



MINUTES

Aransas County Commissioners Court

3:00 PM – Monday, November 15, 2021

The Aransas County Commissioners Court met in **Special Session** on Monday, November 15, 2021, at 3:00 PM, in the Aransas County Courthouse, 2840 Hwy 35 N, Rockport, Texas.

Present: **C. H. "Burt" Mills, Jr.**, County Judge
Leslie Casterline, Commissioner, Precinct 2
Jack Chaney, Commissioner Precinct 1-1A
Pat Rousseau, Commissioner, Precinct 3
Wendy Laubach, Commissioner, Precinct 4

Absent:

I. Call to Order

The meeting convened at 3:00 PM.

II. Roll Call was taken.

III. A Quorum was declared, and the following proceedings were had and done, to wit:

IV. Presentation – Long Term Recovery Team's Current Projects

Kim Foutz stated that she was going to start with the Medical Facility Project and then talk about all of the other current projects.

V. Items for Deliberation and/or Discussion

- 1. Current status of the Medical Facility Project:** The County is at a critical point. We need to proceed with an amendment covering the revised use (*no longer a micro hospital*), the revised schedule (*we need a 30-month extension*), the revised location (*no longer Little Bay Elementary*), and the updated cost estimates BUT we need to receive feedback before we do the amendment due to updated information and possible new opportunities AND we must have an architect on board to deliver the information needed for the amendment.

To recap:

Phase I: Vendor selection on August 9, 2021 Agenda – the selection committee recommended selecting both vendors who responded to our RFP: Amistad Community Health Center, Inc. and Bay Area Healthcare Group Ltd, dba Corpus Christi Medical Center (CCMC) to operate the facilities, which will be built utilizing funds from the CDBG-DR Project Number 20-0980C270. The Court passed Resolution #R-12-2021, to select the most qualified proposer(s) for the Medical Facility Operator Services and authorize county staff to begin negotiations with both respondents.

Phase 2:

Programming –

- 8,500 sf Amistad FQHC (Federally Qualified Health Center) Clinic
- 8,500 sf CCMC ER beds, procedure, diagnostic/lab

[Kim introduced Amistad CEO, Dr. Eric Baggerman, and CFO, Diane Herrero, who were both present at the meeting and who each briefly addressed the Court. Both touched on the FQHC model and their excitement to open a site in Rockport. Amistad's main site is on Brownlee in Corpus Christi. They also have sites in Robstown and, most recently, in Aransas Pass.]

Architect contract negotiations –

- Draft needs review by County Attorney's office
- Negotiated for \$8.6M construction budget
- Design issues*
 - ER to rear of building at EMS port
 - 2 story building due to site limitations
 - Amistad on 2nd floor and rear of building
 - Building connectivity ruling requested
- Expenses at risk
 - 2–6 months for amendment
 - All at-risk until amendment is approved
 - If answer takes 6 months, full design and fees would have been expended (\$600K to bid phase) for all new facilities
- Contract can be terminated for no reason
- Request consideration of viability of existing building for Amistad for better visibility and quicker entry into the market*

Methodology/discussion of Amistad supplemental contribution relating to deficit –

Amendment required –

Lease contracts –

- New building lease negotiations led by ACMSI (Aransas County Medical Services Inc. – the County's partner on this Medical Facility Project)
- Template provided; rent numbers pending
- Pass through costs only (no profit)

Patricia Arnold, ACMSI, then spoke relaying that some of this (the items starred above) is news to ACMSI. She had no idea that the Amistad space is now being planned on the 2nd floor in the back and that that is a concern. And, now she's hearing about

another site. She stated that parking would be a problem at that other site (the existing urgent care facility that was previously considered and passed on), plus (as we discussed earlier) ACMSI would step back from any facility not on their complex. Further, at \$2.4M for the urgent care facility, you wouldn't have enough money to purchase it, fix it up for use, and then build on to the ER and add space at the ACMSI complex—and it's rather concerning to her that she is finding out about this at this meeting and now she is unclear about ACMSI's position in this project. She also said that if Amistad wanted to be in before the new building could be completed, ACMSI could put them into temporary existing space at the complex.

There was further discussion by Kim Foutz, Patricia Arnold, all members of Commissioners Court, and citizen Kristie Rutledge. After about an hour on this one item, the Court decided to bring this item back at a future meeting and press on with the other items on the agenda.

2. Current status of the Fiber Optic Loop Project:

The Coastal Bend Council of Governments (CBCOG) has agreed to act as the applicant and sponsor the MOU for a Regional Fiber Optic Loop Project covering 25 partnering entities (18 cities and 7 counties) in all. The total project cost to fund all four lines is \$88,000,000—all of which shall be funded at 100% out of CDBG Mitigation Funds – MOD (method of distribution) process. Aransas County's piece of the project is equal to approximately \$21,727,000.

3. Current status of the Workforce Development Center Project:

This is a \$2.1M project. The building has been purchased. The County received reimbursement for that expense from the EDA. The Architect is underway (donated services from architect Philip Ramirez with Ramirez and Turner out of Corpus Christi), the MEP (Mechanical, Electrical, Plumbing) Engineering RFQ (request for qualifications) is closing November 17, and the award will be made on December 13.

4. Current status of the Community Development Block Grant (CDBG) Mitigation Projects:

The CBCOG is receiving a total of \$179M in MOD funds. \$88M has been allocated to the Fiber Optic Loop Project but we are waiting on the remaining allocation. In addition to the Fiber Optic Loop, Aransas County's other First Priority Project is \$5,400,000 for Airport Mitigation Projects. Our Backup Projects for the County are: Ruby Allen Drainage (\$21,576,712), Newcomb's Point Shoreline (\$6,325,728), Fulton Beach Road North Elevation and Nourishment (\$8,415,562) – they total \$36,318,002.

5. Current status of the Community Development Block Grant – Disaster Recovery (CDBG-DR) Projects:

\$54M allocation, most of which is being spent on streets and drainage (\$37.7M). The 8 drainage projects covered by this grant are: Linden Street, SE Aransas County, Ruby Allen/Traylor Streets, Copano Heights, Holiday Beach, Loop 1781, Rattlesnake Point, and SW Aransas County. The balance of this allocation is spread across common areas at the Downtown Anchor Project (Community Building/Plaza/Parking Lot - estimated completion date March 2023), Rockport Center for the Arts Parking Lot (est.

completion date August 2022), Emergency Service Radio Tower (est. completion date November 2022), and the Medical Facility Project (est. completion date September 2023).

6. Current status of the Courthouse (part of the Downtown Anchor Project):

- Scope = 45,912 sf (pre-bid November 5, 2021; bid opening December 9, 2021)
- Projected Cost = \$22,702,912 (Construction \$19.3M, A&E \$1.4M, CMA \$700K, Testing and other Miscellaneous Expenses \$2.1M)
- Funding Sources
 - \$9.9M (Insurance + State/Fed RB TX)
 - \$6.2M (Insurance)
 - \$2.9M (FEMA 428)
 - \$727K (FEMA 428 A&E)
 - \$81K (Rebuild Texas A&E)
 - \$3.8M (CDBG-DR)
 - \$254K (State)
 - \$13.2 (Bond/Tax Notes)

7. Current status of Cedar Bayou Project:

This is one of the major projects receiving County Public Assistance Funding - \$7.1M project. Cedar Bayou is roughly 80% complete but we are demobilizing right now because of the whooping cranes, so J. M. Davidson will finish the project in the spring.

8. Current status of Projects funded by multiple sources, including grants through the Federal Emergency Management Agency (FEMA) and the Texas Department of Emergency Management (TDEM):

- i. Little Bay Resiliency Project – was a \$13M project, now (because of less need) reduced to \$3.8M. Phase 1 deliverable due 12/18/2021
- ii. Lamar Beach Road Shoreline Resiliency Project - \$7.1M project (Pending – waiting on Army Corps of Engineers permit)
- iii. Shell Ridge Road Shoreline Resiliency Project - \$3.7M project (Pending – waiting on Army Corps of Engineers permit)
- iv. Generators for County Facilities – resubmitted August 2021 - \$410K project for 7 generators
- v. South Central Lamar Drainage – resubmitted August 2021 - \$110K project

VI. Items for Deliberation and/or Action

9. Proposed Handbook Revision – Holiday Pay (revision)

Amended Motion by Commissioner Rousseau discuss the Proposed Revision to the Aransas County Employee Handbook regarding Holiday Pay for County Employees as recommended by the County Benefit Committee and the County Handbook Committee and take action at the next regular meeting; seconded by Commissioner Casterline.

Vote: Motion carried 4-0; it was so ordered.

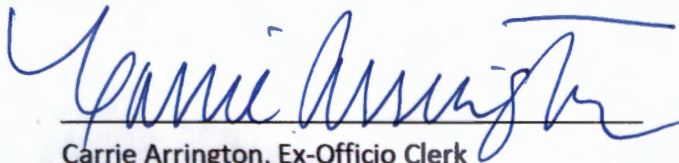
10. Proposed Handbook Revision – Reimbursement for Steel Toed Boots (revision)

Amended Motion by Commissioner Rousseau discuss the Proposed Revision to the Aransas County Employee Handbook regarding Reimbursement for Steel Toed Boots for County Employees as recommended by the County Benefit Committee and the County Handbook Committee and take action at the next regular meeting; seconded by Commissioner Casterline.


Vote: Motion carried 4-0; it was so ordered.

VII. Adjournment

No further business presenting, the Court adjourned at 4:43 PM on a motion duly made by Commissioner Rousseau and seconded by Commissioner Laubach.



Carrie Arrington, Ex-Officio Clerk
of the Commissioners Court


~~C. H. "Burt" Mills, Jr., County Judge~~
Kestie "Bubba" Casterline
Judge Pro Tem