

REGULAR MEETING

CITY COMMISSION

HARLINGEN, TEXAS

May 2, 2018

A Regular Meeting of the Harlingen Elective Commission was held on May 2, 2018 at 5:30 p.m., City Hall, Town Hall Meeting Room, 2<sup>nd</sup> Floor, 118 E. Tyler Street, Harlingen, Texas. Those in attendance were:

Mayor and Commissioners

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

Staff Present

Dan Serna, City Manager  
Amanda C. Elizondo, City Secretary  
Rebecca Hayward, Asst. City Attorney

Mayor Boswell called the meeting to order and announced the meeting was duly posted according to State Law. The following proceedings were held:

Invocation/Commissioner Tudor Uhlhorn

Pledge of Allegiance/Welcome

1) Board Recognition

Mayor Boswell congratulated and presented Certificates of Appreciation to Jerry Rounds acknowledging his appointment to the Parks and Recreation Board and to Arnold Gomez for his appointment to the Convention & Visitors Bureau Board.

2) Presentation of Proclamations – proclaiming the following:

Mayor Boswell presented and read the following proclamations and expressed his appreciation for the continued services that provide awareness to such important issues to the community.

a) May 6<sup>th</sup> thru 12<sup>th</sup>, 2018 as “Drinking Water Week”

Josh Fields, President of the Utility Board of Trustees  
Tim Skoglund, Harlingen Water Works System Executive Director  
Nilda Sanchez, Administrative Assistance.

b) May, 2018 as “Elder Abuse Prevention Month”

Gustavo Salinas, Community Engagement Specialist  
Romano Garza, Amanda Villescias, Monica Figaroa, Juan Contreras, Ana Vela, and Abby Guerra, Adult Protective Services Staff Members

c) May, 2018 as “Motorcycle Safety and Awareness Month”

Robert Keen

d) May 20<sup>th</sup> thru 27<sup>th</sup>, 2018 as “National Public Works Week”

Celina Gonzales, Public Works Director and other staff members

3) Approval of Minutes

a) Regular Meeting of April 4, 2018

Motion was made by Commissioner Uhlhorn and seconded by Commissioner De La Rosa to approve the minutes of the Regular Meeting of April 4, 2018. Motion carried unanimously.



## CONSENT AGENDA

- 4a) Second and final reading to approve and adopt an ordinance to rezone from Offices ("O") District to General Retail ("GR") District for Lots 2 and 3, Block 2, Hospital Heights Subdivision located at 1616 South Carolina Avenue. Applicant: Eric Abeln
- b) Second and final reading to approve and adopt an ordinance amending the 2017-2018 Fiscal Budget for the City of Harlingen.
- c) Consideration and possible action to approve a refund of property taxes by C&S Sales, LLC, Acct. #98-4900-0010-10 in the amount of \$2,940.09 for an adjustment due to a decrease in value for Year 2017.
- d) Consideration and possible action to approve a refund of property taxes paid by Steel TeK Enterprises, Acct. #98-4900-0010-0010-00 in the amount \$614.94 due to an adjustment for Year 2017.
- e) Consideration and possible action to approve a refund of property taxes paid by CRP 2200 Haine LTD, Acct. 18-2980-0000-0010-00 in the amount of \$6,095.88 due to an adjustment of a change of value for Years 2016 & 2017.

Motion was made by Mayor Pro-Tem Mezmar and seconded by Commissioner Leal to approve the consent agenda, Item 4 (a) through (e). Motion carried unanimously.

- 5) Presentation by Carr, Riggs & Ingram, CPA(s) and Advisors, regarding the City of Harlingen Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2016-2017.

Quentin Anderson, CPA, Partner of Carr, Riggs & Ingram, CPA Quentin Anderson with Carr, Riggs & Ingram, CPA(s) and Advisors presented the Harlingen Comprehensive Annual Financial Report for Fiscal Year 2016-2017. Mr. Anderson stated the City's Finance Department was the recipient of the Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year ending September 30, 2016. He presented a power point presentation on the Comprehensive Annual Financial Report. Their firm audited the basic financial statements consisting of the primary governmental activities, police, fire, public works, public services, administration and business-type activities, golf course, municipal auditorium, museum, and sanitation. They also audited other component units such as the Harlingen Economic Development Corporation, Harlingen Community Improvement Board, Harlingen Waterworks System and Valley International Airport. They issued two opinions. 1) The financial statements present fairly in all materials and in a respective financial position of the listed activities. The respective changes in the financial position and cash flows for the year ended were in accordance with the accepted accounting principles; 2) The City complied with the applicable requirements on all major federal programs. Primary Government had a slight decrease in assets and deferred outflows of resources due to pensions. There was an increase in liabilities due to the issuance of long-term debt of \$12.5 million for the Convention Center. There was a decrease in net pension liability and deferred inflows of resources of \$14.1 million; a decrease in net position of \$6,196,565. Revenues for Primary Government have increased about \$3 million from 2016 to 2017 to \$52,319,254 and business-type activities of \$11,489,384. Expenditure Analysis for Governmental Activities showed that 54% (\$29,692.94) went toward Public Safety and business-type activities showed 80% (\$7,391,547) went to sanitation services. The General Fund Balance increased from \$11,057,967 in 2008 to \$18,512,353 in 2017.

Mayor Boswell stated it was another positive review and appreciated the work that has been done to ensure the City is moving in the right direction. He thanked the Financial Department Staff and Mr. Serna for their work.

- 6) Public hearing to consider an ordinance on first reading authorizing the closing, vacating, transferring, and abandonment of a 0.189 acre tract of land being an unopened 60 ft. road right-of-way within the original Credit Union Subdivision, located between Grimes and Austin Avenue west of Loop 499, and authorize the Mayor to execute a quit claim deed and/or release of right-of-way and convey to the RGV Credit Union. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Allyson Morrow of RGV Credit Union.

Gabriel Gonzalez, Asst. City Manager stated the applicant is requesting the abandonment of an unopened 60 ft. wide road right-of-way located within the original Credit Union Subdivision to allow a proposed three lot commercial subdivision. The right-of-way is 60 ft. wide by 137.5 ft. deep and is currently unopened. There is an existing commercial building on the property north of the right-of-way. The proposed road within the said 60 ft. right-of-way is not feasible since the area to the east and west is developed with an apartment complex along with residential lots to the west. There are no plans to construct a road within the existing 60 ft. road right-of-way and this is reflected on the Harlingen Comprehensive plan. The requested right-of-way has been reviewed



and approved by the City Engineer and he has no objection to the request. The appropriate utility companies have also reviewed and approved this request. The appraised market value for this right-of-way is \$4,400. He recommended approval of the request.

Commissioner Uhlhorn inquired why the 60 ft. right-of-way was placed, if there was no plan to construct a street in the future.

Mr. Gonzalez responded they were unable to find an answer to his question, a search was conducted and there were no findings.

a) Public Hearing

Mayor Boswell announced this was a public hearing and stated anyone wishing to speak for or against this item may do so.

b) Consideration and possible action to approve an ordinance on first reading authorizing the closing, vacating, transferring, and abandonment of a 0.189 acre tract of land being an unopened 60 ft. road right-of-way within the original Credit Union Subdivision located between Grimes and Austin Avenue west of Loop 499, and authorize the Mayor to execute a quit claim deed and/or release of right-of-way and convey to the RGV Credit Union.

Rebecca Hayward, Asst. City Attorney read the caption of the ordinance.

Motion was made by Commissioner Leal and seconded by Commissioner De La Rosa to approve an ordinance on first reading authorizing the closing, vacating, transferring, and abandonment of a 0.189 acre tract of land being an unopened 60 ft. road right-of-way within the original Credit Union Subdivision located between Grimes and Austin Avenue west of Loop 499, and authorize the Mayor to execute a quit claim deed and/or release of right-of-way and convey to the RGV Credit Union. Motion carried unanimously.

7) Board Appointments

Mayor Pro-Tem Mezmar

Re-appointed Sgt. Major Ford Kinsley to the Harlingen Proud Advisory Board

Re-appointed Larry Kruse to the Golf Advisory Board

8) Executive/Closed Session on the following items:

a) pursuant to Section 551.071, Texas Gov't Code to consult with the City Attorney in connection with the MPO Merger.

b) pursuant to Chapter 551, Subchapter D, V.T.C.A. Government Code, Sections 551.087, 551.071 and 551.072 regarding commercial and financial information from a business prospect with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives with the business prospect known as **Project Grand Entrance** and to seek legal advice from the City Attorney regarding the subject matter.

c) Pursuant to Chapter 551, Subchapter D., VTCA Government Code, Sections 551.087, 55.071, and 551.072 regarding commercial or financial information that the City has received from El Clavo Lumber Building Supplies, and which involves the current economic development agreement; and to deliberate and discuss financial or other incentives; and to seek legal advice from the City Attorney regarding the subject matter.

At 6:24 p.m., Mayor Boswell announced the City Commission would convene into executive session to discuss Item 8 (a) through (c).

Motion was made by Commissioner Leal and seconded by Commissioner De La Rosa to convene into executive session to discuss Item 8 (a), (b) and (c). Motion carried unanimously.

At 6:55 p.m., Mayor Boswell announced the City Commission had completed its executive session and declared the meeting open to the public.

9) Consideration and possible action to authorize the City Manager to proceed as discussed in executive session regarding Project Grand Entrance.



Motion was made by Commissioner Leal and seconded by Commissioner De La Rosa to authorize the City Manager to proceed as discussed in executive session regarding Project Grand Entrance. Motion carried unanimously.

- 10) Consideration and possible action to authorize the City Manager to proceed as discussed in executive session regarding the current economic development agreement with El Clavo Lumber Building Supplies.

Motion was made by Commissioner De La Rosa and seconded by Commissioner Uribe to authorize the City Manager to proceed as discussed in executive session regarding the current economic development agreement with El Clavo Lumber Building Supplies. Motion carried unanimously.

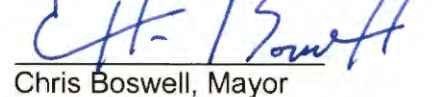
- 11) Citizen Communication

None

Mr. Serna introduced Irma Garza the new Public Relations Officer former City of Edinburg Public Information Officer. She has experience in broadcasting and media relations. Ms. Garza has started working on some projects already and we are happy to have her as part of the Harlingen Team.

There being no further business to discuss, Mayor Boswell adjourned the meeting.

City of Harlingen



Chris Boswell, Mayor

ATTEST:

  
Amanda C. Elizondo, City Secretary