

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, May 15, 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 5:45 pm.

2. DISCUSSION ITEMS.

2.1. Discussion pertaining to Liability Insurance for Registered Contractors.

Mr. Edwards stated that the purpose of this item is to differentiate liability insurance requirements between large and small contractors.

Katherine Comeaux, Superintendent of Development Services discussed liability and bonding requirements for general contractors. She stated that Texas is one of six states that does not have licensing, bonding or insurance requirements for general contractors and is left up to local jurisdictions. Ms. Comeaux added that the following neighboring jurisdictions – Ingleside, Portland, Rockport, Port Aransas and Corpus Christi all have liability insurance and bond requirements for general contractors. She added that large and small cities look at valuation of work and type of work.

Ms. Comeaux stated that staff is recommending that commercial contractors have liability insurance and valuation of work over a certain amount to require that it be bonded, but is seeking council input on the amount of threshold for bonding requirements and the feasibility for small contractors to be bonded for the type of work resulting in a hardship for residents, if not performed correctly. She also discussed implementing a policy similar to the City of Portland, requiring permanent contractors during a disaster declaration period to have additional requirements such as background checks to prevent out of town contractors coming in and not completing work.

Council members discussed bonding requirements; responsibility of the homeowner, maintain bond active; permits issued and complaints submitted on jobs not completed and create a list on post on city website; homeowners able to acquire permits taking responsibility to do job and hire contractor to perform job, vs. only people that can perform the work are people who live in that home; ensure that accessory buildings have engineering stamp and inspected; have a building association as a vetting body; and placement of protective measures for construction and is placed on the local level.

Ms. Comeaux asked for input from the Council on a reasonable cost level for bonding or liability insurance, and suggested \$5,000 - \$10,000 for residential work to be the cap for which the city would require a bond or liability insurance. A discussion ensued on verifying that contractors maintain the bond active, citizen complaints, educate residents to protect themselves and prepare flyers pertaining to hurricane assistance and disseminate to residents.

Mr. Edwards stated that the way the ordinance is currently written contractors for larger

businesses are not required to have liability insurance. There was a consensus of the Council to start with commercial businesses, structural moving and bond requirements for residential work over a certain amount.

3. ADJOURNMENT.

There being no further business to come before the Council, Mayor Gomez adjourned the meeting at 6:15 pm.

Ramiro Gomez
Mayor

Mary Juarez
City Secretary

Approved on: _____