

A Regular Meeting of the San Patricio County Navigation District No. 1 was held on Tuesday, May 8, 2018 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, Commissioner Precinct #4 Howard Gillespie, Harbor Manager James Hale and Office Manager Yvonne Stonebraker.

1. **CALL MEETING TO ORDER.**

Chairman Attaway called the meeting to order at 1:35 pm.

2. **CONSIDER AND ACT ON REGULAR MINUTES OF APRIL 18, 2018.**

Secretary Rios made a motion to approve the regular minutes of April 18, 2018. Commissioner Palmietto seconded the motion and the motion carried unanimously.

3. **CONSIDER AND ACT ON THE MARCH 2018 AND APRIL 2018 TREASURER'S REPORT.**

Passed on.

4. **CONSIDER AND ACT ON REMODELING THE SAN PATRICIO COUNTY NAVIGATION DISTRICT'S OFFICE.**

Passed on.

5. **CONSIDER AND ACT ON BUILDING A FISH CLEANING STATION ON THE SAN PATRICIO COUNTY NAVIGATION DISTRICT'S EAST HARBOR.**

Harbor Manager Hale stated Texas Parks and Wildlife had a program regarding free fish cleaning stations that would be located in parks that has free public access. (Libby Sea)

Secretary Rios made a motion for Harbor Manager Hale to follow up with Texas Parks and Wildlife regarding their free fish cleaning stations program. Chairman Attaway seconded the motion and the motion carried unanimously.

6. **CONSIDER AND ACT ON LEASING A 50 X 50 AREA OF PARKING LOT BY D SECTION ON EAST HARBOR TO MR. LAC MAI FOR A TRANSIENT DOCK.**

Harbor Manager Hale stated Mr. Mai would like to rent a 50x50 section of parking lot by D-Section to build a covered bait stand and a ten foot (10') wide transient dock.

Mr. Mai stated he rents slips D-04 and D-07 from the SPCND #1. He stated he had run the current bait stand beside Mathews Resorts since the late '90's and pays Mr. Mathews \$15,000 a year rent. He stated Mr. Mathews would like to take back the bait stand. He stated he (Mr. Mai) could pay the SPCND #1 \$15,000 a year but would like a discounted rate for the first year because he would be paying for the initial construction of the bait stand and transient dock. Mr. Mai stated he could pay half of the \$15,000 for the first year.

Chairman Attaway made a motion to allow Mr. Mai a 50x50 section of parking lot by D Section to build a covered bait stand and a ten foot (10') wide transient dock and would allow Mr. Mai to begin construction rent free until he began operation with his first-year rent being \$7,500.00 and paid \$1,875.00 quarterly; and \$15,000.00 beginning his second year of operation and paid \$3,750.00 quarterly (it was expressed during the meeting if Mr. Mai sold any bait or allowed any docking before construction was completed, Mr. Mai's first year would begin immediately and would begin paying rent). Secretary Rios seconded the motion and the motion carried unanimously.

7. **CONSIDER AND ACT ON HIRING A CONTRACTOR TO COMPLETE THE SAN PATRICIO COUNTY NAVIGATION DISTRICT RESTROOMS.**

Secretary Rios stated the original cost to build the restrooms was \$43,785.75. He stated 2 bids were received to complete the West Harbor Navigation District Restrooms: Coastal Bend Handyman Services for \$47,678 and R & R Roofing & Remodeling for \$56,767.41. Secretary Rios stated both bids were too high.

Harbor Manager Hale stated he had received a bid by John Felix whose an independent contractor for \$6,800. He stated Mr. Felix's bid only included: removing and replacing with new siding on 3 walls; taking out old sheetrock inside the building and taping, floating and texturing walls and ceiling; repairing shingles on the roof; and, rebuilding the stairs and handicap ramp by Blueprints. Harbor Manager Hale stated when he received the bid from Mr. Felix, he called electrical companies asking if they were interested in bidding. He stated he received two electrical bids: Irving Electric for \$4,450 and Shepperd Electric for \$1,600. He stated he did not have a chance to contact plumbers.

Secretary Rios stated he knew some plumbers and would call to see if they would be interested in submitting a bid.

Chairman Attaway made a motion to approve hiring Mr. John Felix to remove old and replace with new siding on 3 walls; take out old sheetrock inside the building and taping, floating and texturing walls and ceiling; repairing shingles on the roof; and, rebuilding the stairs and handicap ramp by Blueprints and hiring Shepperd Electric to complete all electrical work for the SPCND #1 Restrooms.

8. CONSIDER AND ACT ON HARBOR MANAGERS REPORT.

Harbor Manager Hale stated he spoke with Kristy Brink at US Army Corp of Engineers regarding ownership of the canal, still waiting on answers; working on light fixtures for the fishing pier (3 poles up so far); trying to finish up the roof on picnic table number 1; received prices on scaffolding (to use for putting up roofs on picnic tables) and Bobcat rentals (to clear out the drainage pipes for the SPCND #1; started disbursing the dock boxes and anchoring them down (using 2 anchor bolts to hold in place, may need more anchor bolts because boxes aren't sitting correctly.)

9. 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.

10. REVIEW AND DISCUSS TENANT'S ACCOUNTS RECEIVABLE AGING SUMMARY AND OFFICE MANAGERS REPORT.

Office Manager Stonebraker stated 10 tenants have not paid their 2nd Quarter slip fees totaling \$5,249.20; there were 10 open slips available, Twenty-one (21) 2018 Leases still have not been received; statements were sent to B-04 Fred Schaker, C-04 Howard Wilcox, D-28 Bernard Corey, D-30 Dennis Crowl, E-15 Wayne Gilliland, O-01 Eric Stinnett, and O-06 Todd Ludzenski by certified mail regarding possible foreclosure on their vessels unless payment was made.; sent statement (certified mail) to Mr. C.L. Moss.

11. REVIEW AND DISCUSS FUTURE AGENDA ITEMS.

- San Patricio County Navigation District #1 Commissioners holding a semi-annual meeting on a Saturday for tenants to attend.

12. 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:

The SPCND #1 Board retired into Executive Session at 2:25 p.m.

551.071 - CONSULT WITH ATTORNEY(S) INCLUDING MATTERS RELATED TO LITIGATION: Ricardo Martinez – Navigation District Restrooms

551.072 - DELIBERATION REGARDING REAL PROPERTY: Randy Mathews – Lease Agreement

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:

551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS:

13. 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.


The SPCND #1 Board reconvened in Open Session at 2.32 p.m.

551.071 – Consult with Attorney(s) including matters related to litigation: Ricardo Martinez – Navigation District Restrooms – No action taken. 551.072 – Deliberations regarding real property: Randy Mathews – Lease Agreement – Secretary Rios made a motion to deny the request of Randy Mathews to use his San Patricio County Navigation District #1 lease as collateral to secure a 5-yr loan with Prosperity Bank Aransas Pass, Texas. Chairman Attaway seconded the motion and the motion carried unanimously.

14. ADJOURNMENT.

Chairman Attaway adjourned the meeting at 2:34 PM.


Board Secretary


Office Manager

Approved during the meeting held on 06/12/18.