area thru the outside.

Mr. Sanchez responded yes, the arches were going to be open. The use of the tile could be use on the side of the building and windows with the rod iron decorative and glass behind it. On the elevation difference, if nothing is done, a relent wall will be placed on the top roof of the initial roof elevation.

- OPTION 2

- Uses similar concepts- Curvature on the windows, part of the interior wall wider with 3 columns use for landscape or lighting
- Lighter colors
- Use of accent stone throughout
- Wide Porte Cochere
- Ticket booths - wall for decorative art

- Focus Group comments

Most favorable with the following "improvement comments"

- Provide more of a contrast between colors of brick and accent stone
- Like accent stone on wall base and window arches
- Remove key stones
- Arch window tops and add stone accent
- Open up columns in pavilion similar to Porte Cochere
- Exterior Ballroom Walls
- Add relief panels with wrought iron (or aluminum) insets
- Provide an overhang similar to the 1st floor level
- Continue similar accent stone throughout base or
- Use of Nichihk material & create a setting that blends into lower level components
- Corridor to hotel - glass walls

- OPTION 3

- Uses more of an open concept
- Shows narrow Porte Cochere
- Top level (ballroom exterior walls) shown plain
- Basic components

Mr. Sanchez stated Option #3 has more open sides and do not have the arches. The Focus group was not comfortable with Option #3 because it was too simple. The last feature included the stone throughout the building.

Discussion was held regarding the cost for each of the options and Mr. Serna stated the City has not gone through the pricing exercise until the finishes on the exterior were selected. After this was done, the developer could price each of the options. The intent was to stay within budget. A pavilion was added to the plan and staff was looking into the added cost of the pavilion. There would be no windows, if the larger meeting area would be in the center. If the smaller meeting rooms were in the south, than there would be windows and the ballroom could be reconfigured.

Mayor Boswell asked for each of the Commissioners for their 1st and 2nd choice.

<u>Commissioners</u>	<u>1st Option</u>	<u>2nd Option</u>
Richard Uribe	3	2
Tudor Uhlhorn	2-1(a)	2
Michael Mezmar	2	1-(a)
Ruben De La Rosa	2	3
Victor Leal	1 (a)	2
Mayor Boswell	1 (a)	2 equally

Mayor Boswell stated the focus groups favored Option 2.

Motion was made by Commissioner Uribe and seconded by Commissioner De La Rosa to approve the design for the Harlingen Convention Center Option #2 with hollow columns and the arched windows on the south side. Motion carried unanimously.

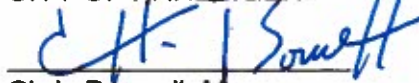
Mr. Serna stated the City Commission would be asked at a later date to consider options on the selection of the precast such as, the base of the building at the top, Nichihk (wood like type) or stucco.

Commissioner Uhlhorn stated they could go with something that mirrored the clear story windows across the top of the building.

2) Discuss and take action to approve City Hall renovations and funding sources.

Mr. Serna stated John Pierce was the architect for the City Hall Renovation Project. The renovations would include expansion of the second-floor (town hall meeting room, executive session conference room and the finance offices. The upstairs finance offices will be relocated to the Finance Department, 1st Floor.

CITY OF HARLINGEN


Chris Boswell, Mayor

ATTEST:


Amanda C. Elizondo, City Secretary