

**Commissioners' Court
Aransas County, Texas**

Ray A. Garza, County Judge

Jack Chaney
Commissioner, Pct 1-1A

Leslie Casterline
Commissioner, Pct 2



Pat Rousseau
Commissioner, Pct 3

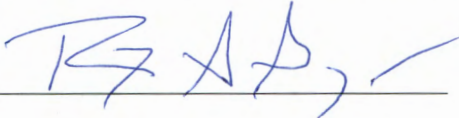
Robert Dupnik
Commissioner, Pct 4

SPECIAL MEETING AGENDA

Notice is hereby given that a **Special Meeting** of the above named Commissioners Court *V.T.C.A. Government Code, Section 551.001(4)*, will be held on the **1st** day of **August, 2023 immediately following the Workshop Meeting in the Justice of the Peace Courtroom in the Aransas County Courthouse, 2840 HWY. 35 N., Rockport, Texas.** Persons with disabilities who plan to attend this meeting and who may need assistance should contact the County Judge's office at 361-790-0100 two working days prior to the meeting so that appropriate arrangements can be made. **To watch the meeting, visit here:** <https://www.youtube.com/channel/UCTxprR-CFvaZfapOVcLeDWQ/live> The following subjects will be discussed:

- I. CALL TO ORDER
- II. ROLL CALL
- III. DECLARE QUORUM
- IV. ITEMS FOR DELIBERATION AND/OR DISCUSSION
 1. General discussion of Aransas County Workforce Development Training Center with Commissioners Court - Judge Garza
- V. ADJOURNMENT

ARANSAS COUNTY COMMISSIONERS' COURT

By: 

Ray A. Garza
Aransas County Judge

**CERTIFICATION
COMMISSIONERS COURT, ARANSAS COUNTY, TEXAS**

It is hereby affirmed that this NOTICE OF MEETING was duly posted at the Aransas County Courthouse at least seventy-two (72) hours preceding the scheduled time of said meeting, on the bulletin boards that are readily accessible to the general public during normal business hours and also on the Aransas County website, in compliance with the Texas Open Meetings Act and Texas Government Code 551.043.

FILED FOR RECORD
AT 3:00 P.M.

JUL 28 2023

MISTY KIMBROUGH
COUNTY CLERK, ARANSAS CO., TEXAS
posted By 3:15P

MINUTES

Aransas County Commissioners Court Special Meeting



9:54 AM – Tuesday, August 1, 2023

The Aransas County Commissioners Court met on Tuesday, August 1, 2023, at 9:54 AM, in the Aransas County Courthouse, 2840 Hwy 35 N, Rockport, Texas. Aransas County Commissioner's Court meeting video recordings are available by following this link: [Commissioners Court Minutes and Agendas \(aransascourttx.gov\)](https://www.aransascourttx.gov), then scroll to the bottom of the page and select the date you wish to view.

Present: **Ray A. Garza**, County Judge
Jack Chaney, Commissioner Precinct 1-1A
Leslie Casterline, Commissioner, Precinct 2
Pat Rousseau, Commissioner, Precinct 3
Robert Dupnik, Commissioner, Precinct 4

I. CALL TO ORDER

II. ROLL CALL & DECLARE QUORUM

III. ITEMS FOR DELIBERATION AND/OR ACTION

1. General discussion of Aransas County Workforce Development Training Center with Commissioner Court - Judge

Discussion on the Workforce Center:

- Judge Garza – wanting to share more information, we have a memo from Karen Blaney with GrantWorks, who is with us on Zoom.
 - The appraisal of the building came in at \$1,390,000.
 - We did not get on the Agenda for the Del Mar Regents for this month, so we have more time to think about this
 - Do you want
 - 1. Sell it
 - 2. Give it to Del Mar to assume it
 - Do we know that we can't be pulled into their District? To be part of their District there has to be a request from the public and then a vote must take place.
 - Jennifer O'Steen Assistant County Attorney confirmed that it would require a voter petition and Del Mar can't be involved in the process. If this did happen it would have to be voter driven.
 - Commissioner Casterline – if we are confident that they cannot pull us into their district I think we should try to let them assume the grant.
 - Jennifer O'Steen – we talked at length with Lenora Keys one of her points is In District verses Out of District tuition costs, this passes the cost to the user and not the tax payers. If we were in the taxing district the burden would be spread among all the tax payers.

- We could give scholarships to people who live in Aransas County and let those who don't live here pay higher costs.
- The higher tuition could be cheaper than paying gas to back and forth to Corpus Christi.
- Commissioner Casterline - Does Del Mar want to do it? If not sell it.
- Commissioner Rousseau – I would like to try to sell it first. More discussion.
- Commissioner Dupnik – Question: how long would the property sit at 1.39 million, and the odds of selling at that price is not realistic.
- Not sure how long we have to try to sell due to the grant constraints.
- Commissioner Rousseau – put it up for bid and if it doesn't look good then we give it to Del Mar, since the EDA has already approved that.
- Commissioner Casterline – I think an educational facility far outweighs the taxes we might bring in to the County.
- Jennifer O'Steen – going out for bid can take some time and there are rules on how we have to sell property. I have to mention that if the Court chose to do that I'm not sure down the road that Del Mar would be interested because they would feel that this community is not supportive of the project moving forward. Based on conversation we have had over 2 years.
- The sell really wouldn't bring in a profit due to everything we have to pay back vs the only benefit putting this back on the tax roll. Taxes at 1.39 million would be approximately \$41,700 per year. This figure is an appraised value. What the appraisal district would put it on the roll for would be a different amount. The south portion of the property is on the tax roll for 1.1 million. We could use a Realtor rather than a bidding process but that would include Realtor fees and some other considerations.
- Commissioner Rousseau – my concern is they have not had successful classes in the temporary building and when Del Mar representatives were here in a prior meeting their comment was “we just need to know what kind of programs we should offer.” My concern is that they haven't looked into what programs they should be offering. Thought that it might be due to lack of a permanent facility.
- More discussion followed.
- We say we want business here in our County, but we don't have a workforce and if they are only going to pay \$50,000 per year it will be a struggle for them to find housing here in Aransas County.
- Commissioner Chaney – I think we are missing an opportunity if sell it for the short-term gain.
- Judge Garza – we have time
- Karen Blaney with GrantWorks – Question – If the project is turned over to Del Mar would all the grant obligations go to Del Mar? Yes. Karen – we have a question about the transfer of contracts such as the one with GrantWorks, also any architecture or engineering with funds already obligated. In terms of the responsibility to carry out the remainder of grant and renovate the building. Yes. Question – And to have an operational facility for the requisite period of time? That's correct. Question – Are you indicating that the County would still have an obligation to make payments to GrantWorks? No, but that is a tricky area. The County would not owe any money to GrantWorks or the other contracts because that was always from grant funds. The County never obligated funds out of their own pocket. I do think procurements would fizzle out, if we are your contracted vendor it's very difficult for you to transfer that

procurement to Del Mar College. If that did happen all responsibilities would transfer. It could be that Del Mar had to send out an RFO if it wanted to and consider potential vendors that might be competitors to GrantWorks. That's right, and that is the most likely scenario.

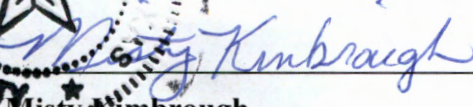
- What about those who have pledged or donated money or match funds can we give them their money back if they want it back? That would be something the Auditor and Lawyers to discuss. But we were talking informally this past week about how to reach out to those donors and either assure that they wanted their funds to continue to be committed to the center or issue them their funds back. It also seems tricky to do a straight transfer of any kind. Question – how much was donated? Some has been spent for the match about \$221,000, and we have about \$105,000-\$106,000. If it was donated for the Workforce Development Center and it does become that, why do we need to offer them their money back? The documents to make sure that the promises that were made to those donors has not changed. Reaching out to each donor and asking if they would continue to pledge the same amount would be a potential solution. There is a potential that the County would be paying back money. We are also out our insurance, utilities, and maintenance costs, totaling about \$100,000. If we sell at 1.3 million, we have \$300,000 plus we have to give back to the donors, plus relator commission, I question if we would be in a hole at the end.
- Judge Garza – we don't even know if Del Mar Regents will vote for this.
- Commissioner Casterline – if it's not on their next agenda I think we should sell it.
- Judge Garza – we can't finish it because we don't have the money. I will reach out to find out when they have their next meeting.
- John Strothman sent a text about the question about qualified bidders for the south part of the property. There were no registered bidders with the \$250,000 minimum.
- Mike Probst – this probably the most bought and sold property in Aransas County. It's never been used for anything except the school. It was built as an office building.
- The next called meeting for Del Mar Regents is on August 10, but we did not make the agenda.


IV. ADJOURNMENT 10:21 AM

Motion to adjourn: by Commissioner Rousseau, motion was seconded by Commissioner Casterline

Vote: Motion carried 5-0: it was so ordered

ARANSAS COUNTY COMMISSIONERS' COURT


Misty Kimbrough,
Ex-Officio Clerk of the Commissioners Court


Ray A. Garza, County Judge