

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

A Workshop Meeting of the Aransas Pass City Council was held on Monday, March 12, 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.

1. CALL MEETING TO ORDER.

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

City Manager Edwards stated that the following items are informational and discussion only and that no action will be taken today.

2. DISCUSSION ITEMS:

1. Housing Presentation – Gilbert Gallegos, AIA, Broaddus & Associates.

Mr. David Bowen, President of Broaddus & Associates stated that they had previously given a presentation to Council for Multi-Family Housing at a different location. Mr. Bowen stated that with the ExxonMobil Corporation coming to the San Patricio County area, and the damage caused by Hurricane Harvey there is a demand for housing in the area. He then referred to Mr. Gallegos who stated that the new site being proposed is near Highway 35 and comprised of approximately 20 acres of City owned land, is in the center of Town and a good access point to Ingleside and Gregory. Mr. Gallegos discussed and displayed an aerial depicting the site option, vicinity, boundaries, site analysis and its history. Mr. Bowen then discussed the site concept stating that Phase I of the project would include approximately 180 units, with 30 units per building, approximately 1560 square feet, 728 parking spaces and would require extending Giles Road, and Phase II would include approximately 220 units based on demand and displayed photos of the design to be of a coastal environment.

He discussed the financing options and stated that a market study would need to be conducted to determine the demand, the formation of an Aransas Pass Housing Finance Corporation, and the purpose of a P3 - Public Private Partnership. Mr. Bowen stated that a P3 allows the cities to design and build the project and do not have any out of pockets and lease for either 20 to 30 years, at the end of term city owns the asset.

Council members asked questions on the need for a lift station and sewer, site for a water tower, market study, cost for the market study and who pays for the study, location, cost of units, and timeframe of the project.

2. Harrison Boulevard Discussion – Paul Summers, Keep Aransas Pass Beautiful.

Paul Summers and Brenda McElwee, Keep Aransas Pass Beautiful provided an overview of the Harrison Boulevard project and stated that the TxDOT portion from Wheeler to Goodnight has been completed, except for cleanup of the islands and removal of unused wiring. Ms. McElwee stated that they would like to complete the project from Goodnight to Commercial and would be funded by KAPB as funds become available. Council members discussed the project and suggested contacting local business to sponsor a palm tree.

3. Credit Card Fee – Sandra Garcia, Director of Finance

Ms. Garcia stated that currently the City does not charge customers a fee for credit card payments and that last year, the City paid \$21,356 in credit card processing fees. She added that she conducted a survey of the surrounding communities and that Ingleside charges a 5% convenience fee, Portland charges a \$4.00 convenience fee, Corpus Christi incorporates the fee into the water rate, and the Port Aransas and Rockport do not charge a fee. Ms. Garcia stated that the credit card fees at the Aquatic Center are minimal at \$1,700 since they are seasonal. She stated she is recommending a credit card fee at Municipal Court and Utility Department of \$1.00 or \$2.00 and added that the advantage of a direct swipe eliminates human errors.

Council Member Moore asked what credit card processor does the City use, and Ms. Garcia responded Electronic Transaction Services. Ms. Garcia pointed out that it is important to have a vendor that is compatible with the city's software and is recommending OpenEdge. Council Member Abrego stated she is concerned with adding another fee to customers, does not agree with charging customers a fee for paying online. Ms. Abrego commented that the city is not setup to receive electronic payments via online banking. Ms. Garcia stated that there is no fee for customers who setup their utility payment via autodraft. Ms. Abrego suggested further research to avoid charges to citizens. Mr. Edwards stated that the City would continue to research this issue.

4. Water Tower Emblem – Fernando Quintanilla, Director of Public Works

Mr. Quintanilla stated that the City has developed four designs for the new Water Tower and displayed the designs. After discussion, it was the general consensus of the Council to conduct a survey and let the community decide which logo to use for the Water Tower.

5. Expedited Permitting Process and Inspections – Katherine Comeaux and Burl Smith

Katherine Comeaux, Superintendent of Development Services and Burl Smith, Building Official stated that the purpose of permits and inspections is to protect the public health, safety and general welfare through adopting codes, insuring that prior to issuing a permit all codes and polices are followed, and that construction is done through approved plans. Ms. Comeaux then provided a power point presentation and discussed the following: permitting and inspection volume increase, inspections required, the revenue impact as a result of Hurricane Harvey, Revenue Comparison for Permit Fees, plan review process improvements, adopted codes and codes to be considered for adoption, impact of not adopting better standards and codes, ISO Rating, building code effectiveness grading schedule and the city's history and how to improve.

In summary, Ms. Comeaux stated that goals of the Building Department is to facilitate a safe and resilient development through adopting and enforcing higher standards, improve communication with developers, faster plan review process, certify staff and public record availability.

Mayor Gomez stated if the city of Aransas Pass can afford these changes and that they must be beneficial to the city, and added that income levels in Aransas Pass match the codes.

4. **ADJOURNMENT**

There being no further business to come before the Council, Mayor Gomez adjourned the meeting at 8:00 pm.

Ramiro Gomez
Mayor

Mary Juarez
City Secretary

Approved on: _____