

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, November 7, 2016 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 Adan Chapa, and Council Members Vickie Abrego, Billy Ellis, Phillip Hyatt and Carrie Scruggs were present. Also present was City Manager Sylvia Carrillo and City Attorney Allen Lawrence.

1. CALL MEETING TO ORDER.

Mayor Chapa called the meeting to order at 7:00 pm.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG.

Mayor Chapa gave the Invocation and led the Pledge of Allegiance to the United States Flag.

3. PRESENTATIONS AND PROCLAMATIONS:

3.I. Presentation by Spirit of Aransas Pass.

Sarah Lee, Director of Community Enrichment presented the City with a check in the amount of \$17,341.81 on behalf of the Spirit of Aransas Pass 1st Annual Baconfest and thanked the Council for their support. Ms. Lee stated that Jan and Michael Moore were out of town and unable to be present at the meeting today.

3.II. Presentation on Visitor's Center – Rosemary Vega, Aransas Pass Chamber of Commerce

Rosemary Vega, Executive Director, Aransas Pass Chamber of Commerce provided a power point presentation and discussed their advertising efforts; social media access; lodging; total Ferry traffic counts; and visitor center website. Ms. Vega discussed the Chamber of Commerce budget and the itemized marketing budget. She informed the Council that she appreciated their confidence and their assistance with offsetting the chamber's costs.

3.III. Consider and Act on Resolution No. 2016-793 recognizing the importance of Municipal Courts, the Rule of Law, and the Fair and Impartial Administration of Justice.

Henri Morales, Municipal Court Judge stated that November 7 – 11 is "Municipal Court Week" in Texas and that this Resolution is recognizing the importance of Municipal Courts. Ms. Morales then read the resolution in its entirety.

A motion was made by Council Member Hyatt to approve Item 3.III, seconded by Mayor Pro Tem Ellis, and the motion carried.

4. BOARD AND COMMISSION APPOINTMENTS:

There were no Board Appointment items.

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5. **CONSENT AGENDA:**

5.I. Approval of Regular Meeting Minutes of October 3, 2016 and October 17, 2016.

A motion was made by Council Member Hyatt to approve Item 5.I, seconded by Council Member Abrego, and the motion carried.

6. **PUBLIC HEARING:**

City Attorney Lawrence declared the public hearing open on Items a through f. Dale Wells, Building Official stated that items a, b, d and f were being removed from the agenda. He added that on Item a, 334 S. 11th Street – The city has issued a demolition permit, Item b, 328 N. Lamont Street – Relatives of the family have made arrangements to have the property placed in their name and will be brought back to Council in ninety (90) days, Item d, 524 N. Whitney Street – A voluntary demolition request has been made by the property owner, Item f, 729 N. Houston Street – A voluntary demolition has been provided to property owner. Mr. Wells stated that the remaining items are c and e.

6.I. Public hearing on the following Demolition of Buildings:

- a. ~~334 S. 11th Street – Property I.D. 35310, Lot 12, Block 214, Aransas Pass Townsite, 0.161 Acres.~~
- b. ~~328 N. Lamont Street – Property I.D. 35938, Lots 25 and 26, Block 349, Aransas pass Townsite.~~
- c. 330 N. 7th Street – Property I.D. 35696, Lots 23-25, Block 285, Aransas Pass Townsite.

Mr. Wells stated that a title search of the property was conducted and that the property owners were present during the Building Standards Board meeting, and they referred the property was given back to the Bank during foreclosure but bank did not accept the property. Mr. Wells added that a storage building remains in the property and is in poor condition. He stated that the staff recommends demolition.

- d. ~~524 N. Whitney Street – Property I.D. 36059, Lots 17 and 19, Block 387, Aransas Pass Townsite.~~
- e. 624 N. Rife Street – Property I.D. 12583, Lots 22-24 and 25 foot of Rife Street, Block 454, Aransas Pass Townsite, 0.161 Acres.

Mr. Wells stated that the property owners were sent registered letters and that all letters have been returned and have received no response and that there is no legal ownership to the property. He stated that the staff recommends demolition.

- f. ~~729 N. Houston Street – Property I.D. 12717, Lots 8-9 and 25 foot of Houston Street, Block 521, Aransas Pass Townsite.~~

There being no further comments, City Attorney Lawrence declared the public hearings closed.

6.II. Consider and Act on the following Demolition of Buildings:

- a. ~~334 S. 11th Street – Property I.D. 35310, Lot 12, Block 214, Aransas Pass Townsite, 0.161 Acres.~~
- b. ~~328 N. Lamont Street – Property I.D. 35938, Lots 25 and 26, Block 349, Aransas~~

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- ~~pass Townsite.~~
c. 330 N. 7th Street – Property I.D. 35696, Lots 23-25, Block 285, Aransas Pass Townsite.

A motion was made by Council Member Abrego to approve Item C, seconded by Council Member Hyatt, and the motion carried.

- d. ~~524 N. Whitney Street – Property I.D. 36059, Lots 17 and 19, Block 387, Aransas Pass Townsite.~~
e. 624 N. Rife Street – Property I.D. 12583, Lots 22-24 and 25 foot of Rife Street, Block 454, Aransas Pass Townsite, 0.161 Acres.

A motion was made by Council Member Abrego to approve Item E, seconded by Council Member Hyatt, and the motion carried.

- f. ~~729 N. Houston Street – Property I.D. 12717, Lots 8 9 and 25 foot of Houston Street, Block 521, Aransas Pass Townsite.~~

7. CITY MANAGER

- 7.I. Consider and Act on request from Magus Beck to waive the penalty and interest of Weed Lot Lien for property located at Lots 17 to 22, Block 377, S. Whitney (NW Corner), City of Aransas Pass.

City Manager Carrillo stated that Mr. Magus Beck submitted a request to waive the penalty and interest on the Weed Lot Lien for described property. Ms. Carrillo stated that the original lien was for \$225.00 and accrued penalty and interest in the amount of \$173.63. She stated that Mr. Beck is requesting that the Council consider waiving the penalty and interest.

A motion was made by Council Member Abrego to waive the Penalty and Interest in the amount of \$173.63, seconded by Council Member Hyatt, and the motion carried.

- 7.II. Consider and Act on request from Roland Pena to terminate Facility License Agreement for Softball Complex effective November 30, 2016.

City Manager Carrillo stated that Mr. Roland Pena is requesting to terminate the lease effective November 30, 2016. She added that the lease is due to expire on December 31, 2016 but due to a slow season he would like to terminate the lease early.

Ms. Marcy Hammond stated that the season has been slow; and, also thanked City Manager Carrillo and Mr. Gomez for their assistance with rainouts, flooding and pipes bursting.

A motion was made by Council Member Abrego to terminate the lease effective November 30, 2016, seconded by Mayor Pro Tem Ellis, and the motion carried.

- 7.III. Consider and Act on offer to purchase Tax Resale Property, Suit No. S-06-1031-TX, Lots 1 and 2, Block 441, Original Townsite, City of Aransas Pass, San Patricio County, Texas, located on the corner of 801 S. McCampbell.

City Manager Carrillo stated that Mr. Edgar Ochoa had previously submitted an offer in the amount of \$3,500 and was approved by Council. However, during the bidding process a higher offer was made by NextLots Now in the amount of \$6,200.

A motion was made by Council Member Abrego to accept the offer submitted by NextLots Now, seconded by Council Member Hyatt, and the motion carried.

7.IV. Consider and Act on renewal of Hotel/Motel Agreement between the City of Aransas Pass and the Aransas Pass Chamber of Commerce.

City Manager Carrillo stated that this is the annual partnership with the Aransas Pass Chamber of Commerce for the operation of the Visitor's Center in exchange for 70% of Hotel Motel Fund. Council Member Abrego announced that she would be abstaining on voting on this item because her spouse serves on the board.

A motion was made by Council Member Hyatt to approve Item 7.IV, seconded by Mayor Pro Tem Ellis; Council Member Abrego abstained, and the motion carried.

7.V. Consider and Act on appointing a Selection Review Committee to review submitted proposals for the Community Development Block Grant (CDBG) Procurement Process.

City Manager Carrillo stated that there is a new process for CDBG grants and that the studies are performed before applying for a grant. She added that the new process requires appointing a Selection Review Committee to review proposals for Administration/Professional and Engineers for the 2017-2018 grant application cycle.

A discussion ensued regarding the composition of the committee.

A motion was made by Council Member Abrego to designate Mayor Chapa, Council Member Hyatt, Sylvia Carrillo, City Manager, Fernando Quintanilla, Director of Public Works, and Sandra Garcia, Director of Finance, seconded by Mayor Pro Tem Ellis, and the motion carried.

7.VI. Consider and Act on approving a three-year contract with Brenda McElwee, CPA to conduct the Annual Audit for the City of Aransas Pass, and include additional scope of creating a Consolidated Annual Financial Report (CAFR).

City Manager Carrillo stated that this is for renewal of the contract for a three year period. Ms. Carrillo informed the council that the renewal includes the Annual Financial Report and for the creation of a Consolidated Annual Financial Report (CAFR). She added that the CAFR is a budget plan for a specific fiscal year to primarily show where revenue is allocated, and she further discussed the purpose of the CAFR report.

A motion was made by Council Member Abrego to approve the contract for the Financial Annual Audit and Consolidated Annual Financial Report (CAFR), seconded by Mayor Pro Tem Ellis, and the motion carried.

7.VII. Updates:

- Utility Billing
- TxDOT Beautification Project
- Community Park Fencing
- Highland/Johnson
- 13th Street
- Post Trunk or Treat Event
- Fall Feast
- Shoe Drive

City Manager Carrillo provided the Council an update on the Utility Billing Issue. She displayed an aerial photo of the radio meters that have been installed and added that 1,200 meters still remain to be exchanged out for radio meters of the 4,100 accounts. She further discussed the different scenarios that occurred with the utility accounts; utilized six temporary staff installing new radio meters and will be back on scheduled with actual consumption. Council members asked questions on average consumption; what are the requirements to read meters; current staff licensed to read meters; and solutions to the water utility issue.

Ms. Carrillo then provided the Council with an update on the TxDOT Beautification Project, Community Park Fencing, Highland/Johnson project, 13th Street, Post Trunk or Treat Event, Fall Feast scheduled for November 17th, and the upcoming Shoe Drive.

8. COMMUNITY ENRICHMENT:

There were no Community Enrichment Items.

9. DEVELOPMENT SERVICES:

There were no Development Service items.

10. FINANCE:

There were no Finance items.

11. INFORMATION TECHNOLOGY:

There were no Information Technology items.

12. PUBLIC SAFETY:

There were no Public Safety items.

13. CITIZEN COMMENTS:

Ann Roberts, 751 S. 11th Street, spoke about the increase in her water bill, and asked about water sampling due to a bad odor in the water.

Mr. Zane, 1505 W. Yoakum, spoke about her water bill for October and November and stated she does not agree with the water averaging.

David Hilarides, Leadership Aransas Pass Class V, commented on class project to develop new signage for City parks and facilities.

Quincy Cooper, 605 W. Matlock, commented on the increase with his water bill and the averaging of his bill.

14. EXECUTIVE SESSION:

The meeting was recessed into Executive Session at 8:17 pm under the provisions of Section 551, Texas Government Code to discuss the authority of:

- a. Section 551.071: Consultation with City Attorney: Harbor Leases.

b. Section 551.074: Personnel Matters: City Manager.

The Council returned from Executive Session at 9:33 pm.

a. Section 551.071: Consultation with City Attorney: Harbor Leases.

Mayor Chapa announced that no action would be taken.

b. Section 551.074: Personnel Matters: City Manager.

Council Member Hyatt stated that he has complete confidence in the City Manager and she has his support.

Mayor Pro Tem Ellis stated that Ms. Carrillo has his complete confidence and trust as City Manager and the best City Manager the City has had in decades.

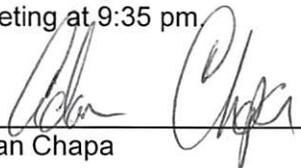
Council Member Abrego stated that Ms. Carrillo has her complete confidence and trust as City Manager. She added that Ms. Carrillo has brought the City forward in so many ways for the best since she became City Manager. Ms. Abrego stated that she has served with many City Managers and the City got the cream of the crop with Ms. Carrillo.

Council Member Scruggs stated that there are people that make reference in saying that they know a little about a lot. But, from the day she met Ms. Carrillo, she is confident in saying that she is one of the few people that knows a lot about a lot. Ms. Scruggs added that she has been a resident for 51 years, and that the City has moved forward more in the last several years because of Ms. Carrillo's knowledge and work ethic and that she has her full support.

Mayor Chapa stated that Ms. Carrillo has had a letter of decline since becoming City Manager and that he has lost faith and has no confidence in Ms. Carrillo.

15. ADJOURNMENT

There being no further business to come before the Council, Mayor Chapa adjourned the meeting at 9:35 pm.



Adan Chapa
Mayor



Mary Juarez
City Secretary

Approved on: 11/21/16