

JOINT SPECIAL MEETING OF THE HARLINGEN CITY COMMISSION  
& THE HARLINGEN COMMUNITY IMPROVEMENT BOARD.  
September 1, 2017

A Joint Special Meeting of the Harlingen City Commission and Harlingen Community Improvement Board held on Sept. 01, 2017 at 12:00 Noon, City Hall, Town Hall Meeting Room, and 118 E. Tyler Street, Harlingen, Texas. Those in attendance were:

Mayor and Commissioners

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

Harlingen Community Improvement Board

Jesse Robles, President  
Paul J. Durant, Vice President  
Gina L. Cano-Monreal, Secretary  
Daniel Araiza, Member  
Deloria N. Davis, Member

City Staff

Dan Serna, City Manager  
Amanda C. Elizondo, City Secretary  
Alan T. Ozuna, Asst. City Attorney

Absent

Tudor Uhlhorn, Commissioner District 2  
Daniel Villarreal, Member  
John Guevara, Member

Mayor Boswell and President Robles called the meeting to order and stated the agenda was duly posted according to state law.

1) Approval of Minutes of April 7, 2016

Motion was made by Commissioner De La Rosa and seconded by Commissioner Leal to approve the minutes of April 7, 2016. Motion carried unanimously.

Motion was made by Mr. Robles and seconded by Mr. Araiza to approve the minutes of April 7, 2016. Motion carried unanimously.

2) Consideration and possible action to approve the Financial Report.

Mr. Sergio Villasana, Assistant Financial Director highlighted the budget as follows:

Assets	\$5,878,169
Liabilities and Fund Balance	\$5,878,169
Revenues	\$ 140,387
Expenditures	\$ 834,765

Motion was made by Mr. Araiza and seconded by Mr. Robles to approve the Financial Report. Motion carried unanimously.

3) Consideration and possible action to approve the Harlingen Community Improvement Board Budget for Fiscal Year 2017-2018.

Mr. Sergio Villasana, Assistant Financial Director highlighted budget as follows:

Revenue	\$1,377,304
Unallocated	770,988
Debt Service	<u>606,316</u>

Est. Ending Fund Balance \$3.8 Million

Motion was made by Mr. Araiza and seconded by Mr. Durant to approve the Harlingen Community Improvement Board Budget for Fiscal Year 2017-2018. Motion carried unanimously.

4) Consideration and possible action to approve the Harlingen Community Improvement Board Budget for Fiscal Year 2017-2018.

Motion was made by Commissioner De La Rosa and seconded by Commissioner Leal to approve the Harlingen Community Improvement Board Budget for Fiscal Year 2017-2018 as presented by Mr. Villasana. Motion carried unanimously.

5) Consideration and possible action to approve funding by the Harlingen Community Improvement Board for the construction, improvement and equipment of Phase I for the Lon C. Hill Destination Park for \$2,660,908.

Mr. Javier Mendez, Parks and Recreation Director highlighted each Phase of the project as follows:

Phase 1

Entry Court	\$279,025
L&L 1/2	\$ 23,825
Center Plaza	\$554,545
Walkways	\$587,957
Parking Lots	\$494,860
Other Components	\$307,000
Construction Fees	<u>\$412,696</u>

Total \$2,660,908

Phase II

Amphitheater	\$1,345,395
Parking Lots	\$ 27,070
Other Components	\$ 63,200
Construction Fees	<u>\$ 260,631</u>

Total \$1,696,296

Phase III

Skate Park	\$ 300,000
Discovery Center	\$ 726,680
Walkways	\$ 99,728
Construction Fees	<u>\$ 206,070</u>

Total \$1,332,478

Phase IV

Athletic Courts	\$ 577,400
Adaptive Field	\$ 438,326
Dog Park	\$ 70,100
Construction Fees	<u>\$ 209,237</u>

Total \$1,295,063

Phase V

Whitewing Field Roof	\$1,279,000
Construction Fees	<u>\$ 246,462</u>

Total \$1,525,462

Grand Total \$8,510,207

Discussion was held on the following items.

1. The number of lavatories to be built;
2. The exact locations of the facilities to address the insufficient of facilities not available;
3. Plans to close L and L 1/2 Streets due to safety concerns and due to children crossing the streets to use the facilities;

4. The use of the amphitheatre's to accommodate small venues, or possibly shifting funds to the stadium merging the two projects including the fee amounts that would apply if the stadium would be the only option for smaller venues; and
5. Concerns regarding the fee for the use of security guards for the events held at the amphitheatre.

Mr. Dan Serna, City Manager stated the donation from the Koppel Family will be utilized for the construction of the bathrooms facilities and the family is aware of how the monies would be use. An architect has not been selected to begin the project and there will be room for changes if necessary. L and L1/2 Streets will close to resolve the concerns of children walking across these two streets and to provide a safer atmosphere. Merging the amphitheatre with the stadium project to one large project or take it out completely is a possibility. The two projects can be combined to one and could be change since this is in the preliminary drawings. A fee for renting the structures would be imposed to ensure coverage of all fees as it pertains to the stadium. This will include electricity and trash pick-up. Security will be the responsibility of the private entity renting the facility. These projects are included in Phase II and there will additional time to continue the discussion for any changes. Any comments or concerns can be address at the next meeting with the appropriate staff.

Motion was made by Mr. Araiza and seconded by Mr. Durant to approve funding by the Harlingen Community Improvement Board for the construction, improvement and equipment of Phase I for the Lon C. Hill Destination Park for \$2,660,908. Motion carried unanimously.

- 6) Consideration and possible action to approve funding by the Harlingen Community Improvement Board for the construction, improvement and equipment of Phase I for the Lon C. Hill Destination Park for \$2,660,908.

Motion was made by Commissioner De La Rosa and seconded by Commissioner Leal to approve funding by the Harlingen Community Improvement Board for the construction, improvement and equipment of Phase I for the Lon C. Hill Destination Park for \$2,660,908. Motion carried unanimously.

- 7) Status report on the following projects:

- a) Baxter Lofts

Mr. stated the application for low income housing tax credits to the Texas Department of Housing and Community Affairs scored the highest score. The board denied the request. The 3.4 million dollars in funding has been set aside and the developer would be filing an appeal. A hearing is scheduled September 7, 2017 in Austin, Texas.

- b) Harlingen Convention Center

The groundbreaking ceremony for the convention center held on August 4, 2017 was well attended. The developer is finalizing the contract with the contractor and the contract will be presented to the City Commission for their consideration on September 19, 2017.

Commissioner Uribe asked if the price of the construction material would change due the hurricane.


Mr. Serna responded the contract stands at the maximum price and is negotiating with the contractor on the cost of the construction materials.

There being no further business to discuss the meeting was adjourned.

ATTEST:

  
Amanda C. Elizondo  
City Secretary

CITY OF HARLINGEN

  
Chris Boswell, Mayor

Harlingen Community Improvement Board

  
Jesse Robles, President