

**THE SAN PATRICIO COUNTY
NAVIGATION DISTRICT NO. ONE
P.O. BOX 904
426 RANSOM ISLAND DR.
ARANSAS PASS TX 78335
Phone 361-758-1890**

The San Patricio County Navigation District No. 1 held a regular meeting on July 11, 2017 at 1:30 p.m. located Harbor West Office Building, 426 Ransom Island Drive, Aransas Pass, Texas 78336.

Commissioners Jay Attaway, Richard Palmietto, Hector Rios, and Attorney Allen Lawrence were present.

Commissioner Attaway called the meeting to order.

Commissioner Rios moved to accept the minutes of the regular meeting held on June 13, 2017. Commissioner Palmietto seconded the motion. Commissioners voted aye unanimously.

Commissioner Rios moved to accept the treasurer's report for the month of June 2017. Commissioner Palmietto seconded the motion. Commissioners voted aye unanimously.

Commissioner Howard Gillespie, Precinct #4, spoke at length along with Attorney Desiree Voth to the San Patricio County Navigation District #1 Commissioners about which water codes the navigation district follows Chapter 62. Article XVI, Section 59, Navigation Districts or Chapter 63., Self- Liquidating Navigation Districts. Commissioner Gillespie said he was trying to get back to the history of the County to figure out this evolution of Navigation District from 1958 to forward. Copies of the water codes were handed out to the board. Commissioner Gillespie discussed both water codes and had questions for the board members. Attorney Desiree Voth said SPND did not originate under chapter 63, but if SPND was to choose Chapter 63 we would have to convert which requires a resolution to do this and it means an election. Attorney Voth says we are better off being under

Chapter 62 being appointed to term. Commissioner Gillespie will be in touch with the navigation district. – No Action taken following the discussion.

Harbor Manager James Hale stated that the sewer tap was done. He spoke with the city about the boundaries of where to put the water meter. The city seemed to disagree about where to locate the water meter. Commissioner Rios said he had the survey to SPND property lines to show the city in order to put the meter in the right of way. -No Action taken following the discussion.

Upon motion by Commissioner Attaway, seconded by Commissioner Palmietto, the board appointed Commissioner Rios to look into whatever technicalities it takes to move the No Wake sign. Commissioners voted aye.

Commissioners discussed having the Harbor Manager James Hale to look into pricing of storage dock boxes. -No Action taken just discussion.

Harbor Manager report- James reported on repairing G03 steps to the finger pier, replacing one barbecue pit in the park area, and the office gate needed the bearings replaced to be able to open and close it. James got two bids for the pilings that needed to be replaced in Section D36 and E 19. Smart Docks will do the job for \$1,590.00 and Dock Express will replace at \$4,300.00. Upon motion by Commissioner Rios, seconded by Commissioner Palmietto, the board accepted Smart Docks bid at \$1,590.00 to replace the two pilings. James mentioned he had to get rid of the helper (James Jr., son) due to nepotism. Commissioner Attaway asked for the definition of nepotism and Commissioner Gillespie defined the term by law. Commissioner Attaway asked Attorney Lawrence if it was okay for the Harbor Manager to hire a maintenance worker and the attorney said that it was all right to do so. Harbor Manager James Hale talked to Norma from the County HR department and was advised to advertise by website and posting on the window. James contacted Deb Webs to place on the website for a week for a less than part-time maintenance worker.

Tenant's comments: John Conkin C03 asked about the installation of wifi. John wanted to know who's use was it intended for and the board replied you and all the tenants. John said he should rephrase that better of how many tenants are actually using it and who is paying for it. Commissioner Attaway replied that SPND pays a set price every month and you have to be a paying tenant to get the password code. John Conkin disagreed on how many tenants would be using wifi since he was

here when Rockport Wifi was installing the tower. Mr. Conkin asked the technician how far would the wifi reach and the technician said about 100 yards out from the office pointing towards the F section and the A section being a weak signal. Harbor Manager James Hale said only one tower was installed and it was on a trial basis. However, at the previous meeting the Commissioners voted on getting two towers. The discussion carried on without any real outcome. Greg Uselton D20 spoke before to the Commissioners about there should be parking permits to the boaters who use the boat ramps out here. Mr. Uselton said it would pay for the upkeep of the park instead of his money going to fix things like the utilities that were put underground, the park toys repaired, park restroom repairs, the stolen park barbecue pit that had to be replaced. Greg was pointing out that the Commissioners always raise the rent on the tenants at the marina. Greg voiced his concerns that on the weekends the boaters have free reign on parking and that they pay no attention to the signs designating tenant parking only. Mr. Uselton said people pulled boat trailers into handicapped areas and left them. He says there needs to be some kind of regulating done at the marina. Greg said it seems to fall back into our laps as tenants to cover the expenses. Attorney Lawrence said there has been many discussions on the parking and it comes down to who will police it. Commissioner Rios mentioned that the person who James is hiring for less than part-time is required to work on Saturdays and that person can help with regulating the parking lot. Otherwise, that person cannot have the job if he doesn't work Saturdays because we are going to do our best at trying to police these people. It was mentioned that the Game Warden, Mr. Flores requested a special place for parking for emergencies and perhaps he could help in this matter.

Tenant's accounts receivables: Refer to SPND Billing A/R Aging Summary B-03 Kirsten Austin boat is in arrears of \$1,202.00. Now given 30 days to get her boat out and her fees are waived. Now told to proceed with foreclosure of the boat because she has no means of moving it out of the marina.

O-03 Shawn Miller is in arrears of \$926.00. Lease has been terminated. It was decided to take him to small claims court to reclaim owed rent. Court date was set for July 25, 2017 and it was decided that the office secretary would attend Susan Price, Justice of the Peace, Precinct No. 6.

C04- Howard Wilcox and O-09 Mr. Torres are both 2 quarters behind in paying rent and the Harbor Manager was told to chain the boats.

Bills were approved for payment. The meeting adjourned.

Secretary, 