

CITY OF ROCKPORT

MINUTES

CITY COUNCIL WORKSHOP MEETING

6:30 p.m., Tuesday, September 29, 2020

Via Video Conferencing Application ZOOM

A temporary suspension of the Open Meetings Act to allow telephone or video conference public meetings was granted by Governor Greg Abbott. These actions were being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Due to the COVID-19 pandemic, the attorney general has said: “statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials.” Public participation is valued and citizens wishing to express their views on any topic or Agenda item can either electronically submit a [Citizen Participation Form](#) or provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be entered in the minutes of the meeting.

On the 29th day of September 2020, the City Council of the City of Rockport, Aransas County, Texas, convened in Workshop Session at 6:30 p.m., via video conferencing application ZOOM and notice of meeting giving time, place, date and subject was posted as described in V.T.C.A., Government Code § 551.041.

CITY COUNCIL MEMBERS PRESENT

Mayor Patrick R. Rios
Mayor Pro-Tem J.D. Villa, Ward 2
Council Member Bob Cunningham, Ward 3
Council Member Andrea Hattman, Ward 4

CITY COUNCIL MEMBER(S) ABSENT

Council Member Michael Saski, Ward 1

STAFF MEMBERS PRESENT

City Manager Kevin Carruth
City Secretary Teresa Valdez
Finance Director Katie Griffin
Public Works Director Mike Donoho
Assistant to the City Manager Kimberly Henry
Police Chief Greg Stevens
Parks and Leisure Services Director Rick Martinez

ELECTED OFFICIALS PRESENT

Opening Agenda

1. Call to Order.

With a quorum of the Council Members present, the Workshop Meeting of the Rockport City Council was called to order by Mayor Rios at 6:30 p.m. on Tuesday, September 29, 2020, via video conferencing application ZOOM.

Workshop Agenda

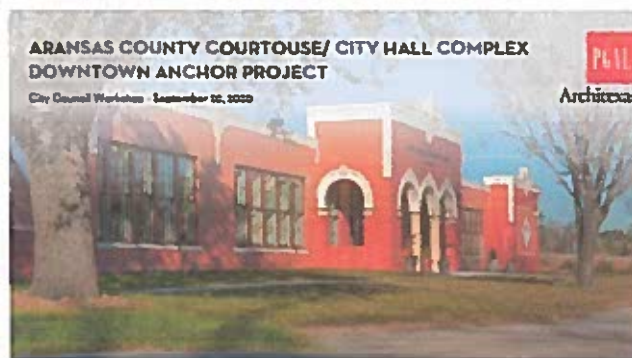
2. Hear and deliberate on City Hall project and Concho Street Drainage project.

Mayor Rios said a Citizen Participation form had been received from Kristie Rutledge requesting she address Agenda Item 2. Mayor Rios called twice for Ms. Rutledge to address the Council and she did not respond.

Mayor Rios said a Citizen Participation form had been received from Andrew Kane requesting he address Agenda Item 2.

Andrew Kane, 2106 Lakeview Drive, addressed the Council. Mr. Kane expressed concerns regarding: 1) parking for citizens, particularly handicapped – is a good distance from the ramp; and 2) No elevation depiction for the sides facing the streets – sides facing streets need to be attractive.

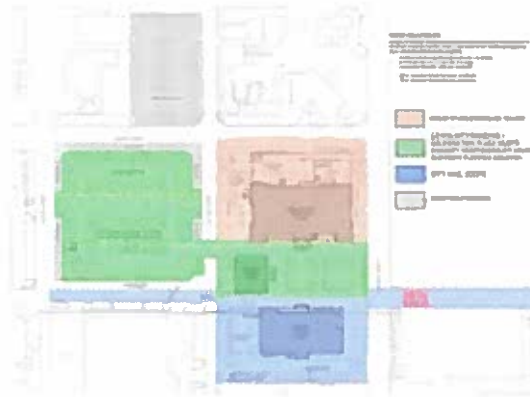
Paul Bonnet with PGAL addressed the Council. Mr. Bonnet gave a presentation (below) on the design and progress of the City Hall project. Mr. Bonnet said they are working closely with Broddus to make sure the cost estimate is accurate. Mr. Bonnet stated the parking was discussed before the Workshop tonight and is something they will be taking a closer look at. Mr. Bonnet explained the exterior material they envision is a shell crete concrete product and the roof will be metal. Mr. Bonnet said three schemes were presented to Aransas County and the City and the Mediterranean scheme was selected – is a Spanish Colonial style that you see along the Gulf Coast in Florida and the West Coast and in Galveston and Corpus Christi. Mr. Bonnet said this was the middle of the road in terms of cost. Mr. Bonnet expressed this scheme will give the structures a timeless look and will not go out of style and stand the test of time.



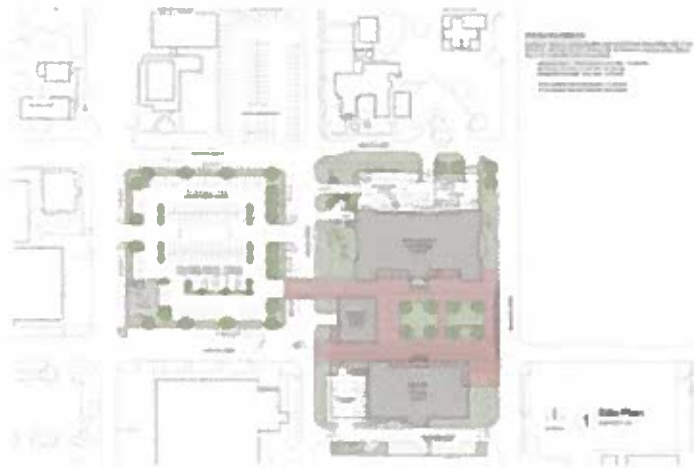
Mayor Rios stated the landscaping in between the City Hall and Courthouse is a placeholder at this time.

Mr. Bonnet stated that was correct and the first step in designing that area is to find out how the area will be utilized.

FUNDING SCOPE



SITE PLAN



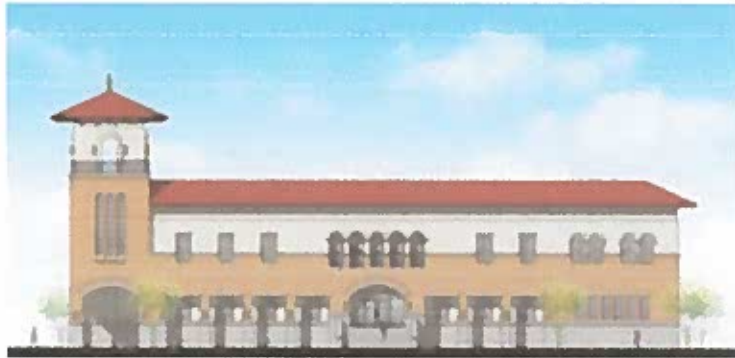
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION



IMAGE 01



IMAGE 02



IMAGE 03



CITY HALL BUDGET



GRANTS & INSURANCE	\$ 2,661,101.08
CITY OF ROCKPORT (TAX NOTES)	\$11,770,000
SUBTOTAL	\$14,431,101.08
CONCHO ST. DRAINAGE	\$ 2,300,000
TOTAL	\$16,731,101.08

CONCEPTUAL BUDGET ESTIMATE



CONSTRUCTION COST	\$11,197,701 *
SOFT COSTS / FURNITURE FIXTURES & EQUIPMENT / CONTINGENCY	\$ 1,982,735
TOTAL PROJECT COST	\$13,180,436

*conceptual budget estimate does not include Concho St. drainage

Mr. Bonnet said Mike Bishop with Broddus has prepared the conceptual budget estimate. Mr. Bonnet said there is not yet a lot of detail on the interior finishes and there are additional costs for fees, furniture and contingency. Mr. Bonnet explained the shell crete exterior is not included in this estimate; a steel structure is estimated.

Mayor Pro-Tem Villa expressed concern for security measures for staff parking and for the street on the East side turning into a parking area. Mayor Pro-Tem Villa commented the color of the building reminds him of a military base.

Council Member Cunningham said he thought the last time PGAL met with Council it had been agreed to go with a full stucco building because brick was expensive. Council Member Cunningham said the difference in price is \$250,000. Council Member Cunningham asked about the southern elevation since it will come up to a fence and there are buildings on the other side. Council Member Cunningham asked if the cost estimate was a stand-alone estimate or an economy of scale in doing the City Hall in tandem with the Courthouse.

Mr. Bonnet said that was one option, but they felt the brick helped the overall design and it more durable than stucco. Mr. Bonnet stated the structure will be built to required elevations and storm surge will not enter the building. Mr. Bonnet said the southern elevation has been considered and he can get that information to the City and continue to work on that. Mr. Bonnet answered Council Member Cunningham that the estimate was a stand-alone project and they are hoping to get economy of scale if the three projects can be bid at the same time.

Mayor Rios commented if there was a 5% discount that would be close to \$800,000.

Council Member Cunningham stated Andrew Kane has voiced concern because he has a business that builds storage units and projects are being cancelled because of extremely high costs because of COVID.

Mike Bishop the Construction Manager Agent for Broddus stated they have not experienced any set-backs from COVID, and he does not know of any shut down. Mr. Bishop said that did not speak to what may be happening to providers of materials, but he has not seen that in concrete and steel providers. Mr. Bishop said one of the things they are thinking about is a larger package that is more attractive to larger contractors. Mr. Bishop explained his job as Construction Manager Agent is to manage and control the whole process, keep track of budget, safety, scope and schedule of work and keep project on track.

Council Member Cunningham stated PGAL has a good website with list of projects. Council Member Cunningham said he noticed the cities of Bellaire and Navasota projects. Council Member Cunningham asked if the increase in cost that Rockport is paying is representative of extra engineering and increased construction costs. Council Member Cunningham said Navasota has a single large room for Municipal Court and City Council and was that considered for Rockport.

Mr. Bonnet answered Bellaire is not a wind load, impact resistance structure and yes there have been increases in construction costs. Mr. Bonnet stated right now there is a good bidding environment and it is hard to predict what will happen by the time the project is bid. Mr. Bonnet said the single room idea was talked about early in the process and that depends on how busy the Court and Council are.

City Manager Kevin Carruth said in the very beginning a single room was looked at and we are projecting a 75 to 100-year building that will accommodate growth and Municipal Court traffic; there will be more court dates and jury selection. Mr. Carruth stated we know from the old City Hall that scheduling was difficult. Mr. Carruth explained there is a multi-purpose room to be used as overflow for Municipal Court and Council. Mr. Carruth added additional seats were also added to the Council dais to accommodate an increase in Council.

Mayor Rios stated the old City Hall hosted elected officials who came in to give Town Hall meetings and it will be nice to have a place to accommodate more people.

Council Member Hattman said the location of the ramp on the current drawings is a disadvantage and it should be put closer to the other side. Council Member Hattman stated the City has a lot of elderly citizens and she does not know if seven handicapped parking spaces are enough. Council Member Hattman asked what type of foundation there will be for the building.

Mr. Bonnet answered the foundation will be deep pile because the building will be built on sand. Mr. Bonnet explained the deep pile foundation.

Council Member Cunningham asked about trees on the property.

Mr. Bonnet said they are going to do their best to save the trees that are in good shape. Mr. Bonnet stated there will be an overall landscaping plan and that will be determined during design development.

Mr. Bonnet said part of the Concho Street Drainage Project is in the scope of the City Hall Project.

Concho Drainage Project

This includes approximately 3,000 linear feet of concrete box culvert installation from the low area west of Highway 35 Business, east down Concho approximately 9 blocks to the existing outfall at Rockport Harbor.



Public Works Director Mike Donoho explained the existing drain box has to be relocated. Mr. Donoho explained the project and stated the City is trying to work all the Downtown projects together – Rockport Center for the Arts and Depot – all these projects will help with drainage and runoff from normal activities. Mr. Donoho expressed when you are at sea level you will have flooding when tides come up.

Council Member Cunningham asked how long this project will take.

Mr. Donoho said there is 3,000 linear feet and a time estimate has not yet been received.

Council Member Cunningham asked if there was room for expansion of the City Hall.

Mr. Bonnet answered it has been designed for expansion.

Mr. Carruth stated the floor plans on both levels are designed that they can be opened to new areas.

3. Adjournment.

At 7:41 p.m., Mayor Pro-Tem Villa moved to adjourn. Motion was seconded by Council Member Cunningham. Motion carried unanimously.



APPROVED:



Patrick R. Rios, Mayor

ATTEST:



Teresa Valdez, City Secretary