

A Regular Meeting of the San Patricio County Navigation District No. 1 was held on Tuesday, April 9, 2019 in the Harbor West Office Building, 426 Ransom Island Drive, Aransas Pass, Texas 78336. A notice of the meeting was posted 72 hours in advance in accordance with Section 551, Texas Government Code. Chairman J.M. Attaway, Commissioner Richard Palmietto and Secretary Hector Rios were present. Also, present were Attorney Allen Lawrence, Harbor Manager James Hale and Office Manager Yvonne Stonebraker. Commissioner Precinct 4 Howard Gillespie was absent.

PUBLIC NOTICE IS GIVEN THAT THE SAN PATRICIO COUNTY NAVIGATION DISTRICT COMMISSIONERS MAY ELECT TO GO INTO EXECUTIVE SESSION ANYTIME DURING THE MEETING TO DISCUSS MATTERS LISTED ON THE AGENDA, WHEN AUTHORIZED BY THE PROVISIONS OF THE OPENING MEETINGS ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. IN THE EVENT THE NAVIGATION DISTRICT COMMISSIONERS ELECTS TO GO INTO EXECUTIVE SESSION REGARDING AN AGENDA ITEM, THE SECTION OR SECTIONS OF THE OPEN MEETINGS ACT AUTHORIZING THE EXECUTIVE SESSION WILL BE PUBLICLY ANNOUNCED BY THE PRESIDING OFFICER:

551.071 - CONSULT WITH ATTORNEY(S) INCLUDING MATTERS RELATED TO LITIGATION; 551.072 - DELIBERATION REGARDING REAL PROPERTY; 551.073 - DELIBERATION REGARDING PROSPECTIVE GIFT(S) OR DONATION(S); 551.074 - DELIBERATION REGARDING PERSONNEL MATTER; INCLUDING TERMINATION; 551.076 - DELIBERATION REGARDING SECURITY DEVICES AND SECURITY AUDITS; AND, 551.87 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

UPON COMPLETION OF THE EXECUTIVE SESSION, THE SAN PATRICIO COUNTY NAVIGATION DISTRICT COMMISSIONERS MAY, IN AN OPEN SESSION, TAKE SUCH ACTION AS APPROPRIATE ON ITEMS DISCUSSED IN AN EXECUTIVE SESSION.

1. CALL THE MEETING TO ORDER.

Chairman Attaway called the meeting to order at 1:30 P.M.

2. CONSIDER AND ACT ON REGULAR MINUTES OF MARCH 12, 2019.

Secretary Rios made a motion to approve the March 9, 2019 minutes. Commissioner Palmietto seconded the motion and the motion carried unanimously.

3. CONSIDER AND ACT ON TREASURER'S REPORT FOR MARCH 2019.

Secretary Rios made a motion to approve the Treasurers Report for March 2019. Chairman Attaway seconded the motion and the motion carried unanimously.

4. CONSIDER AND ACT ON APPROVING LAC MAI'S LEASE AGREEMENT FOR A FIFTY BY FIFTY (50 X 50) SECTION OF EAST HARBOR PARKING LOT BY D-SECTION BULKHEAD TO HOLD A COVERED BAIT STAND AND A TEN (10') FOOT WIDE TRANSIENT SLIP.

Attorney Allen Lawrence stated when the San Patricio County Navigation District #1 Commissioners agreed to lease Mr. Lac Mai a portion of the East Harbor Parking Lot for a covered bait stand there were 4 items not addressed. He stated the items were: lease term length; options to renew; rent increases; and, insurance.

After a brief discussion, the commissioners agreed on:

- Lease term length: 5 years
- Options to renew: 5 – Five-year options
- Rent increases – First five-year lease rental sum: Year one (1) \$7,500 to be paid \$1,875 quarterly and Years two through five (2-5) will be \$15,000 to be paid \$3,750 quarterly. (When Mr. Mai notifies the SPCND #1 with his option to renew, Commissioners will determine rate increase during the next available commissioners meeting.)
- Insurance: Mr. Mai's current insurance is sufficient: \$2,000,000 Aggregate; \$1,000,000 Personal Injury; \$1,000,000 Each Occurrence Limit; and, \$100,000 Damage to rented Premises.

Chairman Attaway made a motion to approve Mr. Lac Mai's Lease Agreement for a fifty by fifty (50 x 50) section of East Harbor Parking Lot by D-Section Bulkhead to hold a covered bait stand and a ten (10') foot wide transient slip with the terms discussed. Secretary Rios seconded the motion and the motion carried unanimously.

5. CONSIDER AND ACT ON SIGNAGE FOR LAC MAI'S BAIT STAND LOCATED ON SAN PATRICIO COUNTY NAVIGATION DISTRICT PROPERTY.

Mr. Lac Mai showed a drawing of his proposed sign.

Secretary Rios made a motion to approve signage for Mr. Lac Mai's Bait Stand located on San Patricio County Navigation District property subject to pulling a city permit and conforming to the City of Aransas Pass

Sign Ordinance (a copy of the City of Aransas Pass Sign Ordinance was given to Mr. Mai on Monday, April 8, 2019). Chairman Attaway seconded the motion and the motion carried unanimously.

6. **CONSIDER AND ACT ON BOAT TRAILER STORAGE FOR SAN PATRICIO COUNTY NAVIGATION DISTRICT #1.**

No action taken.

7. **CONSIDER AND ACT ON COVERED PICNIC TABLES AND STATIONARY BARBECUE PITS FOR SAN PATRICIO COUNTY NAVIGATION DISTRICT WEST HARBOR.**

No action taken.

8. **CONSIDER AND ACT ON A TIME CLOCK FOR THE SAN PATRICIO COUNTY NAVIGATION DISTRICT EMPLOYEES.**

No action taken.

9. **CONSIDER AND ACT ON APPROVING SECURITY CAMERA BID FOR CAMERAS AND EQUIPMENT DAMAGED DURING HURRICANE HARVEY, AUGUST 25, 2017.**

San Patricio County Navigation District #1 employees and Secretary Rios have been requesting bids for security cameras and equipment damaged during Hurricane Harvey, August 25, 2017, since last year. Bids received were from TKO Security (our existing company) for \$2,645.12 and Sandollar Security \$17,733.24 (for a whole new system).

Commissioner Palmietto made a motion to approve TKO Security's Estimate #4419 for \$2,645.12 for their security bid for cameras and equipment damaged during Hurricane Harvey, August 25, 2017. Chairman Attaway seconded the motion and the motion carried unanimously.

10. **CONSIDER AND ACT ON THE HARBOR MANAGER'S REPORT.**

Harbor Manager Hale stated Shepperd Electric still working on meter loops; he worked on power for E-00; worked on A-14 boat lift; took down shower stall behind Harbor Manager Building; ran water to Lac Mai's bait stand; changed out deadbolt on C-D gate; pumped out boats at D-30; E-04 and E-06; A/C's in Office Manager Building were replaced by Irving Electric for \$8,550; replaced broken ropes at E-20; replaced electrical plug at D-09; finished Office Building floors; working on Harbor Manager Building now.

11. **REVIEW AND DISCUSS TENANT'S ACCOUNTS RECEIVABLE AGING SUMMARY AND, OFFICE MANAGERS REPORT.**

Office Manager Stonebraker stated 1 Slip Available – B-14; worked on straightening up office after Harbor Manager Hale replaced flooring in whole building; put 2018 Audit box together; filed most paperwork; Tracy Blair has not been able to pick up boat in slip O-06 due to low tide; last FEMA meeting is scheduled for April 16, 2019; will still be working with Texas Department of Public Safety (DPS); and still working on typing personnel policy on computer.

12. **TENANT'S COMMENTS. (TENANTS COMMENTS IS INTENDED FOR MATTERS THAT ARE NOT SCHEDULED ON THE AGENDA. A RECORDING IS MADE OF THE MEETING SO PLEASE STATE YOUR NAME AND SLIP NUMBER.)**

There were none.

13. **REVIEW AND DISCUSS FUTURE AGENDA ITEMS.**

- Employee Time Clocks
- Picnic Table Pavilions & Tables

14. **PUBLIC NOTICE IS GIVEN THAT THE SAN PATRICIO COUNTY NAVIGATION DISTRICT COMMISSIONERS MAY ELECT TO GO INTO EXECUTIVE SESSION ANYTIME DURING THE MEETING TO DISCUSS MATTERS LISTED ON THE AGENDA, WHEN AUTHORIZED BY THE PROVISIONS OF THE OPENING MEETINGS ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. IN THE EVENT THE NAVIGATION DISTRICT COMMISSIONERS ELECTS TO GO INTO EXECUTIVE SESSION REGARDING AN AGENDA ITEM, THE SECTION OR SECTIONS OF THE OPEN MEETINGS ACT AUTHORIZING THE EXECUTIVE SESSION WILL BE PUBLICLY ANNOUNCED BY THE PRESIDING OFFICER:**

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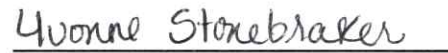
There were no Executive Sessions.

15. UPON COMPLETION OF THE EXECUTIVE SESSION, THE SAN PATRICIO COUNTY NAVIGATION DISTRICT COMMISSIONERS MAY, IN AN OPEN SESSION, TAKE SUCH ACTION AS APPROPRIATE ON ITEMS DISCUSSED IN AN EXECUTIVE SESSION.
16. ADJOURNMENT.

Chairman Attaway adjourned the meeting at 2:34 P.M.



Board Secretary



Office Secretary

Approved during the meeting held on May 14, 2019.