

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

A Regular Meeting of the Aransas Pass City Council was held on Monday, September 17, 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, and Billy Ellis were present; Janet Moore and Carrie Scruggs were absent. 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. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG.**

Council Member Abrego gave the Invocation and led the Pledge of Allegiance to the United States Flag.

**3. PRESENTATIONS AND PROCLAMATIONS:**

**4. BOARD AND COMMISSION APPOINTMENTS:**

4.I. Aransas Pass Municipal Development District.

Mayor Gomez announced that this item is being postponed.

4.II. Building Board of Standards and Appeals.

Burl Smith, Building Official stated that terms are expiring for Dan Moore, Ruben Rodriguez and Michael Moore and they are all seeking reappointment.

A motion was made by Council Member Abrego to reappoint Dan Moore, Ruben Rodriguez and Michael Moore, seconded by Mayor Pro Tem Ellis, and the motion passed with the following vote: Gomez, Abrego and Ellis voting Aye; Moore and Scruggs were absent.

4.III. Memorial Commission.

Chuck West, Harbor Master stated that Manuel Buentello has resigned from the Memorial Commission. He added that the Commission met on September 4, 2018 and are recommending David Rector.

A motion was made by Mayor Pro Tem Ellis to appoint David Rector, seconded by Council Member Abrego, and the motion passed with the following vote: Gomez, Abrego and Ellis voting Aye; Moore and Scruggs were absent.

**5. CONSENT AGENDA:**

5.I. Approval of August 20, 2018 Regular Meeting and August 28, 2018 Special Meeting Minutes.

A motion was made by Mayor Pro Tem Ellis to approve Item 5.I, seconded by Council Member Abrego, and the motion passed with the following vote: Gomez, Abrego and Ellis voting Aye; Moore and Scruggs were absent.

**6. PUBLIC HEARING:**

There were no Public Hearings.

**7. CITY MANAGER**

7.I. Consider and Act on approving an Agreement with San Patricio Municipal Water District to perform a detailed Wastewater Study for a cost of \$8,750.

Gary Edwards, City Manager stated that at the last council session a report was provided on the regionalization of a sewer plant involving several cities. He added that the cost of the study is based on city population size and the cost to Aransas Pass is \$8,750.

Brian Williams, San Patricio Municipal Water District stated that they have been serving the area since the 1950's with water service and there is an opportunity for customer cities to look at regionalization of a wastewater treatment facility

Council Member Abrego asked if this is the right time, and Mr. Williams responded that in the late 1970's there was a report on regionalization, but there was not enough density to go forward; therefore, they continued with separate plants for customer cities. He added that in 1994 there was another study that concluded that interest rates were high, and if they ever dropped below 6% it would be feasible. Mr. Williams stated that currently, the City of Ingleside is looking at building a new wastewater treatment plant, the city of Portland will be doing a major expansion in about five years, and Aransas Pass will be looking at an expansion in the next few years, so the timing is right for regionalization.

Council Member Ellis asked if they knew where a new plant would be located, and Mr. Williams responded that it is still too early but would prefer near the current facility.

A motion was made by Council Member Abrego to approve Item 7.I, seconded by Mayor Pro Tem Ellis, and the motion passed with the following vote: Gomez, Abrego and Ellis voting Aye; Moore and Scruggs were absent.

7.II. Consider and Act on request from Memorial Commission to add Lynn Darwin Lamb to the Seamen's Memorial Tower.

Chuck West, Harbor Master stated that a request was received from the family of Lynn Darwin Lamb to add his name to the Seamen's Memorial Tower. The cost is approximately \$150 and Mr. Grant Erickson has agreed to pay for the costs.

A motion was made by Mayor Pro Tem Ellis to approve Item 7.II, seconded by Council Member Abrego, and the motion passed with the following vote: Gomez, Abrego and Ellis voting Aye; Moore and Scruggs were absent.

**8. COMMUNITY ENRICHMENT:**

There were no Community Enrichment items.

**9. DEVELOPMENT SERVICES:**

9.I. Consider and Act on approving Change Order No. 2 for the Shrimporee Building Project.

Fernando Quintanilla, Director of Public Works stated that this change order is to replace plywood flooring on the upstairs portion of the building. He stated that the current flooring is rotted and needs to be replaced prior to placing the new flooring. Mr. Quintanilla stated that this is a FEMA project, but this change order will not be covered by FEMA, but rather the city will absorb the cost of \$2,179. Council Member Abrego asked if this completes the renovation at the Shrimporee building, and Mr. Quintanilla responded yes.

A motion was made by Council Member Abrego to approve Item 9.I, seconded by Mayor Pro Tem Ellis, and the motion passed with the following vote: Gomez, Abrego and Ellis voting Aye; Moore and Scruggs were absent.

9.II. Consider, Discuss and take action to approve demolition of substandard and dilapidated structure located at 1052 S. Rife, Aransas Pass, Texas also commonly known as LWR Building.

Roxann Cotroneo, City Attorney stated that this property is owned by all taxing entities – City, County, School District and Drainage District and is substandard and seek approval to demolish. Mr. Burl Smith, Building Official stated that steps were taken to ensure that due diligence was and they are in the process of removing artifacts and inventorying those items. He added that the items are currently being stored in the fire department evidence room.

Howard Gillespie, San Patricio County Commissioner stated that the San Patricio Historical Commission is interested in looking at the items to see what is historically good for a museum and are in agreement with this process. Ms. Cotroneo stated that the structure is what is before the council, and that the contents will come back to council at a later date. City Secretary Juarez then swore in Mr. Smith for further questioning by City Attorney Cotroneo.

A motion was made by Mayor Pro Tem Ellis to approve Item 9.II, seconded by Council Member Abrego, and the motion passed with the following vote: Gomez, Abrego and Ellis voting Aye; Moore and Scruggs were absent.

9.III. Monthly Building Department Report – August 2018.

Burl Smith, Building Official stated that a total of 106 permits were issued in the month of August, 9 of which were commercial and 19 were residential. He added that the full report was provided to the city council.

**10. FINANCE:**

10.I. Monthly Financial Report – August 2018.

Sandra Garcia, Director of Finance discussed the departments that did not meet their set goal for the month of August 2018 – Water & Sewer Fund, Aquatics Center, and Civic Center. Ms. Garcia reported that Property Tax is above \$125,666 overall year to date; and Sales Tax Collected an increase of \$467,719.

**11. INFORMATION TECHNOLOGY:**

There were no Information Technology items.

**12. PUBLIC SAFETY:**

12.I. Monthly Public Safety Report – August 2018.

Eric Blanchard, Police Department recognized new Police Officer Sanders. He then reported the highlights for the CID Division, Patrol Division and discussed the following statistics: accidents, traffic stops, assault report, burglary, criminal mischief, death investigation, fraud, theft and theft motor vehicle for the month of August 2018, and reported that for the Department Feedback they received 9 responses, and discussed the breakdown. He added that the report will be posted on the City's website.

**13. CITY COUNCIL OR STAFF ANNOUNCEMENT:**

Mr. Edwards reported that a Special Council Meeting is scheduled for September 19, 2018 for the second public hearing on the tax rate, and the adoption of the budget and the tax rate are scheduled for September 24, 2018.

**14. CITIZEN COMMENT:**

Jack Cheney, Aransas County Commissioner thanked the Police Chief for their prompt response over the weekend on the major washout on McCampbell Street.

**15. EXECUTIVE SESSION:**

The meeting was recessed into Executive Session at 6:33 pm under the provisions of Section 551, Texas Government Code to discuss the authority of:

1. Section 551.071, Consultation with City Attorney: Conn Brown Harbor Lease – Coast Point Company, Inc.
2. Section 551.087, Deliberations regarding Economic Development Negotiations related to Potential Economic Development.
3. Section 551.087, Deliberations regarding Economic Development Negotiations and Section 551.071, Consultation with City Attorney: Letter of Intent – Mark Farnsworth
4. Section 551.087, Deliberations regarding Economic Development Negotiations and Section 551.071, Consultation with City Attorney: Letter of Intent – Potential Housing Development.

The council returned from executive session at 7:56 pm.

1. Section 551.071, Consultation with City Attorney: Conn Brown Harbor Lease – Coast Point Company, Inc.

A motion was made by Mayor Pro Tem Ellis to give notice to Coast Point Company to vacate the premises within 120 days in compliance with the lease agreement between the City and Coast Point Company signed on November 1, 2015, seconded by Council Member Abrego, and the motion passed with the following vote: Gomez, Abrego and Ellis voting Aye; Moore and Scruggs were absent.

2. Section 551.087, Deliberations regarding Economic Development Negotiations related to Potential Economic Development.

Mayor Gomez announced that no action would be taken on this item.

3. Section 551.087, Deliberations regarding Economic Development Negotiations and Section 551.071, Consultation with City Attorney: Letter of Intent – Mark Farnsworth

A motion was made by Mayor Pro Tem Ellis to approve a Letter of Intent with Movies, Inc. and designate the City Manager and City Attorney to begin negotiations, and that all incentive negotiations are preliminary, conditional and are subject to formal approval by a majority vote of the Aransas Pass City Council in the form of a mutually agreeable written contract to be entered into by Movies, Inc. and the city, seconded by Council Member Abrego, and the motion passed with the following vote: Gomez, Abrego and Ellis voting Aye; Moore and Scruggs were absent.

4. Section 551.087, Deliberations regarding Economic Development Negotiations and Section 551.071, Consultation with City Attorney: Letter of Intent – Potential Housing Development.

A motion was made by Mayor Pro Tem Ellis to approve a Letter of Intent with Torno Properties, LLC and designate the City Manager and the City Attorney to begin negotiations, and that all incentive negotiations are preliminary, conditional and are subject to formal approval by a majority vote of the Aransas Pass City Council in the form of a mutually agreeable written contract to be entered into by Torno Properties, LLC and the city, seconded by Council Member Abrego, and the motion passed with the following vote: Gomez, Abrego and Ellis voting Aye; Moore and Scruggs were absent.

**15. ADJOURNMENT**

There being no further business to come before the Council, Mayor Gomez adjourned the meeting at 7:56 pm.

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Ramiro Gomez  
Mayor

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Mary Juarez  
City Secretary

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