

**STATE OF TEXAS §**  
**COUNTIES OF ARANSAS §**  
**SAN PATRICIO AND NUECES §**  
**CITY OF ARANSAS PASS §**

A Special Meeting of the Aransas Pass City Council was held on Monday, August 28, 2018 in the Aransas Pass City Hall, 600 W. Cleveland Blvd., Aransas Pass, Texas 78336. A notice of the meeting was posted 72 hours in advance in accordance with Section 551, Texas Government Code. Mayor Ramiro Gomez, and Council Members Vickie Abrego, Billy Ellis, Janet Moore and Carrie Scruggs were present. Also present was City Manager Gary Edwards and City Attorney Roxann Cotroneo.

**1. CALL MEETING TO ORDER.**

Mayor Gomez called the meeting to order at 6:00 pm.

**2. DISCUSSION ITEMS:**

**I. Demolition Clean-up Program.**

Gary Edwards, City Manager stated that the purpose is to address demolition issues, specifically two recent buildings that were beyond repair that could present potential issues, and also to receive guidance on moving forward with cleaning up the community. Mr. Edwards referred to a recent city survey where the results showed that in the question of "Overall Appearance of the City", 70% rated Fair to Poor, and of this number, 38% rated Poor, 25% rated Good, and 2% rated Excellent.

Roxann Cotroneo, City Attorney stated that demolitions are very important to a city for purposes of cleaning up the city. She then presented a powerpoint presentation and stated that there are two types of vacant dilapidated structures – Black and Gray structures. She stated that Black structures are bad and beyond repair and need to come down, and Gray structures are defined as they look bad and are repairable based on how much money the homeowner wants to spend for various reasons, such as personal, historic, etc. She stated that early on in the process, the decision was made that the city would only deal with black structures in an effort to clean up the city.

Ms. Cotroneo then showed photos of several structures in the city that are in the category of black structures. She added that they identified a total of eight structures, seven (7) are commercial, and one (1) is residential. She further explained that a 911 call costs the City approximately \$450 per call, and these eight structures have had a total of 148 calls in the last three years costing the City \$67,000. Ms. Cotroneo discussed the following municipal service costs when it deals with dilapidated structures – crime costs; arson, accidental fires and property damage; mowing and cleaning; code inspections; demolition costs; attorney and legal fees; lower property values; and loss of property and sales tax revenue.

Ms. Cotroneo discussed the different types of legal methods that can be used to deal with dilapidated structures. 1) Meet and Greet, 2) Notice of Violation and Citation, 3) Civil Lawsuit, and 4) Building Board of Standards and Appeals.

Council members asked questions regarding if the owners of the eight black structures are local or out of town; demolition costs; the two recent dilapidated structures; best approach; steps to follow; demolition permit process; and cleaning up of the city's property.

After discussion, there was a consensus from the council to move forward with the meet greet

and follow-up approach, and keep the council informed on the progress.

II. Debris and High Grass Tickets.

Cory Elrod, Code Compliance Officer stated the purpose of this item is to receive guidance on clean-up of debris in neighborhoods that has expired with FEMA contractors. He added that this matter is still an issue as property owners are still placing construction debris in alleyways, and properties, and the problem continues to grow and it may become necessary to start issuing citations.

Council members asked questions how complaints are being monitored; creating an internal trash clean-up system; cost of debris pickup; trash/debris placed by apartment complexes involving evictions and who is responsible for cleanup; contractor debris; clean-up of city properties; and costs for a third party contractor. There was a general consensus to continue with the current process. Mr. Edwards added that they would come up with a plan on dealing with this matter.

III. Webpage and Related Materials.

Mr. Edwards stated that this item is being pulled from the agenda.

**3. PROPERTY TAX RATE:**

City Secretary Juarez stated that the following two items relate to the reconsideration of the Proposed Tax Rate. She stated that the reconsideration requires that someone who voted on the prevailing side make the motion, it would require a second, and must pass by a majority vote; and once this occurs it would allow for these two items to be placed back on the table for discussion.

3.1. Reconsideration of motion setting September 17, 2018 as the date of the adoption of the Ad Valorem Tax Rate of \$0.735196 per \$100 Valuation.

A motion was made by Council Member Abrego to reconsider Item 3.1, seconded by Council Member Moore, and the motion passed.

3.2. Reconsideration of motion setting a public hearing on the Ad Valorem Tax Rate for September 4, 2018 during the Regular City Council meeting beginning at 6:00 pm at City Hall, 600 W. Cleveland, Aransas Pass, Texas.

A motion was made by Council Member Abrego to reconsider Item 3.2, seconded by Council Member Moore, and the motion passed.

After the reconsideration vote, the following two items were discussed:

Mr. Edwards provided an update on approximately fifty (50) reimburseable FEMA projects, and the FEMA projects that have been completed. He then discussed the issues that are impacting the FY2018-2019 budget, and the property tax options. Mr. Edwards stated that staff had initially suggested the \$0.73 tax rate, meaning that this rate would keep the city where we are currently. He added that if the City goes with a higher proposed tax rate, it would require two public hearings and the final vote would occur on September 24, 2018. Mr. Edwards stated that at the \$0.73 rate, the cost to a homeowner of a \$100,000 home would be an additional \$46.54; at the \$0.77 rate, the cost to the homeowner of a \$100,000 home would be an additional \$86.54, and at the \$.80 rate, the cost to the homeowner of a \$100,000 home would be an additional \$116.54.

Sandra Garcia, Director of Finance referred to a handout showing the increase in 5 cent increments beginning with the effective tax rate of \$0.735196 up to \$0.805196, and the additional tax levy collected. Ms. Garcia referred to the recent water main break that occurred will cost the city approximately \$40,000 to \$50,000, which are not included as part of the budget, and does not include the loss of water which is an additional charge. She informed the council that if today they propose the \$0.805196 tax rate, the council can opt to go with a rate between \$0.735196 and \$0.805196. Ms. Garcia stated that at the highest rate of \$0.805196, it would generate \$346,004 in additional tax levy which would be used for the following: \$146,004 for emergency repairs of water and sewer lines, \$100,000 cleaning up of the city, and \$100,000 for roadways and sinkholes.

Council Member Scruggs asked if the city can propose a tax increase for a year, and at the end of the year either keep at that tax rate or lower the rate, and Ms. Garcia responded that each year the council can either increase or decrease the tax rate. Mr. Edwards reiterated that some of the surrounding communities have a lower property tax rate due to higher property tax values, and Aransas Pass is trying to raise our property values so that the tax rate can come down. Ms. Garcia stated that the council will need to set a property tax rate today. Ms. Abrego reiterated that if today they proposed a tax rate of \$0.805196 at the time of adoption the city can go lower, and Ms. Garcia responded that that is correct.

3.3. Consider and Act on setting a date for the adoption of the Ad Valorem Tax Rate.

A motion was made by Council Member Abrego to set September 24, 2018 as the date of adoption of the Ad Valorem Tax Rate of \$0.805196 per \$100 valuation, seconded by Council Member Moore and the motion passed with the following vote: Abrego, Moore and Scruggs voting Aye; Ellis voting No.

3.4. Consider and Act on setting a date(s) for the public hearing on the Ad Valorem Tax Rate.

A motion was made by Council Member Abrego to set public hearings on the Ad Valorem Tax Rate for September 13, 2018 and September 19, 2018 during the city council meeting beginning at 6:00 pm at City Hall, 600 W. Cleveland, Aransas Pass, Texas, seconded by Council Member Moore and the motion passed with the following vote: Abrego, Ellis, Moore and Scruggs voting Aye.

**15. ADJOURNMENT**

There being no further business to come before the Council, Mayor Gomez adjourned the meeting at 8:10 pm.

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Ramiro Gomez  
Mayor

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Mary Juarez  
City Secretary

Approved on: \_\_\_\_\_