

STATE OF TEXAS §
COUNTIES OF ARANSAS §
SAN PATRICIO AND NUECES §
CITY OF ARANSAS PASS §

On this the 15th day of May, 2007 the Aransas Pass Municipal Development APMDD convened in a Regular Meeting being open to the Public at the regular meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum.

PRESENT:

RICHARD HEAD	President
HOPE COMINGORE	Vice President
RANDALL FREEZE	Secretary
MIKE SULLINGER	Treasurer
HARLAN ROBERTS	Director
JIM COVINGTON	Director
HAROLD HEES	Director
VICKIE ABREGO	Director
VACANT	Director
VACANT	Director

ABSENT:

RAYMOND STONE	Director
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CITY STAFF PRESENT:

Ada Owens	City Secretary
Bonney Maurer	Aquatics Center Manager

OTHERS PRESENT:

Annabel Seals, Karen Gayle

(There may have been others present who did not sign in.)

ITEM 1.

CALL MEETING TO ORDER

President Head called the Meeting to order at 6:30 P.M. on May 15, 2007. President Head stated there was a quorum present.

ITEM 2.

APPROVAL OF MINUTES OF APRIL 17 AND MAY 2, 2007 MEETINGS.

Secretary Freeze made the motion to approve the minutes of April 17 and May 2, 2007 meetings as corrected. Director Abrego seconded the motion and the motion carried unanimously.

ITEM 3.

CONSIDER AND ACT ON ACCEPTANCE OF FINANCIAL AUDIT AND SERVICE INVOICE.

Treasurer Sullinger stated the invoices for payment were: Michael Arnold \$2,000.00 for audit services, Ada Owens \$203.36 for secretarial services, WKMC Architects \$42.92 and \$70.91 for reimbursable expenses and previously approved was \$227,812.00 to the City for reimbursement of pool expenses for 2004-2006.

Director Hees made the motion to accept the financial audit and approve the service invoices. Director Freeze seconded the motion and the motion carried unanimously.

ITEM 4.

CONSIDER AND ACT ON BUDGET AMENDMENT.

Director Roberts made the motion to approve the budget amendment for \$227,812.00 payment to the City for reimbursement of pool expenses for 2004-2006. Vice President Comingore seconded the motion and the motion carried unanimously.

ITEM 5.

CONSIDER AND ACT ON BONDING OF PRESIDENT, SECRETARY AND TREASURER.

After discussion, Director Roberts made the motion to bond the President and Secretary in the amount of \$40,000.00 each, and as Treasurer Sullinger is bonded as the City Manager, to leave the Treasurer bonded by the City. Secretary Freeze seconded the motion and the motion carried unanimously.

ITEM 6.

CONSIDER AND ACT ON REVISED CIVIC CENTER PLANS.

Mr. Terry Orf and Chris Forrest of TKO Architects were present to speak on the revised civic center plans. Mr. Orf stated the main revisions concerned the stage area. Mr. Orf introduced Mr. Mickey Viar as the expert on stage design.

Mr. Viar stated UIL, Interscholastic League had certain guidelines for the construction of stages. Mr. Viar explained the UIL guidelines and stated the Board should consider the requirements to meet the UIL guidelines if the schools were to use the stage for competitions.

Mr. Orf stated he would like the Board to approve the concept plan with the understanding that the plan would fluctuate slightly. He stated moving the loading dock doors on the far side of the building would help meet some of the stage height requirements and the ADA accessibility issues that are associated with that.

Director Roberts stated the last revisions by the Board were given to Mr. Orf.

Mr. Orf stated the moveable sound partitions had been changed to go vertically across the building and removed the subdividing partitions for cost savings and another set of doors had to be added for egress. He stated restroom facilities had to be increased to meet the building code and another mechanical room was added to improve function.

Director Hees asked was moving the dressing rooms inside going to take up storage area?

Mr. Orf stated it would reduce the storage area slightly but other areas for storage were taken out and the janitor's room was reduced by half. Storage can be improved by putting another level in the storage areas that would be accessible by stairs or hoist lift.

Mr. Orf discussed the need for flat roofs to accommodate kitchen vents and air conditioning units, parking areas, the design style of the building.

President Head stated what was referred to as a "flat roof" was actually a low pitched roof.

Discussion was held regarding building and roof style, acoustical ceiling and panels.

Mr. Orf stated he would bring an acoustical engineer in at his cost.

Ms. Gayle asked was the structure designed for expansion?

Mr. Orf stated that was not part of the design discussion but an addition could be built on one side.

Discussion was held regarding using the civic center for a hurricane shelter, tilt walls, ticket windows, the catering kitchen, access for large objects (boats, etc.) into banquet hall, the patio/terrace area.

Mr. Forrest stated the changes were relocating two dressing rooms to storage spaces, adding a loading dock to the back, adding two ticket windows, sloped roof in the front, canopies added on the courtyard side to be extended into the courtyard and the stage and staging area.

Director Roberts stated the stage plan needed to be a separate, very detailed plan.

Mr. Orf stated he did not want to involve engineers until things are settled out, he did not want the engineers running through things three or four times as they were on a fixed budget on this project, as he was. He stated once the plans were approved, he would sit down with Mr. Forrest and their engineer and someone from the Board to go through the stage design specifically.

Director Roberts stated there were several grades the Board could do with the theatre design, it could be top-of-the-line so UIL competitions could be held, the best sound systems, he asked what would be the difference in the cost?

Mr. Orf stated there would be some balance when Mr. Forrest begins to set up some of the parameters according to the UIL, but there would have to be a Board member there to press the cost control.

Director Roberts stated he would like to see the project move by approving the conceptual plans with the theatre insert to come in the construction plans.

Director Roberts made the motion to approve the conceptual plans with the noted revisions, giving the architect the approval to move to the construction plans. Director Covington seconded the motion and the motion carried unanimously.

ITEM 7.

DISCUSSION ON CIVIC CENTER CONSTRUCTION TIMELINE.

Director Roberts distributed the projected timeline sheet:

May 2, 2007	TKO chosen as architect by MDD
May 7	Council approves TKO
May 15	Review and approve revised plans at MDD meeting
May 21	Council approves revised floor plan and elevations
May 22	TKO begins construction plans
July 10	Construction plans approved by MDD

July 16 Construction plans approved by Council
 July 17 Advertise for construction proposals
 August 31 Deadline for receiving construction proposals
 September 11 Contractor selected by MDD
 September 17 Contractor approved by Council
 October 15 Construction starts
 October 15 to
 July 1, 2008 Construction time (8.5 months)
 July 4, 2008 Grand Opening

ITEM 8.

DISCUSSION ON PROJECTED CASH FLOW UPON COMPLETION OF CIVIC CENTER.

Director Roberts distributed a Projected Cash Flow Analysis that he and Ms. Roddel, City Finance Director had completed.

INCOME:	Monthly	Yearly
Projected interest earned on unrestricted TexPool funds	\$14,167	\$170,000
Projected sales tax deposits to TexPool	\$53,000	\$622,000
TOTALS	\$67,167	\$792,000
EXPENSES:		
Bond payment on old Aquatic Center (\$4,000,000)		\$268,077
Bond payment on new Civic Center (\$4,000,000)		\$314,375
Projected deficit contribution for Aquatic Center		\$ 75,000
Projected deficit contribution for Civic Center		\$200,000
Other projected operation costs		\$ 20,000
TOTALS		\$877,452
Projected Cash Flow		(\$85,452)

Director Roberts noted \$4,000,000 in bond funds obtained to build the Civic Center on or about October 1, 2007. Existing restricted bond funds of approximately \$1,100,000 to also be used for the Civic Center. The deficit can be paid from unrestricted TexPool funds but may not be necessary if sales tax increases from the openings of Walgreen's, Tractor Supply and other new businesses can approximate an additional \$7,000 to \$8,000 in monthly deposits or if the Aquatic Center and Civic Center yearly deficits can be reduced.

Director Roberts stated if the APMDD could build the civic center for \$5M, they could afford to pay for it and not have an extreme amount of deficit.

Secretary Freeze stated if the Board didn't include salary for the manager and staff, and renovations of the pool.

Director Roberts stated those costs were figured into the \$200,000 projected deficit for the civic center.

Director Hees asked how did Director Roberts figure the lease amount?

Director Roberts stated he used an average of the lease charges from the Lake Jackson civic center.

Discussion was held regarding the School District using the civic center.

Discussion was held regarding the search for a manager for the civic center.

ITEM 9.

DISCUSSION ON PURCHASING ADDITIONAL LOTS ON 7TH STREET.

Secretary Freeze stated the architect had said the extra lots were not needed.

Vice President Comingore stated the Board should buy the lots now.

Treasurer Sullinger suggested the Board go through a realtor to buy the lots. He stated Mr. Lovett retained the sign (next to the building) and sold it.

Discussion was held regarding which lots to buy. Treasurer Sullinger stated he would contact a real estate agent and get prices on the lots.

ITEM 10.

DISCUSSION ON AQUATIC CENTER REPAIRS.

Vice President Comingore made the motion to table this item. Director Roberts seconded the motion and the motion carried unanimously.

ITEM 11.

DISCUSSION ON AQUATIC CENTER OPERATING BUDGET.

Vice President Comingore made the motion to table this item. Director Roberts seconded the motion and the motion carried unanimously.

ITEM 12.

GENERAL DISCUSSION.

Treasurer Sullinger stated the Finance Director needed to have the capability to view the TexPool accounts online. He stated Ms. Maurer was made Director of the Aquatics Center.

Director Roberts stated a committee was needed to study rates for the pool and set competitive rates for the pool.

Ms. Maurer discussed free admission, senior rates, spectator fees, price breaks, and competing pools.

President Head suggested a subcommittee with Ms. Seals, Director Abrego, Vice President Comingore and Ms. Gayle be appointed to take charge of design, color and aesthetics. It was also suggested an architectural committee with President Head, Director Roberts and Director Stone be formed.

Secretary Freeze was suggested to head a marketing committee. Need for a marketing plan and marketing agent for the pool, civic center and harbor was discussed.

Discussion was held regarding the different activities held at the Robstown Center and development of an APMDD website.

President Head gave a report on his work in the Wheeler building which included changing the locks, some demolition, and trash removal. He stated he would do most of the cleanup but would need a six yard dumpster and an electrician. Planned uses for the building were discussed.

ITEM 13.

CONSIDER AND ACT ON DIRECTOR ABSENCES.

After discussion regarding the voluntary positions of the Board Directors, Director Roberts made the motion to excuse the absence of Director Stone. Director Hees seconded the motion and the motion carried unanimously.

ITEM 14.

ADJOURNMENT OF MEETING

Director Roberts made the motion to adjourn. Vice President Comingore seconded the motion and the motion carried unanimously.

President Head adjourned the meeting at 8:30 p.m.

Richard Head, President

ATTEST:

Randall Freeze, Secretary